

Project Experience

OVERVIEW

The AvalonBay Esterra is the cornerstone of the redevelopment of the former Group Health Campus in Redmond, Washington. The two buildings consisted of more than 450 luxury apartments blocks south of the Microsoft Campus. Both buildings are LEED Silver Certified.

SERVICES PROVIDED

Sweek Engineers was the Commissioning Professional (CxP) for both the Block 4 and Block 7 projects. Contracted through the architect, Sweek Engineers provided basic commissioning services beginning in the design phase and continuing into occupancy. Sweek Engineers also served as the LEED Commissioning Authority to support project certification.

This was Sweek Engineer's third project working with AvalonBay. The focus for this project was training up Mechanical, Electrical, and Plumbing subcontractors regarding the quality assurance process implemented via commissioning. An online commissioning software was used to manage the checklist and functional testing procedures on the projects.

In addition, Sweek Engineers developed quick reference operation guides for AvalonBay's Operations and Maintenance staff covering the domestic hot water, energy metering, and corridor HVAC.

SUCCESS STORY

During start-up, Sweek Engineers discovered that the garage exhaust system had been programmed incorrectly. Finding this issue while the start-up technician was on-site allowed this potentially major problem to be fixed immediately at no additional cost.

SYSTEMS TESTED

- Amenity HVAC (dedicated outdoor air systems, heat pump split systems)
- Corridor HVAC (packaged RTUs with economizers)
- Amenity lighting controls (daylight controls, occupancy sensors)
- Whole building central domestic hot water (condensing hot water heaters, piping, and recirculation)
- Computerized energy metering system for energy code compliance
- Apartment heating and ventilation (electric baseboards, trickle vents, local exhaust fans)

AvalonBay Esterra

Block 4: 270,000 ft²

Block 7: 245,000 ft²

Luxury Apartment

Completed 2017

Ankrom Moisan Architects

Emerald City Engineers

