



JBG SMITH

1776

K Street NW

Proposal for Architectural Services

ZGF Architects

11.24.2020

ZGF

PORTLAND
SEATTLE
LOS ANGELES
WASHINGTON DC
NEW YORK
VANCOUVER BC

PARTNERS

Braulio Baptista AIA
Kathy Shaloo Berg AIA, LEED AP BD+C
Patrick Cotter ABC, AAA, OAA, ASSOC. AIA
Mark Foster AIA, NCARB
Toby Hasselgren AIA
Ted Hyman FAIA, LEED AP BD+C
R. Doss Mabe FAIA
Mitra Memari AIA, LEED AP BD+C
Solvei Neiger AIA, ACHA
Victoria Nichols AIA, LEED AP
Robert Packard III ASSOCIATE AIA
Vladimir Pajkic AIA, LEED AP
Eugene Sandoval AIA, NCARB
Karl Sonnenberg AIA, ACHA
Allyn Stellmacher AIA, LEED AP
Todd Stine AIA, DBIA, LEED AP BD+C
Sharron van der Meulen
Jan Carl Willemse AIA, DBIA, LEED AP
Tim Williams AIA, LEED AP
James Woolum AIA, IIDA

PRINCIPALS

Debra Barbour ASSOCIATE AIA
David Bauermeister
M. Otto Condon AICP
Brian Earle AIA
Jed Edeler AIA
Jerry Foster AIA
Jason Kasperek AIA, LEED AP BD+C
Barbara Kubasti AIA, EDAC
Kent McCullough IIDA, LEED AP
Monica Schaffer
Kian Shamloo AIA, LEED AP

ZGF ARCHITECTS LLP
600 14th Street NW
Suite 800
Washington, DC 20005
T 202 380 3120
www.zgf.com

November 24, 2020

JBG SMITH
4747 Bethesda Avenue
Suite 200
Bethesda, MD 20814

RE: Proposal for Architectural Design Services—1776 K Street NW

Dear Kristi and Robert,

Thank you for inviting ZGF Architects LLP (ZGF) to submit our proposal to provide architectural design services for 1776 K Street NW. We are very eager to collaborate with you in further developing your vision and goals for this building, one that strikes the correct balance between maximizing rentable square footage and appeals to potential trophy tenants. As we will describe in detail on the following pages, we firmly believe the ZGF team is the best suited to partner with you to help you realize the tremendous potential of this exciting project.

Beyond understanding how buildings run, we also understand why: we have a history of designing for office tenants of all types, including technology, biomedical, education, and many more. Our broad and varied client list, which includes groups as diverse as top-tier developers, major tech firms, governments, and higher-education institutions.

We have assembled a tried and tested team that has demonstrated its success delivering large projects with aggressive budgets and significant office, retail, and urban design in the DC-region. We have also had consistent success in identifying and addressing the concerns of stakeholders—such as local jurisdictions, oversight agencies, and entire communities—beyond our immediate project teams. We understand how critical their support can be and how to pursue and win it.

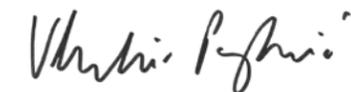
We hope this proposal conveys our genuine interest in approaching the 1776 K Street NW project with you as a collaborative and trusted partner. We look forward to the opportunity to further discuss our experience, observations, and approach with you.

Thank you for your consideration.

ZGF Architects LLP



Toby Hasselgren AIA
Partner



Vladimir Pajkic AIA
Partner

Firm Profile

At ZGF, we are leaders in guiding integrated and collaborative processes to design and deliver innovative and forward-thinking buildings.

An award-winning architecture, interior design, and planning firm with offices in Washington, DC, New York, Portland, Seattle, Los Angeles, and Vancouver, BC, ZGF's mission is to strive for design excellence, stewardship of the natural and built environment, and exceptional client service. With more than 75 years of experience, ZGF has grown to become a truly multidisciplinary firm with 716 employees, including architects, interior designers, and planners, as well as researchers, programmers, data scientists, graphic designers, fabricators, engineers, sociologists, artists, and registered nurses.

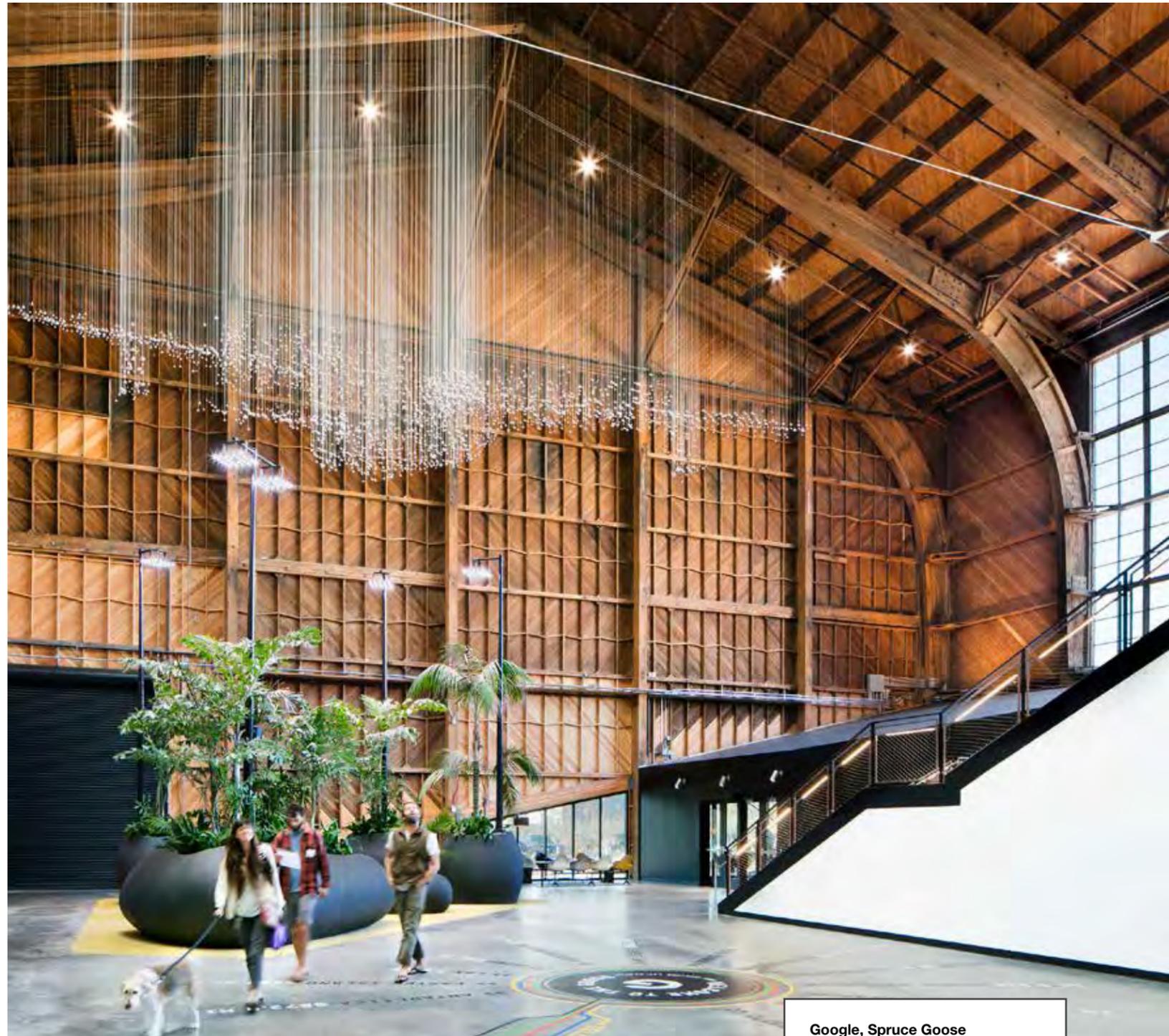
ZGF's philosophy is centered on the premise that design excellence should be reflected in each and every aspect of a building—its fit within the community, its function and relationship to users, its building systems, its craftsmanship, and its use of valuable resources. The instinct to “build community” is fundamental to our design approach. We work hard to capitalize on the unique qualities of a particular site, climate, and place; to create buildings that are specific to each client's functional requirements; and that strengthen the fabric of which they become a part. This philosophy combined with our dedication to design excellence at every level has resulted in more than 1,180 national, regional, and local awards, including the prestigious Architecture Firm Award from the American Institute of Architects.

WHY OUR TEAM?

The more we learn about your vision for 1776 K Street NW, the more we are convinced that the ZGF team is the ideal design partner to deliver this project with you. In addition to our design and technical abilities, our team brings a culture of creativity, collaboration, teamwork, and respect, which directly align with your goals for the project. We do not bring preconceived design solutions; we work collaboratively with our clients to develop the best and most appropriate ideas for the project at hand. We are driven to innovate, and we build on the diverse experiences and perspectives of project team members and stakeholders to develop creative solutions. Our portfolio is intentionally diverse, ranging from corporate workplace environments for tech clients such as Amazon, Google and Microsoft, to research and development facilities, healthcare and academic buildings—many located in urban centers. In addition to these shared values, we believe that there are several unique and differentiating characteristics that qualify the ZGF team for this project, including:

COMMERCIAL OFFICE BUILDINGS

ZGF brings deep experience designing new commercial, mixed-use, office—as well as repositioning existing assets. We have planned new mixed-use districts, and we have designed and delivered millions of square feet for national developers including Daniels Development, Hines, JBG Smith, Akridge Real Estate Services, Vulcan Inc., Brookfield Properties, Alexandria Real Estate, and Wexford Science & Technology. Our approach is both quantitative and qualitative: quantitative to meet pro forma and build a successful business case; qualitative to design a character of place and brand that results in communities where all occupants thrive and grow.



Google, Spruce Goose
PLAYA VISTA, CALIFORNIA

URBAN PLACEMAKING

We believe that buildings should contribute to their context, be of enduring quality and style, and provide healthy, inspiring spaces for their occupants. Working together with real estate professionals, political and community leaders, economists, and other stakeholders, we have helped to create visions for urban environments and used our resources to bring these visions to life. In each case, our design process has sought to capitalize on the local community's existing assets while visualizing the potential to create, enhance, and catalyze great spaces.

