

Project Experience

OVERVIEW

This Seattle Housing Authority public housing building contains 119 apartments, which are a mix of 1,2,3, and 4 bedroom units. As part of the Yesler Terrace redevelopment, this project integrates low-income housing with outdoor space and achieved ESDS certification.

SERVICES PROVIDED

Sweek Engineers was the Commissioning Professional (CxP) for the project. Contracted through the architect, Sweek Engineers provided commissioning services beginning in the design phase and continuing into occupancy.

This was Sweek's first project with a team that has been working in the Yesler Terrace area for multiple years. We focused on coordinating schedules to support start-up and functional testing to help the owner accomplish an aggressive occupancy schedule.

The commissioning process identified more than 100 design and construction issues that would have resulted in increased energy

costs every year, plus significant operations staff time to investigate and correct. Furthermore, a number of items in the project would not have met Seattle Energy Code requirements without quality improvements identified by the commissioning process.

SUCCESS STORY

The commissioning process coordinated the hot water system controls. DDC controls were specified by the design engineer and the owner accepted an alternate bid for non-programmable controls. The new design was not submitted during submittals. Sweek helped with coordination late in the construction as part of commissioning.

SYSTEMS TESTED

- Hot water, whole-building central plate
- Lighting, two independent networked lighting control systems
- Residential Energy Recovery Ventilators
- Access control and monitoring system

Yesler Terrace III - Red Cedar

188,293 ft²

119-unit public housing

Completed 2019

Seattle Housing Authority

SRG Partnership

Andersen Construction



Yesler Terrace III – Red Cedar

Photo courtesy sky-pix.com