

# Tipping POINT

## WORKLIFE INFRASTRUCTURE

As the workplace is being repositioned as a **place of connection**, space planners are redefining the metrics for workstation density and team collaborative environments. While the definition is still in flux, planners are attentive to developing flexible solutions to support various business groups that tend to move within the space. Infrastructure teams are finding new and creative ways to balance connectivity and sustainability while supporting **operational objectives**.

**Workstation Density: sf/pp**  
225 (2010)  
176 (2012)  
138 (2017)

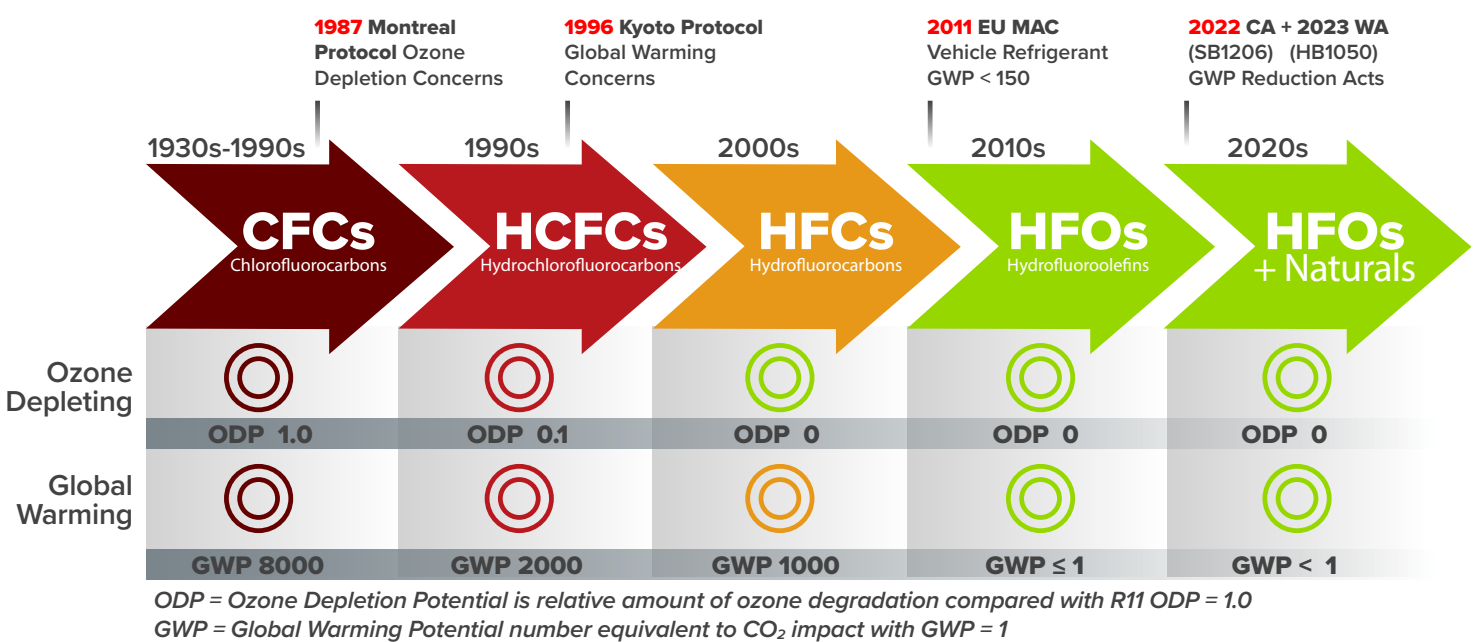


## ASSET CONVERSION

Where access to housing meets high commercial office vacancy rates, owners are evaluating their options. While there are many factors that influence the viability of office conversions, building infrastructure is a prominent one even for the most promising project. Modifying the HVAC, plumbing, electrical and telecommunications infrastructure to the individual spaces can be up to 10 times the cost of commercial office rentable space. However, over time and especially for the 68% of the current inventory constructed before 2000, some are considering it as an option to reposition their asset as they work with policy makers on viable solutions. [READ MORE...](#)