HEALTHY, HUMAN-CENTRIC ENVIRONMENTS

ZGF continually questions, researches, and advances how the design of the physical environment can enhance human health, performance, and well-being while enriching the greater community. With each project, we consider how design can enhance user productivity and wellness as a core value of

successful architecture and placemaking. We are firm believers that the quality of the indoor environment has a significant impact on not only human health, but also our happiness, quality of life, and culture. As a firm, ZGF has studied natural daylighting, circadian lighting, material transparency certifications to rid spaces of toxins, biophilic design, and the role of the built environment in promoting physical activity. The foundation of ZGF's approach to health- and environmentally-conscious, high-performance design comes from a cross-pollination of knowledge across market sectors—from healthcare to workplace to urban design.

HIGH PERFORMANCE DESIGN

ZGF has been a leader in advancing high-performance design for more than three decades. We were one of the first large firms to sign the 2030 Challenge and the AIA 2030 Commitment and implement a firmwide energy-use benchmarking program that covers buildings in design as well as in operation. We were also one of the first two



**Port of Portland, PDXNext Terminal Core
Redevelopment** PORTLAND, OREGON



Stanford University, Central Energy Facility
PALO ALTO, CALIFORNIA

firms to design a LEED Platinum® building (the Bren School of Environmental Science and Management at UC Santa Barbara). Today, we continue to raise the bar of environmentally conscious design and business practices, producing buildings that use minimal energy and material resources, including Net Zero and restorative buildings; that contribute to their context, natural or created; that are of enduring quality and style; and that provide healthy, inspiring spaces for occupants.

MATERIALS INNOVATION AND REDUCING EMBODIED CARBON

Starting in 2020, ZGF established both operational and embodied carbon benchmarks for every project as part of our 2030 Challenge commitment. These metrics are simple (but useful) tools to enable the conversation within the design team and with our clients. These benchmarks will open the door to a deeper life cycle assessment process, which we are already doing for our highest performing LEED projects. We are also working on other simpler and faster tools, including a tool to compare and optimize envelope systems.

An industry leader in mass timber technology, ZGF's in-house team of timber specialists are spearheading industry-wide efforts to develop the technology. Through the course of more

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The architecture is what counts, and ZGF has a knack for designing super-efficient buildings that don't skimp on aesthetics. There is also a level of innovation in their work so pioneering that rating systems do not recognize it yet.

- ARCHITECT MAGAZINE

than a dozen projects featuring structural timber, we have worked closely with regulatory bodies to carefully consider reasonable code changes to allow faster adoption of the material across a range of building applications. As we have reevaluated the potential of wood, we are also applying that same knowledge to other challenges, like reducing embodied carbon in concrete or replacing harmful materials with natural ones (like hemp, straw, and cork) to ensure a healthier future.

ZONING, ENTITLEMENTS, AND STAKEHOLDER ENGAGEMENT

Designing across scales, our experience in DC includes vision plans, small area plans, planned unit developments, public realm designs, adaptive re-use strategies, and new building construction projects. Our work for public agencies, non-profits, educational institutions, and private developers covers all eight Wards of the District and the Monumental Core. Through these efforts, we

have developed extensive knowledge and the constructive relationships required to garner support by local Advisory Neighborhood Commissions and communities, to acquire the necessary approvals by DC Agencies (Historic Preservation Review Board, Department of the Environment, DCRA) and Federal Agencies (National Capital Planning Commission, U.S. Commission of Fine Arts, National Park Service), and to collaborate with quasi-public stakeholders (WMATA, Pepco, DC WASA, and Washington Gas).

Our foundation for receiving approvals in Washington, DC is built on a focus for finding solutions that are mutually beneficial to the owner / developer, the District and/or Federal entity, the users of the built-environment, and the larger community. We have also found that strategic stakeholder engagement during the design process leads to more innovative and comprehensive solutions and creates a stewardship to help navigate the multi-layered regulatory environment of DC.

Following are highlights of our experience in new buildings, repositioning buildings; renovation and adaptive reuse projects; and other relevant creative office developments.



JBG Smith, 500 L'Enfant Plaza
WASHINGTON, DC

ONE FIRM ONE TEAM

716

Employees
Firmwide

WASHINGTON, DC

 x 85

PORTLAND

 x 259

LOS ANGELES

 x 99

SEATTLE

 x 175

NEW YORK

 x 41

VANCOUVER

 x 57

AMERICAN
INSTITUTE OF
ARCHITECTS

2020

INTERIOR
ARCHITECTURE
AWARD

GOOGLE, SPRUCE GOOSE

NEW BUILDINGS
INSTITUTE

2018

TOP ZERO
ENERGY
ARCHITECT

ENR
CALIFORNIA

2018

DESIGN FIRM
OF THE YEAR

SERVICES



ARCHITECTURE



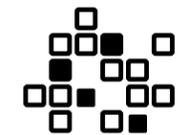
SUSTAINABLE
DESIGN



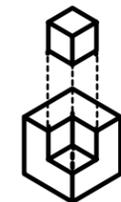
URBAN DESIGN



INTERIOR
DESIGN



ENVIRONMENTAL
GRAPHICS



FABRICATION



1200 Seventeenth

Akridge Real Estate Services / Mitsui Fudosan America | Washington, DC

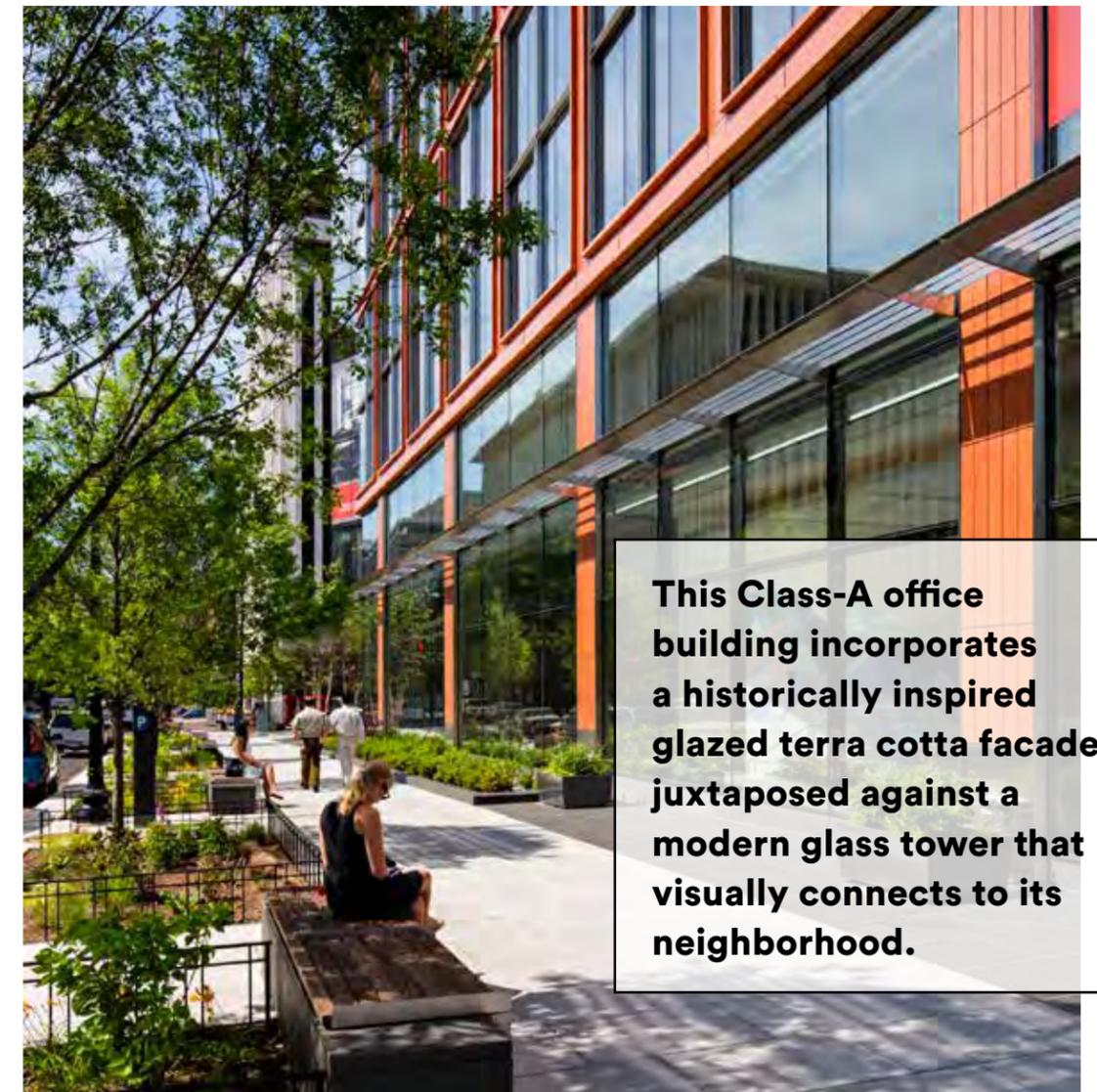
ZGF planned and designed 1200 Seventeenth—a new 170,000 SF Class-A office building that serves as the DC office of law firm Pillsbury Winthrop Shaw Pittman LLP—to respond to Washington, DC’s growing need for more flexible and efficient working environments.

Located at the northern edge of Washington, DC’s central business district, the design takes full advantage of its site’s unique characteristics. The site has a completely unobstructed perimeter on all sides, and offers spectacular views of landmark buildings and urban spaces in three directions. The prominent location and site configuration also provide the opportunity for a distinctive architectural statement.

