



## Enterprise Services – O'Brien Building Renovation

## LEED Gold

### Project Specifics

Gross square footage: 103,000 SF  
 Construction cost: \$43,000,000  
 Completion Date: March 2012

Tenant: Washington State House of Representatives

Project Manager: Dwayne Harkness, DES  
 Architect: Duarte Bryant  
 General Contractor: Berchauer Phillips Construction  
 LEED Building Advisor: Stuart Simpson

This building is on the National Register of Historic Places as Washington State Capitol Historic District. (Listed in 1979)

### John L. O'Brien Building Renovation

The John L. O'Brien Building, originally known as the Public Health Building, was one of six government buildings envisioned in the 1911 Capitol Master Plan designed by architects Walter Wilder and Harry White. Building construction began in 1938 and completed in 1940. Federal relief funds were used to finance the original construction project.

In 2007, the Washington State House of Representatives began modernizing this office building with a strong vision for preserving the integrity of its unique design. The roughly \$43 million project overhauled the mechanical, electrical and plumbing systems, corrected life-safety code deficiencies, strengthened seismic resistance, and realigned offices to improve space use of the upper three floors.

Energy conservation measures included replacing lighting systems and improvement to the building envelope from changes to windows, insulation, and roofing.

The project replaced:

- Lighting systems with a modern, energy efficient system.
- HVAC system with modern equipment that improved air quality and is more energy efficient.
- Disparate mechanical and electrical control systems with a unified system that provides better occupant comfort and improved efficiency.
- Galvanized pipe plumbing with copper pipe.
- Telecommunications systems with greater capacity and more modern equipment.
- Two elevators.

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## Recycling

Over 95 percent of the demolition rubble was collected and sent to recycling centers or reused on site, reducing the amount of material sent to landfills and the associated project costs. In addition, reusing these materials reduced the demand for extracting, manufacturing and transporting new products.

## Indoor Safety and Quality

Hazardous material was removed, primarily asbestos, the emergency generator capacity was expanded, a fire protection system was added, and the exterior was thoroughly cleaned and repaired. Seismic improvements were made to meet current standards and space efficiencies were improved throughout the building, including the basement.

## Additions

Bicycle parking was added for occupants and the building uses the campus green housekeeping program. The John L. O'Brien Building Renovation made the O'Brien building the first state building on campus to receive a LEED rating.