## KEEPING IT COOL & CLEAN

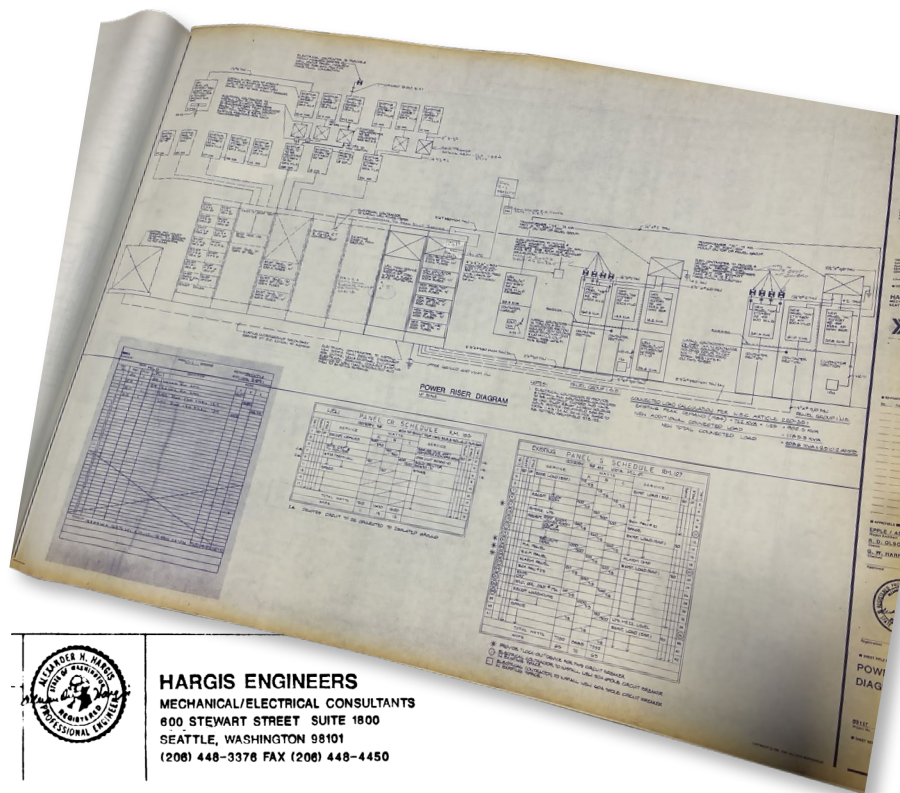
Whether synthetic or natural, refrigerants are a key element in modern building systems. In a fluid or gaseous state, they absorb heat and provide cooling when combined with a mechanical mechanism (compressor). The environmental effects of refrigerants are both direct and indirect and continue to be studied and refined. When designing new or reworking legacy refrigeration systems, we are taking an active look at how to maximize the efficiency of the system, greenhouse gas emission rating, and global warming potential impact as we **design for labs, grocers, and conditioned spaces for occupant comfort**.



## FULL CIRCLE

After his first economic downturn in the 1960s, Alexander Hargis vowed never to have to go through "that" again. From that moment on, he adopted the philosophy of aligning with clients who had capital programs and invested in their commercial real estate assets. His forward thinking has earned Hargis several long-standing relationships.

Nearly 60 years later, our fifth generation of consultants are turning up first generation construction drawings stamped by Mr. Hargis for buildings we are reimagining for today's environment.



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## ENERGY DISTRICT

A key pillar of energy conservation and decarbonization is reuse. Washington State legislature advanced this notion on a grander scale with the recently passed HB 1390, commonly referred to as the Energy District System bill.

The legislation has been signed by the governor. As it heads to the Department of Commerce for rulemaking, it is a complementary bill to the **Clean Buildings Performance Standard**. HB 1390 is crafted to address central plant systems in conjunction with building energy use intensity (EUI) targets as means to achieve decarbonization goals.

### Key Components:

- + Central Plant Decarbonization Plan (by 2050)
- + Building EUI targets (to be determined)
- + Maintenance & Operation Plan
- + Energy Management Plan

### Private campus (single owner)

3+ buildings 100,000+ GFA

### State owned campus

5+ buildings; 100,000+ GFA

### Energy Districts in the News:

2030 **Seattle** – 4.23.23

2030 **Bellevue** – 4.20.23

## REFERENCES

- Electrification | [Fuel Sources & Heat Pump Systems](#)  
Parking and EVC | [Infrastructure + Technology; Implementing Policy](#)  
Washington | [Prepare for Electrification](#)  
Hargis [Virtual Library](#)

## RESOURCES

- [What Would It Take to Turn More Offices Into Housing?](#) New York Times, December 2022  
[Aging Office Building in 2023](#) | [Commercial Real Estate](#), Orion Investment Real Estate, March 2023  
[City of Seattle OPCD Office to Residential Project](#) | [Press Release & Project Information](#)  
[Zombie Office Buildings Set to Invade Many Gateway Cities](#)  
New York Business Journal | [A third of office buildings are candidates for conversion](#)  
[International Energy District Association](#)  
[Seattle Energy Benchmarking, Office of Sustainability & Environment](#)  
Washington State 2023 Legislative Session – [HB 1390](#)