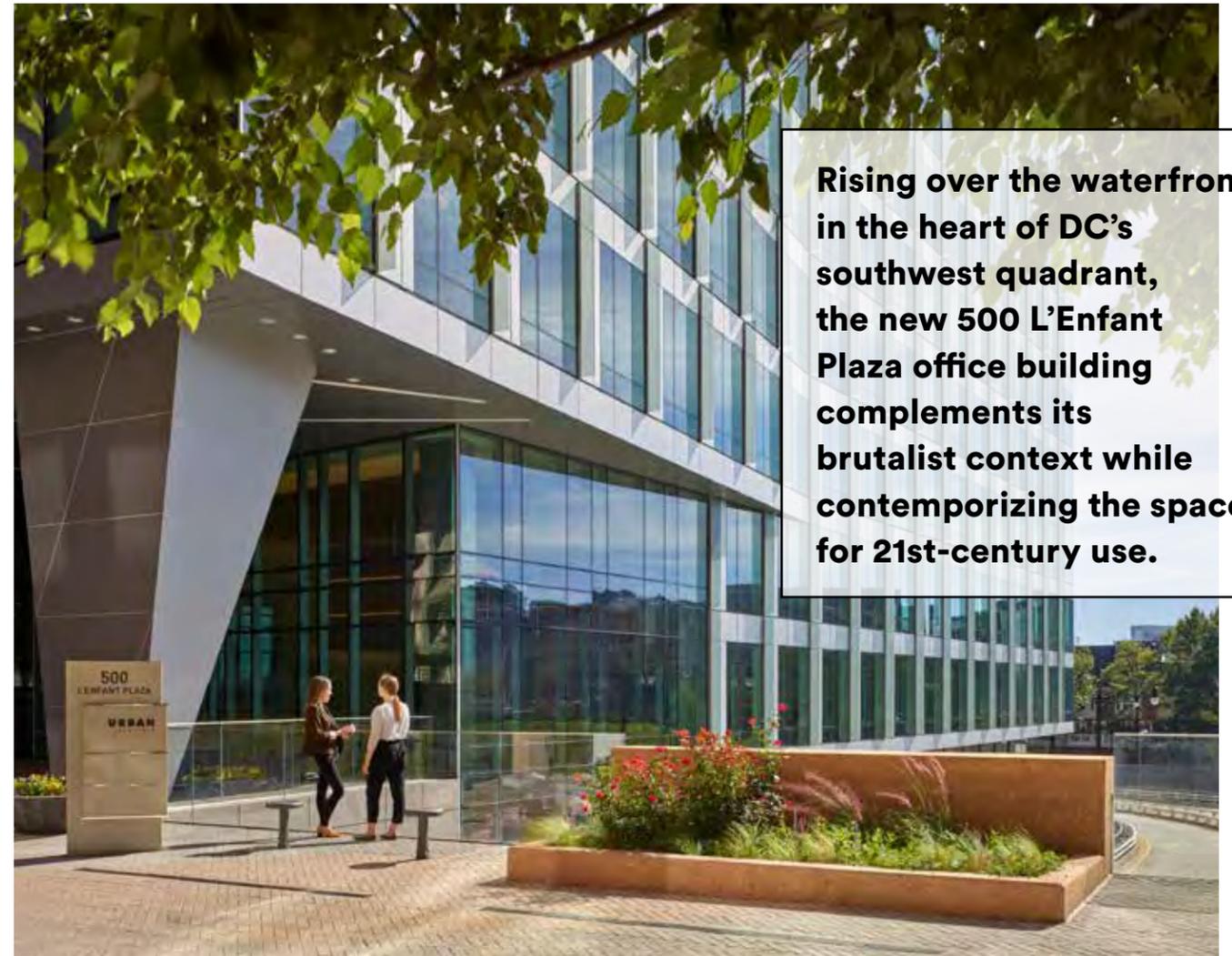
The design incorporates a historically inspired glazed terracotta facade juxtaposed against a modern glass tower that visually connects the neighborhood characters of Downtown and Dupont. A two-story building lobby has a strong visual connection to 17th and M streets where willow oaks, Chinese elms, and benches soften the building’s presence at the street level. These design elements contribute to establish a light, dignified, contemporary property with floor-to-ceiling glass that reflects the material palette and texture of the surrounding historic environment.

The building includes a full complement of office building amenities, including retail, four levels of

below-grade parking, and a fitness center. A rooftop terrace features extensive and intensive green roofs that greatly reduce urban heat island effect and stormwater run-off. Two spec suites take full advantage of an abundance of natural light and column-free open space to create a collaborative work environment built within the standards of today’s contemporary office. 1200 Seventeenth’s design features significant on-site stormwater management and bioretention systems. The building achieved LEED Platinum® .



This Class-A office building incorporates a historically inspired glazed terra cotta facade, juxtaposed against a modern glass tower that visually connects to its neighborhood.



Rising over the waterfront in the heart of DC's southwest quadrant, the new 500 L'Enfant Plaza office building complements its brutalist context while contemporizing the space for 21st-century use.

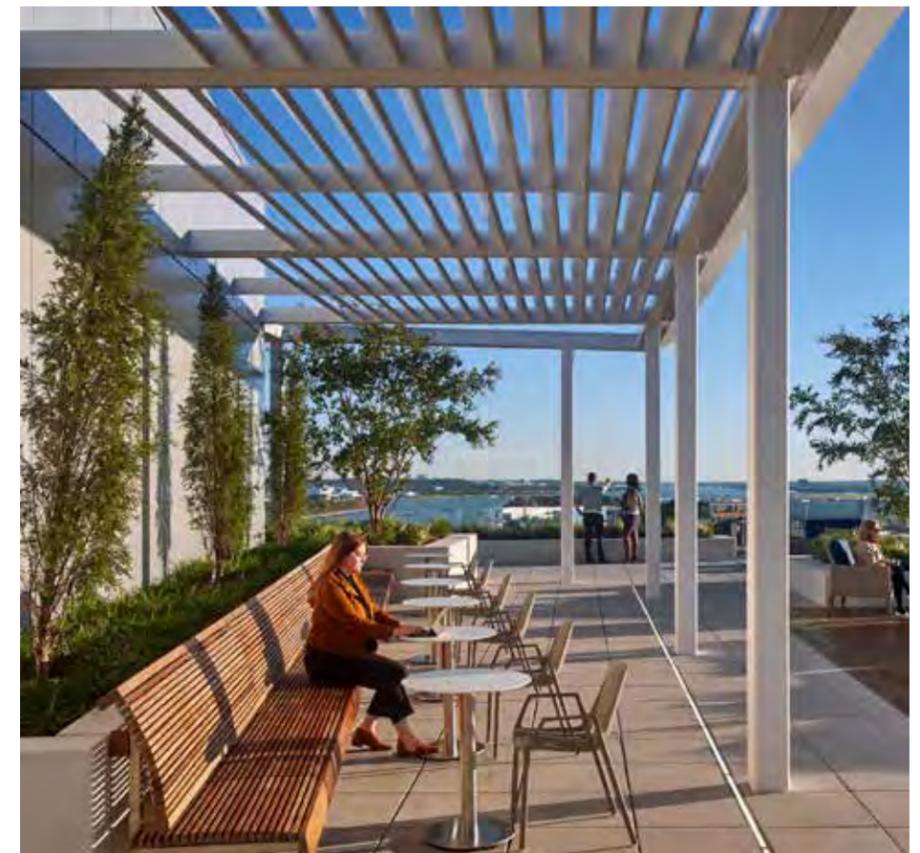
500 L'Enfant Plaza

JBG SMITH | Washington, DC

ZGF designed the new 500 L'Enfant Plaza, located on a parcel immediately south of the L'Enfant Plaza Hotel and overlooking interstate 395, Benjamin Banneker Park, and the Southwest Waterfront Marina. The 247,000 SF, 12-story office building rises over the Southwest Waterfront, offering unobstructed views of the Potomac River and Northern Virginia skyline. Sited among the brutalist architectural vocabulary employed by famed architects I.M. Pei and Marcel Breuer in the 60s and 70s, the metal- and glass-clad tower lends a lightness to Southwest DC in contrast to the surrounding heavy, precast concrete structures.

The building's porte-cochère and lobby are designed as dramatic high-volume spaces that provide a dignified focal point and sense of arrival. The new triple-height lobby connects to the existing L'Enfant Plaza complex at its retail promenade level, one floor below the primary grade. A typical floor plan offers 20,000 SF of space to prospective tenants with efficient, flexible 45-foot-deep floor plates. Eleven of the 12 floors are finished with high ceilings and floor-to-ceiling windows that offer panoramic views and abundant natural light. Amenities include an 8,000 SF landscaped rooftop terrace with an adjoining catering kitchen, underground parking, and a fitness

center. Sustainable strategies include energy-efficient mechanical systems, a high-performance envelope with glazing and sunshade strategies, and water conservation capabilities. The building is targeting LEED Gold®.





Amazon Metropolitan Park

JBG SMITH | Arlington, Virginia

ZGF is designing the first phase of Amazon's new headquarters in Arlington, Virginia. The project consists of two new buildings encompassing more than two million square feet of sustainable workspace, retail, and open space adjacent to Arlington's Metropolitan Park. This first phase is an important first step in creating an 18-hour urban district where Amazon's future employees and the local community can live, work, and play.

Amazon's vision for its Arlington headquarters calls for an open and welcoming neighborhood integrated with its surrounding community. The participation of Arlington residents throughout a seven-month public review process revealed a common goal for a design that will strengthen the public realm while emphasizing connectivity, mobility, and accessibility.

The project will establish more than two acres of new and renovated public open space at Metropolitan Park, landscaped green roofs on the Amazon buildings, and a continuation of the linear park along Eads Street. Along the site's perimeter, protected bike lanes and intersections—the first in Arlington County—will create a bike-friendly environment, and ground-floor bike rooms will provide parking for more than 500 bikes. The project will include more than 65,000 square feet of lively ground-floor retail targeting the needs of the neighborhood, including shops, restaurants and a new daycare center. In addition, the development includes a 700-person meeting center that will be made available for use by Arlington County and community groups.



A high-performance office complex with welcoming public spaces to create an 18-hour urban district designed on an aggressive schedule for fast-track construction and approvals.





BEFORE



AFTER



Adaptive reuse and conversion of late-modernist office building into a compelling, marketable building that attracted a single-use tenant.

