



Washington Mutual Tower

Seattle, Washington

Building description

This 55-story, Class A building offers 1,115,000 rentable square feet.

Typical floorplates measure approximately 20,000 square feet.

The property enjoys breathtaking views from many floors of either the Olympic mountains to the West, the Cascade mountains to the East, Mt. Rainier to the South or Puget Sound to the West and North.

Location

1201 Third Avenue
Seattle, WA 98101

Located in the Central Business District.

The building is close to local restaurants, shops, and hotels as well as easily accessed by major transportation arteries and public transit systems

Exterior- Designed by Kohn Pedersen Fox Associates PC, Washington Mutual Tower was designated one of the nation's three best new office buildings in 1988, the year it opened. In 1994, it received the Large Scale Office Award for Excellence from the Urban Land Institute.

Security

24-hour on-site security

Parking

6-level, underground parking garage with 810 stalls.

Elevators

There are twenty-five Fujitec passenger elevators and one freight elevator in the building. Three of the passenger elevators serve the garage.

HVAC

Richards-Zeta software controls the floor-by-floor mechanical system. There are an average of 35 separate zones per floor. Cooling is provided by a central system consisting of two chillers (500 ton and 1,000 ton) with air handling equipment on each floor. An exhaust fan on each floor is ducted to the outdoors. The system is capable of using 100% outside air. The floor system is an electrically heated variable air volume (VAV), low-pressure direct digital system.

Network

Richards-Zeta's , *perfectHOST*, engineering application software was used to program and control the entire building automation system RZ's *moZaic's* were used to integrate the original Staefa unitary and VAV controllers into a common user interface.

Leaving the original thousands of existing Staefa controllers in place allowed for a phased upgrade at the owners schedule and budget leveraging their existing building assets along the way. The next phase replaces the ageing legacy Staefa controllers with RZ Lonworks VAV controllers connecting them to the Lon port of the previously installed RZ *moZaic's*. The Mediator is being phased in to allow web based management and monitoring over the building TCP/IP LAN. With the click of a mouse the original *perfectHOST* drawings are made into dynamic HTML web pages residing on the Mediator web server further enhancing the system. The end result provides a single, browser-based interface for the facility systems and equipment, leveraging the building TCP/IP network simplifying management and lowering costs...*a migration to openness* as defined by IT standards.

Networking and system features included, built in modem, two 10/100 Ethernet ports (no hub needed), ram and flash memory expandable to 2 gigs, two USB ports (possibility to add printers, 200 gig hard drives, etc), four RS 485 ports, two RS 232 ports, four pulse counters for electric-gas-water meters, no costly software upgrades, complete data logging and trending capabilities FTP'd via XML and/or CSV SMTP support~ email, alarms sent via email, text pager or cell phone.

Building awards

Received the Large Scale Office Award for Excellence from the Urban Land Institute in 1994

NEWS FLASH

BOMA Pacific Northwest Regional: Office Building of the Year TOBY Award 2004

Buldy Award Finalist 2004

Cool Factor:

The Washington Mutual Tower fits directly with Richards-Zeta's *Migration to Openness* philosophy and vision. The Washington Mutual Tower was originally outfitted with Staefa and Richards-Zeta's involvement originated in a Y2K solution. Today, the Staefa system is a Legacy system no longer supported by manufacturer. Richards-Zeta leveraged the existing assets of the building by using the RZ *moZaic* to connect to the Staefa and LonWorks systems. Now, with the RZ Mediator, the system can be leveraged to pure IT.