2021 REBOOT

Tactical implementation has been at the forefront of navigating current times. As we enter the third quarter of 2021, shifts in human behaviors, programmatic needs, and codes are driving changes in how we plan for and realize stakeholders' visions.

Essential Operations

Access to basic human needs has elevated the position of "commodity" spaces. Warehouses, grocery storefronts and parking lots have become epicenters for technology advancements to get food, medicine, and essential products to consumers in a timely and safe manner. Designing for these now technology-enriched spaces is one thing. Commissioning them is another. With safety and continued operations at stake, commissioning the critical systems that provide primary and back-up services that run 50,000 to 1 million-plus square foot centers is an exercise in communication and proactive engagement that we navigate daily.

COMMISSIONING AGENT ENGAGEMENT

PRE-CONSTRUCTION

engage to understand design approach, OPR & BOD; roadmap commissioning efforts

CONSTRUCTION

reach out to trades; build rapport and common project understanding & workflow; integrate commissioning

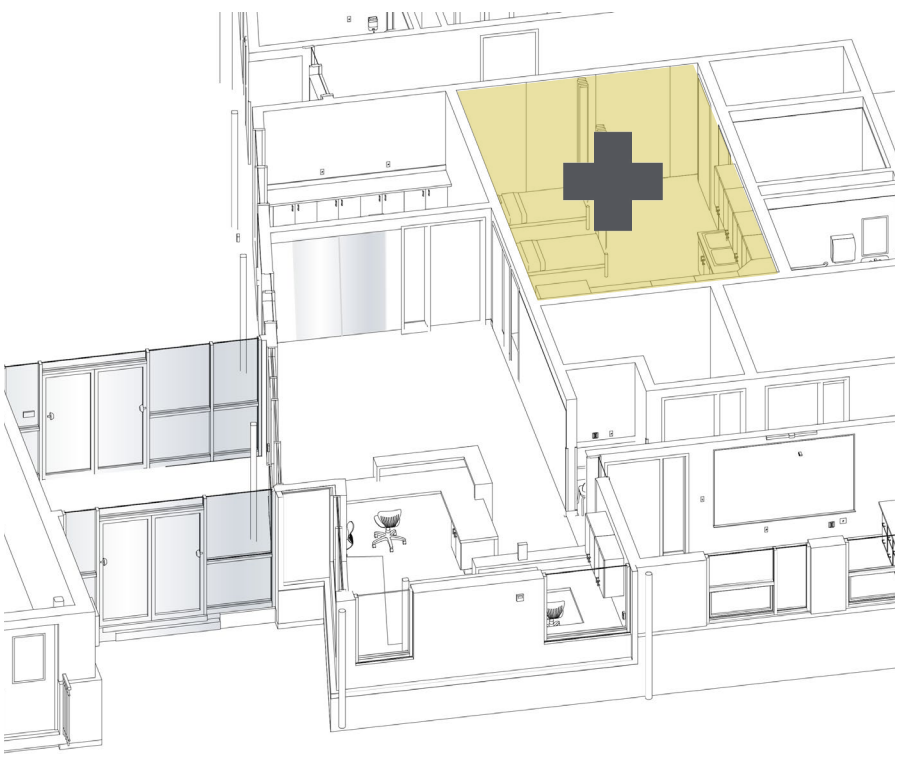
real-time coordinate & conduct

testing (mfr)

testing system activation (onsite)

fully loaded testing (onsite)

VERIFY SCHEDULE - construction, manufacturing & turnover communicate shifts and impacts