500 North Gulph Road

Brandywine Realty Trust | King of Prussia, Pennsylvania

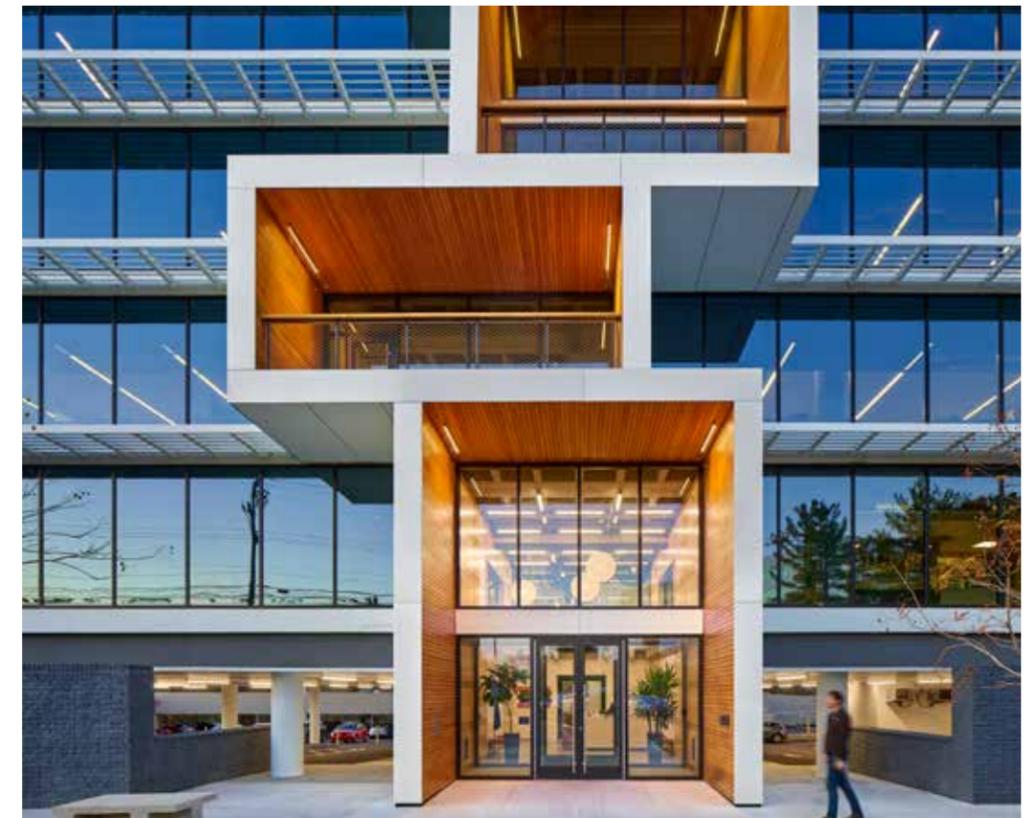
Brandywine Realty Trust's 500 North Gulph Road, is a 100,000 SF adaptive reuse project converting a dated, late modernist office building into a what is now a regional headquarters for a multi-national pharmaceutical firm. The project included upgrades to exterior building cladding and glazing; the renovation of the interior environment; enhancements to the site; and upgrades to all building systems. Beyond offering a healthy workplace and amenities for future tenants, renovating the existing building was an economically driven intervention which effectively minimized the environmental footprint.

The original building faced a design challenge familiar to much of America's existing building stock: how to attract top tenants while planning for upgrades

that make sound economic sense. While the 1970s cast-in-place structure had strong bones, it was absent of natural daylight, common areas, and amenities associated with modern workplaces. The project's accelerated timeline, which called for design and construction to be completed in under one year, required design solutions that could meet the rapid delivery schedule while maintaining quality. The design incorporates stacked boxes to house the amenity spaces, enhance circulation, integrate mechanical systems, and encourage social gathering. Rather than seeing each amenity space as an individual element, this approach creates a visible architectural identity and integrates with building upgrades. Positioned adjacent to the main

elevator core, these spaces immediately establish a welcoming sense-of-place while providing orientation within the building.

As an adaptive reuse project, 500 North Gulph Road responds to Brandywine Realty Trust's goal of retaining the building's late modernist characteristics to create a contemporary and high-performance workplace.





The Mark / F5 Tower

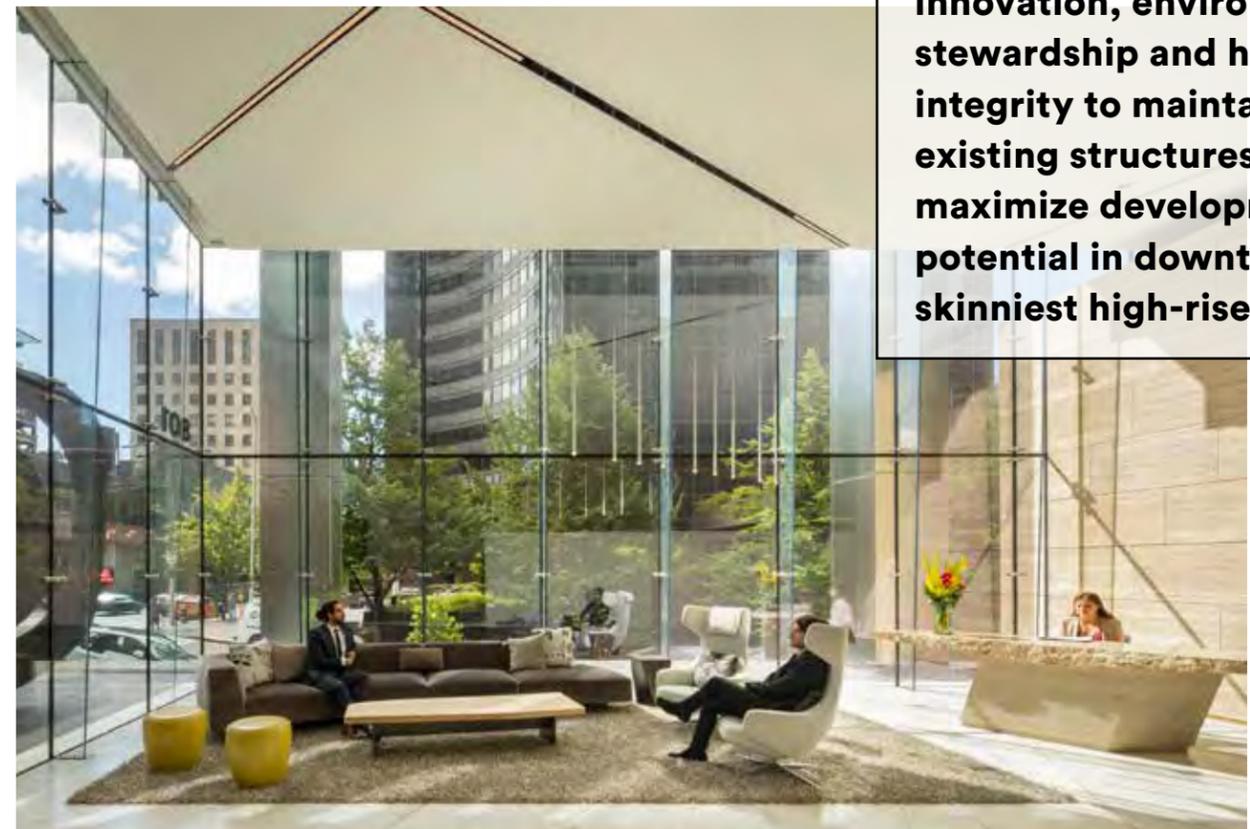
Daniels Real Estate | Seattle, Washington

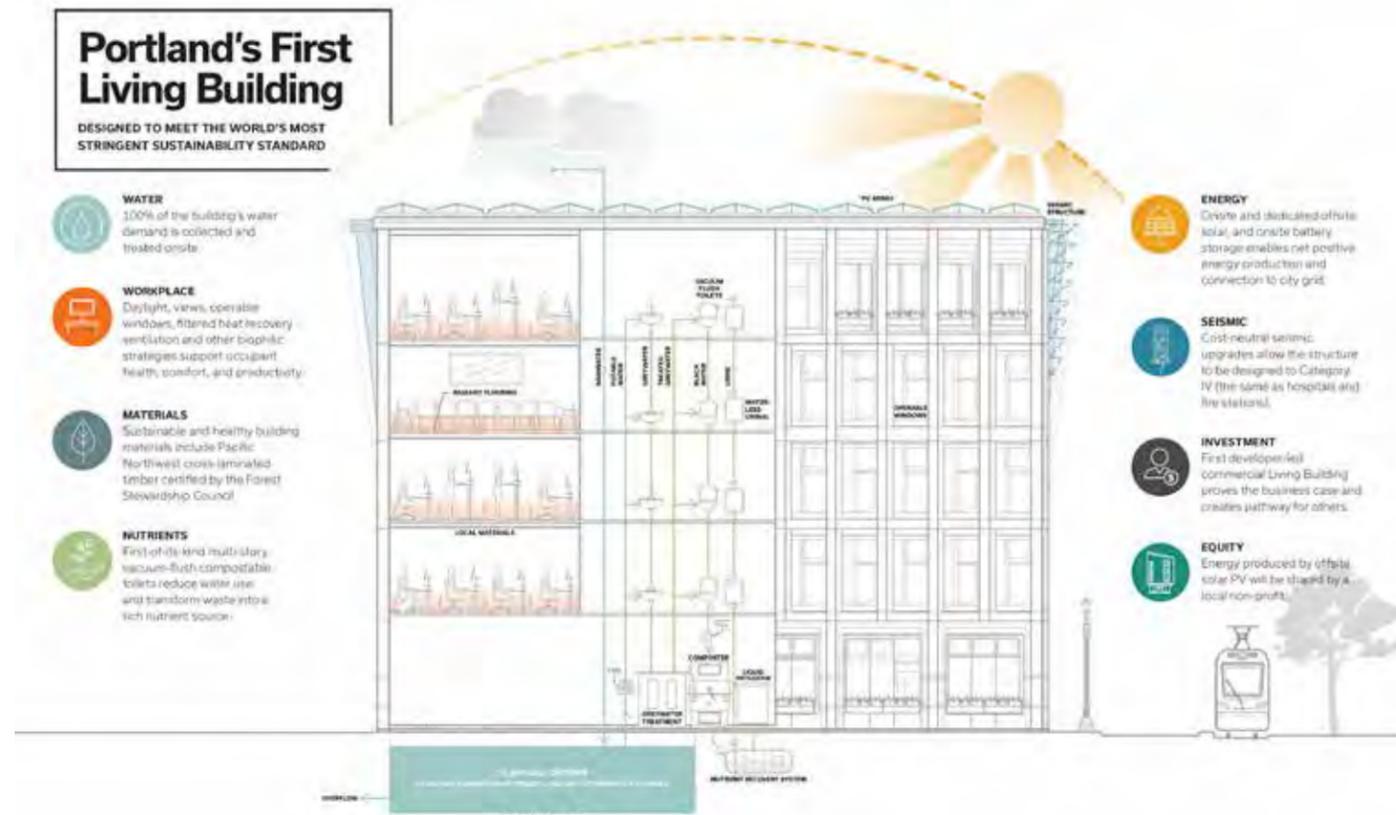
ZGF designed The Mark, an iconic 785,000 SF, 44-story office and hotel. As one of the most striking additions to downtown Seattle's skyline, the high-rise reflects not only the towers around it, but the culmination of a 30-year effort to preserve a treasured piece of the city's past. The project is the first quarter block site to be developed in the city with the remainder occupied by two historic buildings—the First United Methodist Church and the Rainier Club—significant of Seattle's history and founding families. The design of the tower maximizes development potential by flaring out over the historic structures and subtly tapering back through a sequence of building planes. The office component, occupied by F5 Networks, features column-free floor space and floor-to-ceiling windows—the most per square foot than in any other building in the city—that maximize daylight and provide unobstructed views.

