





Federal Center South
Sellen | ZGF Design-Build Team, Pursuing LEED Gold

3. Team Identification

The Sellen | ZGF team combines national energy-efficient, modern office experience with a proven integrated design-build approach. We have brought together the same team that just designed and built Federal Center South, recognized as one of the most energy-efficient buildings in the nation with an EUI of 25.

In addition to the team that we proposed within our Qualifications Submittal, dated Oct. 17, 2013, the Sellen | ZGF team has chosen to enhance our team with five new design consultants, as identified on the following page. These consultants have allowed us to incorporate more innovation and certainty within our design solution. We have also enlisted pricing help from select subcontractors, which we have identified on the updated organization chart in this section.

Additional Design Consultant Team Members

Hargis Engineers, Inc.

IT and Security

Established in 1955, Hargis is a 23-member telecommunications and electronic security consulting firm. Hargis has contributed to a number of capital projects similar to the 1063 Block Replacement for the Department of Enterprise Services, Department of Corrections, Washington State Patrol, Military Department and Veteran Affairs, completed with ZGF. Hargis has applied its technical knowledge to meet the needs of 22 LEED designed structures and has the ability to support alternative delivery methods on public and private projects. Its mastery of telecommunications and electronic security systems has influenced the next generation of systems in planning, design and operation within mission critical environments across the spectrum of clients Hargis serves.

Studio SC

Graphic Design

Studio SC is a collective of graphic designers led by Mark Sanders and Billy Chen. From graphics and signage to print and identity, Mark and Billy are experts in visual communications strategies who create environments with character that enhance the architecture, engage the user, energize the brand, and enrich the experience of place. Studio SC's recent work includes Federal Center South, Nintendo's North American Headquarters, Seattle Children's Hospital, the City of Tacoma Pacific Avenue Wayfinding Program and the University of Washington Alumni Commons. On every project, Studio SC has created comprehensive wayfinding and environmental graphic programs that integrate with the environment, ease navigation, promote the brand of the institution and create a sense of place.

AEGIS Engineering

Fire Simulation

AEGIS Engineering, PLLC was established in 2006 and is a small business enterprise (SBE). AEGIS Engineering specializes in providing thoughtful, innovative, professional fire protection engineering and building code consulting solutions. Its team members have worked on numerous state and federal buildings throughout the Pacific Northwest as well as sustainable design projects.

AEGIS Engineering maintains licensed professional fire protection engineers that have the knowledge and focus to identify and address specific code issues early in the project process, as well as the experience and expertise to maintain a broad perspective. It has applied performance-based design approaches and developed alternate means and methods strategies on a variety of projects.

Tuazon Engineering

Fire Protection Engineer

Tuazon Engineering is a fire protection engineering and consulting firm. The firm provides fire protection system design and fire/life safety consulting on projects throughout the Pacific Northwest and Alaska. Tuazon Engineering specializes in fire protection systems, fire alarm systems, fire resistance ratings, means of egress, fire flow water supplies, smoke control and life safety requirements.

Eric Tuazon is principal engineer and owner and responsible for all engineering and operations. Eric started the firm in 2000 and has worked in the fire protection engineering industry since 1995. He is a registered professional engineer in fire protection engineering in Washington, Oregon, California and Alaska. The firm is a self-certified small disadvantaged business (SDB) per U.S. Small Business Administration and regulations (13 CFR Part 124).

Lighting Designs, Inc.

Lighting Design

Lighting Designs, Inc. provides architectural lighting design services specializing in civic, Class A commercial properties and hospitality industry lighting. Its design team is led by Sidney Genette who began practicing lighting design in 1987 and founded Lighting Designs in 1990.

Lighting Designs approaches each project with the goal of designing lighting sensitive to the architectural form while creating a beautiful visual impact, paying close attention to the sites unique architectural elements to draw inspiration for our work. Its goal is to give its clients both spectacular looking spaces and low-energy consuming, long-term maintenance friendly lighting systems.

Lighting Designs' notable civic work includes the Washington State Capital Library, the Washington State Convention Center, and the GAO Office of the Future. Other award-winning projects for sustainable design include the Snohomish PUD, the Puyallup Library and the Summit Corporate Office Park.

Avidex

Audio/Visual

Avidex is headquartered in Bellevue and is a preeminent provider of audio visual products. With a team of AV industry veterans, they have designed and integrated thousands of presentation systems. Avidex's high-quality, user-friendly, reliable systems incorporate a broad range of technologies that empower companies to effectively communicate their message internally and externally. They offer full design, integration and support services. Avidex has the background and knowledge to provide the DES with the best possible experience in implementing audio visual, collaboration and multimedia technologies.



Sellen | ZGF Team Organization Chart

Selected Subcontractors

Our team's proposal also includes pricing from subcontractors that we enlisted to help with our design and GMP for this proposal, including:

- Geopier Foundations, foundation design
- ATS Automation, building management system
- DeaMor, skylights
- Patriot Fire Protection, fire protection
- Otis Elevator Company, elevators
- Teknon Corporation, low voltage and security

