



1063 Capitol Way, Block Replacement Project

Finish Line in Sight at 1063

The team at the 1063 Block Replacement project recently reached a major milestone when it achieved substantial completion. By meeting the target date, the team remains on track to deliver the project in September.

The new 215,000-square-foot building was designed to meet the current and future needs of its tenants, including the Washington State Patrol, the Office of Financial Management, part of the Office of the State Treasurer and several legislative committees.

Developed using the design-build process, Sellen and ZGF Architects worked closely with the Department of Enterprise Services. The new building was designed to be a healthy workplace, with large windows that provide natural daylight to 95% of workstations.

With the finish line now in sight, the new building will set a new performance standard for Washington State buildings in just a few months. The team is currently targeting LEED Platinum, with an energy performance rating of 30.1 kBtu/SF/year (energy use per square foot per year), placing it firmly in the top 1% of similar structures nationally. Other sustainable features include a photovoltaic power system that generates 10% of the building's energy; efficient fixtures to reduce potable water use by 45%; and geothermal heating that will save tens of thousands of dollars in energy costs per year.

Congratulations to the entire team for achieving this milestone and taking a big step toward completing the project.

1063 Capitol Way By the Numbers



500+

DAYS OF CONSTRUCTION
SINCE MOBILIZATION



65,316

HOURS WORKED BY
APPRENTICES



1.9

TONS OF CO2 EMISSIONS
AVOIDED DUE TO
PHOTOVOLTAIC ROOF