Bringing a bold and unique silhouette to the Seattle skyline, the tower is designed to be a highly visible landmark, rising gracefully toward the sky. The faceted scheme, with lateral elements configured at open angles, draws the eye upward, increasing the vertical emphasis of the tower. Symbolic of the block's fusion of new and old, a glass connector box serves as a unique enclosed transition between The Mark and the historic sanctuary. The adopted lateral structural bracing system also eliminates view-obstructing elements like internal columns, reduces core size to create more floor-plate efficiency, and results in open, configurable floor plates.



The Mark offers an inspired response to a unique context, incorporating design innovation, environmental stewardship and historical integrity to maintain two existing structures and maximize development potential in downtown's skinniest high-rise.





A showcase in innovation, the PAE Living Building demonstrates that ambitiously high-performance buildings can still be profitable for the developers and investors seeking a return on their investment.



PAE Living Building

PAE Consulting Engineers | Portland, Oregon

Set to be the first Living Building Challenge (LBC) certified project in Portland, and the largest commercial Living Building ever certified, the 58,700 SF, five-story PAE Living Building is currently under construction in Portland's Old Town Historic District.

Ambitious performance targets include producing 110 percent of the building's annual energy needs from renewable energy, enabling the structure to operate beyond net-zero energy as a net-positive energy generator. Because of the project's unprecedented size and its location in a historic district (where PV panels must be hidden from public view), ZGF partnered with REACH Community Development to locate 63 percent of the PAE building's solar panels on the roof of a new affordable housing project with

a similar construction schedule. Additional goals include achieving net-zero water, storm water, and waste water usage, and the building will include the incorporation of a 50,000-gallon cistern, composting toilets, and urine diversion for fertilizer generation. Operable windows and other passive strategies such as internal mass and envelope-integrated shading will allow the building to maintain occupant comfort for much of the year without operating heating and cooling.

The investment model for the PAE Living Building will make it the world's first developer-led Living Building. The project will serve as a replicable model for future market-rate urban living buildings, demonstrating that Living Buildings are not only technically possible on a dense urban site, but financially viable.

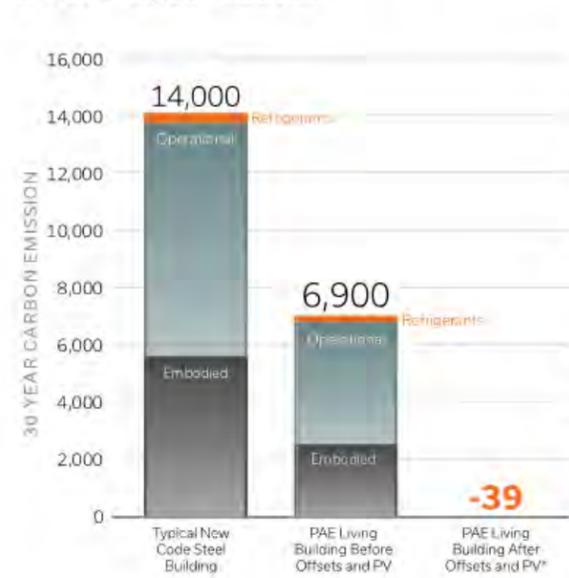


PAE Living Building

PAE Consulting Engineers | Portland, Oregon

Carbon Negative Lifestyle

30 YEAR CARBON EMISSIONS



50%
REFRIGERANT
EMISSIONS SAVINGS

52%
OPERATIONAL
EMISSIONS SAVINGS

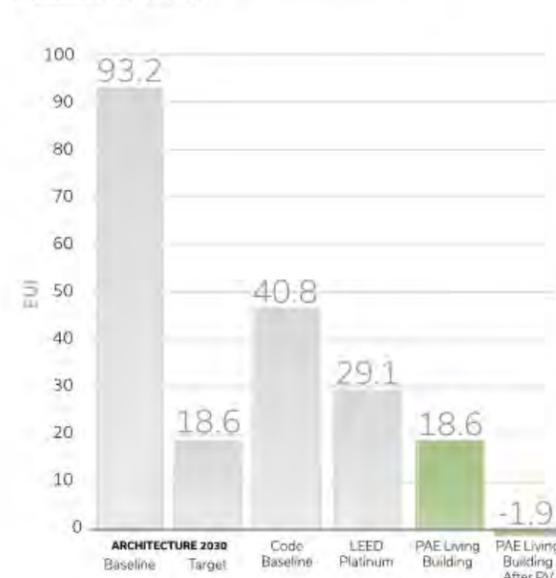
45%
EMBODIED
EMISSIONS SAVINGS

101%
TOTAL CARBON
EMISSION SAVING

* Embodied Carbon Emissions are offset through purchasing carbon credits. Operational emissions are negative because we are generating 100% of the energy through PV and that more than offsets our refrigerant emissions.

Net Positive Energy

FOSSIL FUEL FREE



80%
BETTER THAN ARCHITECTURE
2030 BASELINE

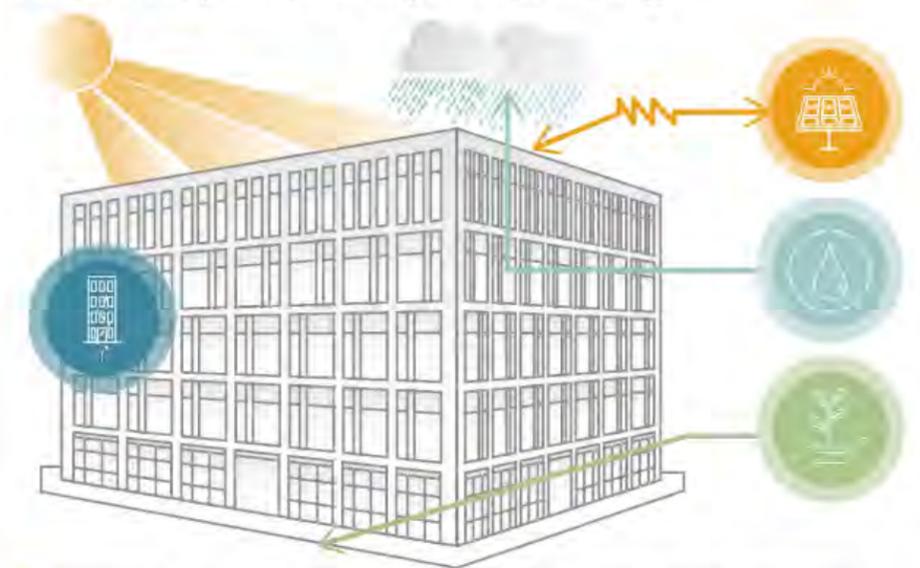
54%
BETTER THAN CODE BASELINE

36%
BETTER THAN LEED PLATINUM

105%
GENERATES OF ANNUAL
ENERGY NEEDS

ENERGY STAR SCORE: 100

Resiliency of a 500 Year Building

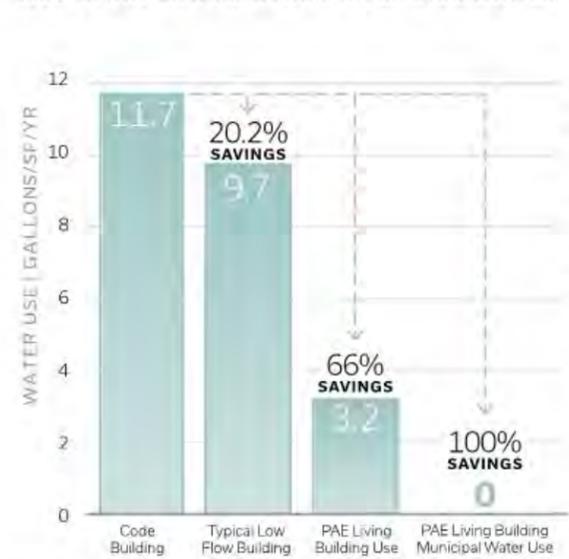


- On-Site Power, Battery and Microgrid
- On-Site Rainwater Reclamation
- On-Site Waste
- Structural Category IV Seismic (Same as Hospitals)

The PAE Portland Living Building can operate for approx. **100 DAYS** during summer without utility power and with load shedding ~38% below our typical loads

Net Zero Water

100% OF WATER COMES FROM ON-SITE RAINWATER

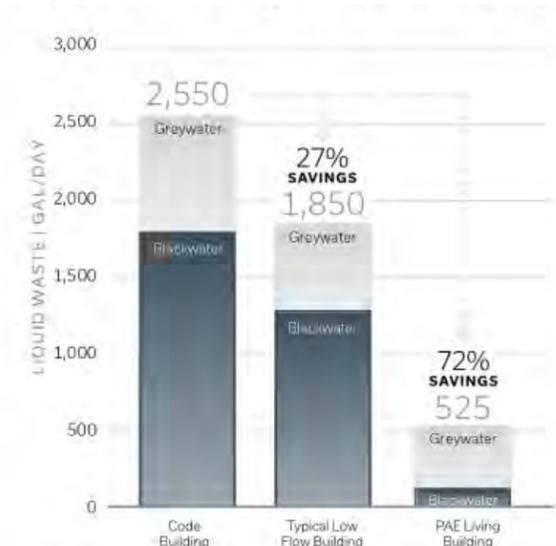


73%
BETTER THAN CODE

100%
LESS MUNICIPAL
WATER USE SAVINGS

pae-engineers.com

Approaching Net Zero Liquid Waste



9,400 gal. of urine per year are diverted to create liquid and powdered fertilizer.