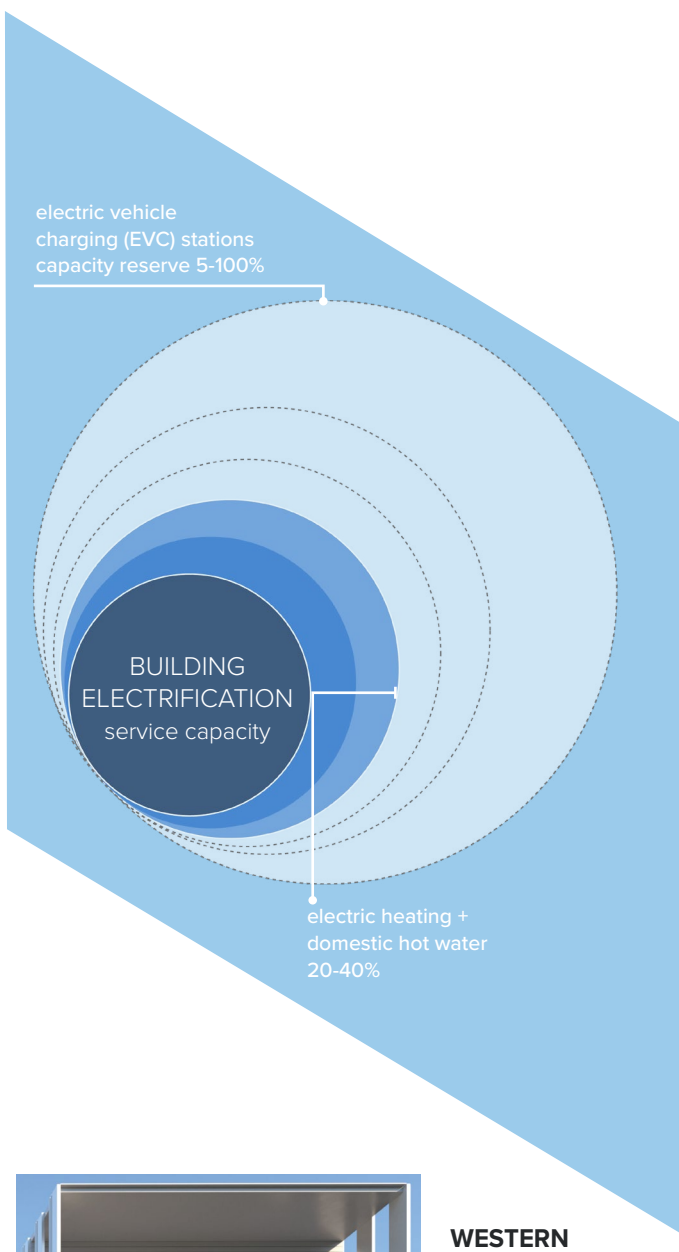
Accessible Care

Embedding clinical facilities into non-traditional healthcare spaces dates back to the nurses' room in educational facilities and has accelerated with the adoption into retail and workplace environments. Systems that serve these spaces are designed specifically for this type of occupancy. However, with the awareness of pathogens and the influence of HVAC strategies on healthy indoor air quality, we are working with planners to evaluate how systems, circulation paths and preventative measures can work together to mitigate the impact of the other occupants of adjacent spaces not seeking medical attention.

It's Electrified!

Building electrification goes hand in hand with decarbonization. With this approach, so does a more holistic assessment of the building's operations and the impact on the broader ecosystem. Eliminating fossil fuels and integrating renewable resources (solar, wind, geothermal) into a building's fuel mix are core strategies as we push for zero energy and zero carbon designs. Likewise, taking a closer look at the building's location, accessibility for commuters, and resiliency requirements lead to additional considerations when planning the electrical system.

On-site renewable and energy storage applications enhance resiliency and provide demand response capabilities. They work in tandem to tune the building's energy demand profile to align with utility needs and mitigate constraints during peak demand periods. Renewable resources are well-established components within the energy mix equation, while battery and thermal storage technologies are making positive strides towards viability to serve as an energy bank to capture the off-hour supply produced by natural resources.



NORTH SEATTLE PRECINCT - 2013
115K SF RESPONDER
166K SF STRUCTURED PARKING

Renewable & Resilient Applications
battery evaluation
1MW+ photovoltaic

WATERSHED HQ 2017 - NZR
14K SF OPERATIONS CENTER/ 24/7

Renewable & Resilient Applications
Ground Source

RAINIER BEACH HS 2025
296K SF EDUCATION + DISTRICT DATA CENTER

Renewable & Resilient Applications
battery evaluation (200kW)
136kW photovoltaic

WESTERN WASHINGTON UNIVERSITY KAISER BORSARI HALL 2023
56K SF LABORATORY

Net Positive Energy & Demand Response Applications
345 kW photovoltaic
0.1 - 0.6 MWh battery storage

Code Crunchin' Continues

Our code whisperers are back with AIA CEU accredited educational opportunities to help clients understand the implications of recently passed Washington state legislation:

- HB 1257 - Clean buildings
- HB 1050 - Refrigerant reporting
- HB 2701 - Fire, Fire Smoke, Smoke damper inspection/testing (RCW 19.27.710)

Learn more, pose a question and schedule a session [here].

HARGIS