Estimated market value of liquid fertilizer is over
\$50,000
PER YEAR

Estimated market value of 400 lbs powdered fertilizer equal to
\$1,000
PER YEAR

The PAE Living Building site has too tight a water table to infiltrate the remaining waste water. Onsite instead it pumps greywater that is not being used for irrigation or flushing to municipal sewer. ILE has granted an exemption for the...

Other Fun Statistics



- 100% Avoidance of red list materials where alternatives are commercially available
- 23: Number of bus routes within 1/2 mile
- 99 of 100 Walk Score
- 39 percent of the workspace areas are daylit through out the year
- 8,300 sq ft with area of 133 PV array on the roof, 77% of the total square footage
- 70 percent amount of the building perimeter spaces that can be ventilated or cooled with operable windows

Team + Experience

ZGF TEAM OVERVIEW

The ZGF team proposed for 1176 K Street is comprised of individuals who reflect the firm's core values of providing excellence in planning, design, project management, sustainability, and technical execution. The team represents some of ZGF's most forward-thinking individuals who bring a history of collaborating on similar projects and offer a breadth of experience with commercial office projects, DC approvals, and aggressively sustainable design. We selected these team members based upon their distinctive qualifications and their availability and commitment to JBG SMITH.

Toby Hasselgren, Partner-in-Charge, will be contractually responsible to JBG SMITH for the delivery of all services. Toby will ensure the proper resources are applied to the project at all times and are seamlessly coordinated with JBG SMITH leadership.

Design Partner **Vlad Pajkic** will be responsible for the overall design of the project. He will lead the major design presentations and be responsible for explaining our analysis and recommendations for planning and design alternatives.

Kian Shamloo will support Vlad on the overall design of the project. Kian brings expertise in leading complex projects for commercial developers that attract top tenants in the Washington, DC market.

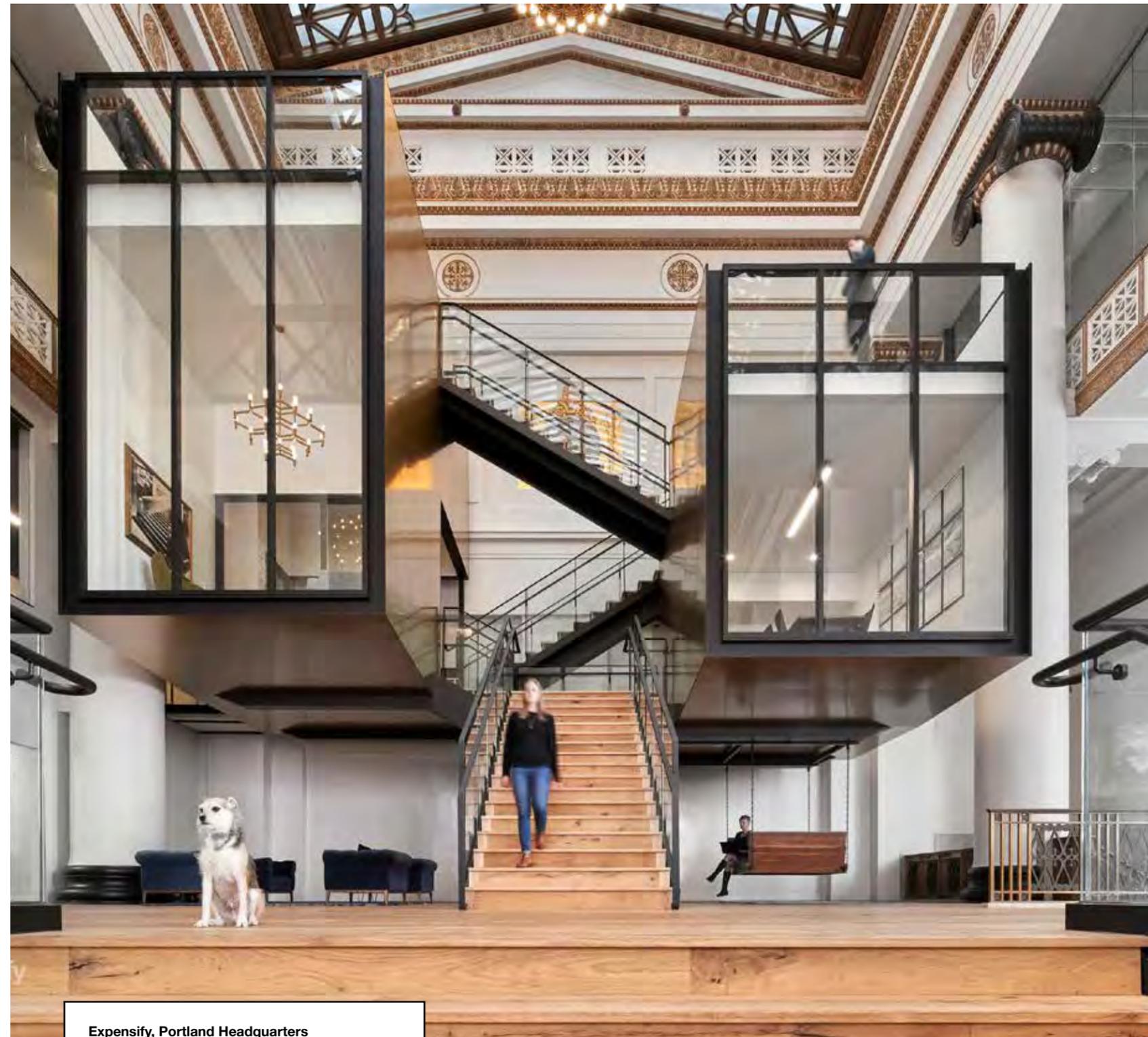
Jason Cornelius will serve as Project Manager. Jason will draw on his experience guiding large, multi-disciplinary teams for commercial developments

(most recently for Amazon's Metropolitan Park) to manage the work plan and daily efforts of the entire design team. He will ensure ongoing communication and adherence to budget and schedule parameters.

Deanna Keil, Project Architect, will support Jason in the coordination of the consultant team and production of deliverables. Deanna will provide input on building systems, constructibility issues, and technical requirements, and will remain on the project through Construction Administration, ensuring the quality of final documents and their execution in the field.

Senior Urban Designer, **Jerome Unterreiner** will work closely with Vlad and Kian on the development of all deliverables. Drawing on his strength in translating a vision into concepts, Jerome will lead the development of drawings and renderings.

Our core project team will be supported by the full depth of ZGF's 731-person bench, which includes a wide range of in-house experts with extensive experience in the design of vibrant commercial office buildings. Among these specialists are **Chris Chatto**, a high performance designer who has helped shape many of ZGF's most innovative and aggressively sustainable projects.



Expensify, Portland Headquarters
PORTLAND, OREGON

STAFF RESUMES



Toby Hasselgren

AIA

Partner in Charge

Toby brings more than 24 years of design experience on projects for leading developers, corporations, and institutions. With each project, his objective is to offer solutions that integrate the character and goals of the client and the context of a project's site into the design, resulting in the creation of imaginative and enriching spaces for building occupants. As exemplified by his experience with LEED® and net zero projects, he has been a passionate leader in advancing the firm's initiatives in high-performance design.

EDUCATION

Bachelor of Architecture, University of Cincinnati

EXPERIENCE

Amazon / JBG Smith, Metropolitan Park

ARLINGTON, VIRGINIA

Stanford University, Central Energy Facility

STANFORD, CALIFORNIA

Microsoft Corporation, Campus

Modernization REDMOND, WASHINGTON

Confidential Tech Client, Corporate

Amenities Building MOUNTAIN VIEW, CALIFORNIA

Princeton University, East Energy Plant and

East Garage PRINCETON, NEW JERSEY

Wexford Science + Technology, LLC /

University of Pittsburgh, 5051 Centre

PITTSBURGH, PENNSYLVANIA



Vlad Pajkic

AIA, LEED AP®

Design Partner

Vlad has broad international and U.S.-based experience in envisioning, managing, and executing highly visible projects. He leads the design of high-performance office, residential, and mixed-use projects. Vlad joined ZGF after working with Herzog & de Meuron in Basel, Switzerland. His commercial portfolio includes projects for Hines, Alexico Group, Alexandria Real Estate, Brandywine Realty Trust, and Wexford Science & Technology. He is a recipient of multiple academic awards and fellowships and has lectured at universities in Europe and the Americas.

EDUCATION

Master of Architecture, Princeton University

Bachelor of Architecture, Cornell University

EXPERIENCE

Wexford Science & Technology, One

uCity Square PHILADELPHIA, PENNSYLVANIA

Wexford Science & Technology, 4MLK

BALTIMORE, MARYLAND

Hines, Conrad Hotel*

WASHINGTON, DC

Wexford Science + Technology / University

of California, Davis, Sacramento Campus,

Aggie Square Phase 1 SACRAMENTO, CALIFORNIA

The Kor Group, Proper Hotel Portland

PORTLAND, OR | HOSPITALITY

Suncal, 6th and Alameda, Mixed-Use

Development* LOS ANGELES, CALIFORNIA

*Prior To ZGF



Kian Shamloo

AIA, LEED AP®

Senior Designer

Kian brings more than 33 years of design experience. With a deep knowledge of the DC region, Kian has worked with developer clients such as Skanska USA Commercial Development, Boston Properties, Akridge, Douglas Development, and JBG SMITH to deliver a range of commercial and mixed-use projects. His knowledge of design and building technology has earned him a reputation for delivering projects that are not only aesthetically pleasing but functionally efficient and technically smart.

EDUCATION

Master of Architecture,
University of Nebraska-Lincoln

Bachelor of Science in Architecture,
University of Nebraska-Lincoln

EXPERIENCE

Amazon / JBG SMITH, Metropolitan Park

ARLINGTON, VIRGINIA

U.S. General Services Administration /

Department of Homeland Security, CISA

Headquarters WASHINGTON, DC

Skanska USA Development,

2112 Pennsylvania Avenue* WASHINGTON, DC

Douglas Development, U.S. Securities

and Exchange Commission Competition*

WASHINGTON, DC

The Meridian Group, The Boro C-1

Office Tower* TYSONS CORNER, VIRGINIA

*Prior To ZGF



Jason Cornelius AIA,

LEED AP® BD+C

Project Manager

Jason brings more than 16 years of experience in project management and design. Jason's approachable demeanor facilitates consensus building among a range of constituents, as he steers industry partners, clients, and communities through the challenges of planning, designing, and delivering complex projects. Jason's leadership style has led to the successful delivery of several of ZGF's signature commercial projects for clients including Akridge Real Estate Services, JBG SMITH, Brookfield Properties, and WMATA.

EDUCATION

Bachelor of Environmental Design in Architecture,
Texas A&M University

Master of Architecture, Virginia Polytechnic
Institute and State University

EXPERIENCE

Amazon / JBG SMITH, Metropolitan Park

ARLINGTON, VIRGINIA

JBG SMITH, 500 L'Enfant Plaza Office

Building WASHINGTON, DC

Brookfield Properties, Victor Building

Repositioning WASHINGTON, DC

Akridge Real Estate Services / Mitsui

Fudosan America, 1200 Seventeenth

WASHINGTON, DC

U.S. General Services Administration /

Department of Homeland Security, St.

Elizabeths West Campus WASHINGTON, DC



Deanna Keil

ASSOCIATE AIA

Project Architect

Deanna has been practicing architecture for 11 years and has led project teams in the design and execution of innovative design solutions for technically and programmatically complex commercial and institutional buildings. Her project responsibilities have involved conceptual and design development, as well as technical coordination and documentation. A highly technical designer, Deanna works closely with the design team, client, and consultants to confirm that design intent is executed to exact specifications in documentation and construction.

EDUCATION

Master of Science of Architecture,
The Catholic University of America

Bachelor of Science in Architecture,
The Catholic University of America

EXPERIENCE

JBG SMITH, 500 L'Enfant Plaza Office Building
WASHINGTON, DC

Akridge Real Estate Services / Mitsui Fudosan America, 1200 Seventeenth WASHINGTON, DC

Wexford Science & Technology, LLC, One uCity Square PHILADELPHIA, PENNSYLVANIA

U.S. General Services Administration / Department of Homeland Security, St. Elizabeths West Campus WASHINGTON, DC

Max Planck Florida Corporation, Max Planck Florida Institute for Neuroscience JUPITER, FLORIDA



Chris Chatto

AIA, LEED AP® BD+C

High Performance Designer

Chris is a high-performance designer with deep experience creating pioneering and aggressively sustainable projects. His work focuses on optimizing building performance through energy and daylighting studies in early project development and delivering efficiencies in completed projects. Specializing in energy use and environmental studies, he is responsible for researching and facilitating the design of efficient and healthy buildings through the innovative use of materials, technology, and design techniques,

EDUCATION

Master of Architecture, University of Oregon
Bachelor of Science in Economics and English Literature, University of Pennsylvania

EXPERIENCE

Gerding Edlen Development Company, Twelve | West Mixed-Use Building
PORTLAND, OR | RETAIL, RESIDENTIAL, OFFICE

Amazon / JBG SMITH, Metropolitan Park
ARLINGTON, VA | RETAIL, OFFICE, PARK

PAE Living Building PORTLAND, OR | OFFICE

Rocky Mountain Institute, Innovation Center
BASALT, CO | OFFICE

California Department of General Services, Clifford L. Allenby Building SACRAMENTO, CA | OFFICE

Daniels Real Estate, The Mark Mixed-Use Tower SEATTLE, WA | OFFICE + HOSPITALITY



Jerome Unterreiner

Senior Urban Designer

Jerome is an accomplished urban designer and architect with more than 25 years of professional experience working on urban development, master planning, and transportation projects around the world. He offers expertise in realizing the strategic visions of urban communities based on his extensive experience on city and campus development plans, mixed-use housing, academic, health care, and sports and entertainment projects. He is a strong community advocate, having served a variety of non-profit and educational organizations devoted to strategies for improving livability and ensuring environmental sustainability.

EDUCATION

Master of Architecture in Urban Design,
University of Oregon, Portland

Bachelor of Architecture,
Kansas State University

EXPERIENCE

Mitsui Fudosan Co., Ltd, Ecodistrict Master Plan KASHIWA, JAPAN

City of Seattle, Stadium District Plan Update SEATTLE, WASHINGTON

City of Portland, River District Development Plan PORTLAND, OREGON

TriMet, Portland Transit Mall Revitalization PORTLAND, OREGON

Portland Development Commission, River District Illustrative Vision Plan PORTLAND, OREGON

Proposed Design Fee Breakdown

PROJECT UNDERSTANDING

This fee is reflective of our understanding of the scope of services, design parameters, and deliverables outlined in your RFP dated November 5, 2020. If selected for the project, we will work with you to identify any new project realities and adjust our scope as needed.

ASSUMPTIONS AND EXCLUSIONS

- Fee for concepts phase may need to be re-evaluated, should significant iterations of evaluation be pursued and period for this phase extend beyond 4 weeks allocated.
- Fee For FF&E assumes the following spaces will be included: Lobby and Roof Terraces, additional spaces such as spec Suites, Conferencing Centers, Fitness Centers etc can be reviewed and negotiated if requested.
- Fee For Marketing Materials Assumes a Trifold to include Illustrative plans, Building Stats, Boma Summary, and any executed rendering imagery.
- All requirement for surveys or significant field measurement are excluded from basic services.
- As built Drawings are not included in fee for basic services.
- Should the project pursue any sustainability programs/metrics beyond LEED Silver® such as LEED Gold/Silver, Well, NetZero, FitWel, Living Building Challenge, or Sustainable Sites Initiative, then fee for that effort can be negotiated at that time. Our fee accounts for sustainable design

services to meet the "District's Green Construction Code" or LEED Gold®.

- Fees include architectural design services only. Consulting services are excluded.
- The project will be designed in Revit, and the Revit model will be provided to the Owner / CM, but it will not be used for construction or facility management.
- Marketing renderings not specifically listed in the scope of work are excluded.
- The Architectural Design fee includes interior design services for the building core, restrooms, and lobby design.
- Our fee does not account for the design / detailing or communicating stairs between floors.
- Photo-realistic renderings, physical models, mock-ups, and professional photographs can be provided as an additional service.
- Construction visits are limited to biweekly to coincide with GC construction meetings and pay application reviews. We will execute punch listing once per floor.
- Fee as outlined assumes that all scope related to full or partial demolition of the existing structure to be covered by General Contractor brought onboard. Should any specific services be required for this phase, fee for that scope can be evaluated at that time.

PROPOSED DESIGN FEE BREAKDOWN

Phase	Fee Per Phase	% of Total Fee
MARKETING PHASE 1		
Concept Design	\$102,800.00	8%
Schematic Design 50%	\$154,200.00	12%
REMAINING DESIGN PHASE 2		
Schematic Design 100%	\$154,200.00	12%
Design Development	\$231,300.00	18%
Construction Documents	\$257,000.00	20%
Construction Administration	\$385,500.00	30%
TOTAL	\$1,285,000.00	100%

ADDITIONAL SERVICES

Additional feasibility studies	TBD if 4 week period to be exceeded
Additional Feasibility Study for 11 vs 12 floor comparison	\$17,500.00
Additional Feasibility Studies for extent of garage structure retained	\$12,500.00
FF&E	\$28,000.00
Marketing Materials brochure	\$15,000.00
Sustainability Coordination and Documentation beyond Silver	TBD as needed
Signage/Wayfinding/Environmental Graphics	TBD as needed

REIMBURSABLES

Renderings	\$5,000.00 (per image view)
Printing	\$20,000.00 (estimate)
Travel	N/A

HOURLY RATES

Architecture		
ROLE	NAME / STAFF LEVEL	HOURLY RATE
Partner in Charge	Toby Hasselgren	\$ 325-350
Design Partner	Vlad Pajkic	\$ 325-350
Project Manager	Jason Cornelius	\$ 175
Senior Designer	Kian Shamloo	\$ 195
Project Architect	Deanna Keil	\$ 175
Designer	A3	\$ 135
Designer	A2	\$ 110
Interiors		
ROLE	STAFF LEVEL	HOURLY RATE
Lead Designer	I-6	\$ 193
Designer	I-3	\$ 128
Designer	I-2	\$ 105
Support		
Specification Writer	A-6	\$ 150

Approach + Schedule

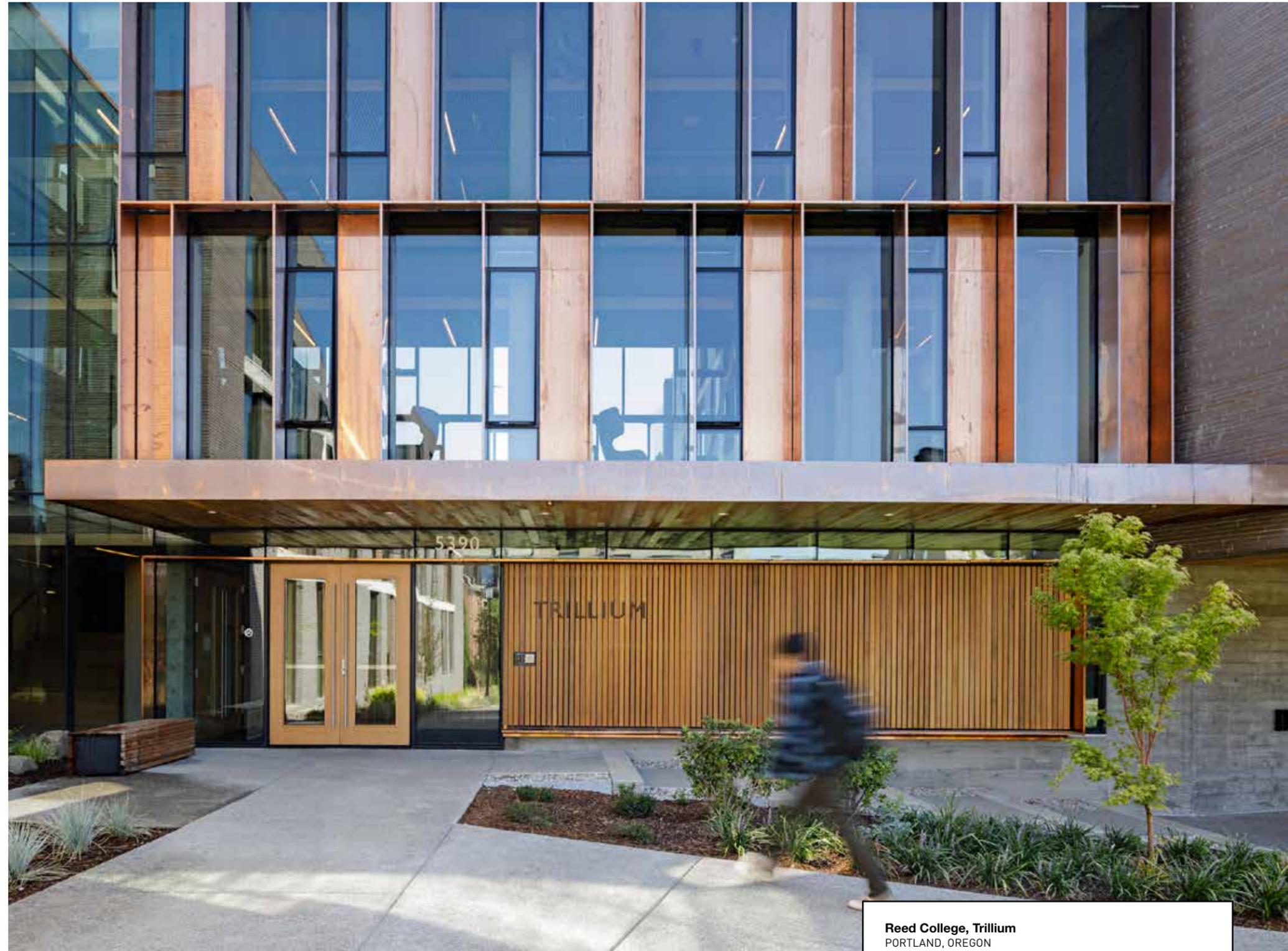
The office is more than just a building, it's a place where people come together to build connections, collaborate, and innovate. ZGF's design role will be to create a trophy office development that can be highly marketed to prospective clients.

ZGF pursues design excellence in every aspect of each project: in function and client satisfaction, in financial and resource efficiency, in an open and prompt design process, in craftsmanship and quality, and in the final fit into a community. To build community is fundamental to our approach: we always work to understand the special qualities and future potential of a particular site and environment. This allows us to help our clients make strong and vibrant places while delivering value to their tenants immediately and over time.

Our process is highly collaborative and begins with listening; we first work to engage our clients and their stakeholders to understanding, confirming, and documenting key goals and limitations; and then to build strategically and smartly upon any work already complete.

In close collaboration with our clients, we define a focused, lucid, and deadline-driven work plan that involves all key participants and challenges each to do their best. We make all schedules, milestones, review periods, decisions, and other expectations extremely clear so that the team can understand the current project status and design needs and see key milestones approaching well in advance.

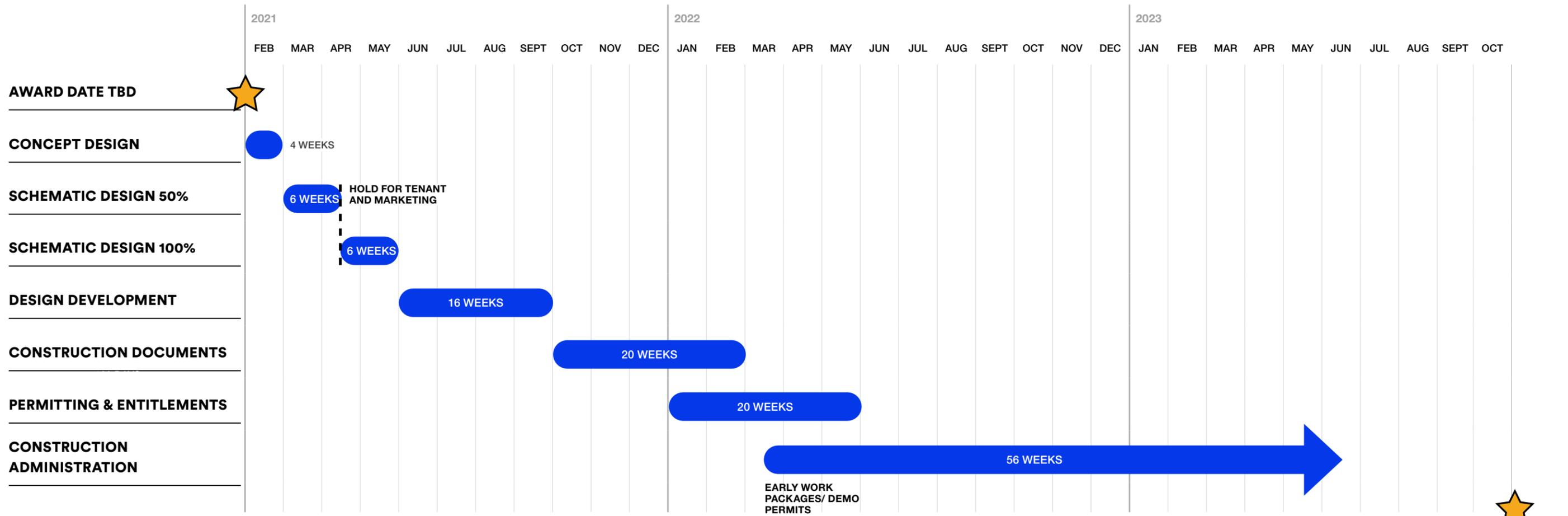
Our proposed team is strong, seasoned, responsible, and rigorously creative. As individuals and as a group, we know how to assess and hit a budget, how to stick to a schedule, how to issue solid documents, and where to spot, create, and take opportunities to do great work.



Reed College, Trillium
PORTLAND, OREGON

PROPOSED SCHEDULE

If selected for 1776 K St. NW, our first responsibility will be to work with you to confirm our assumptions and refine the following schedule according to any new project realities. We will create a master work plan detailing hours assigned to each task with individuals from all disciplines having responsibility for its completion, as well as appropriate time frames for review. Continual tracking will enable refinement of the schedule and work plan as the project proceeds.

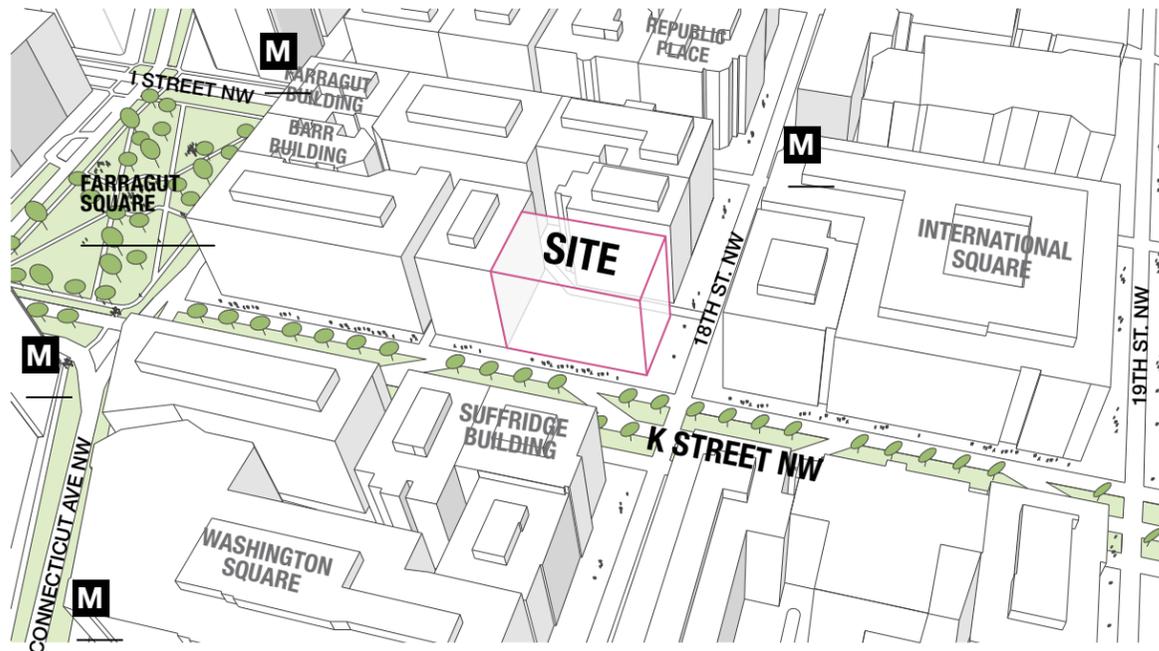


*Outline schedule assumes a total duration 128 weeks

★
SUBSTANTIAL
COMPLETION

Design Observations

The first step in our design process is to thoroughly understand the site, context, program, and vision for 1776 K Street. Only then will we initiate a closer look into a set of ideas that address integrated and overlapping project drivers, such as flexibility, efficiency, connectivity, innovation, sustainability, and program. Based on our cursory understanding of your goals and priorities, on the following pages we have developed a series of "what if" diagrams that begin to illustrate how we approach our design process. These diagrams are not intended to be architectural schemes or solutions, but are rather intended to serve as a tool for future conversation and collaboration.

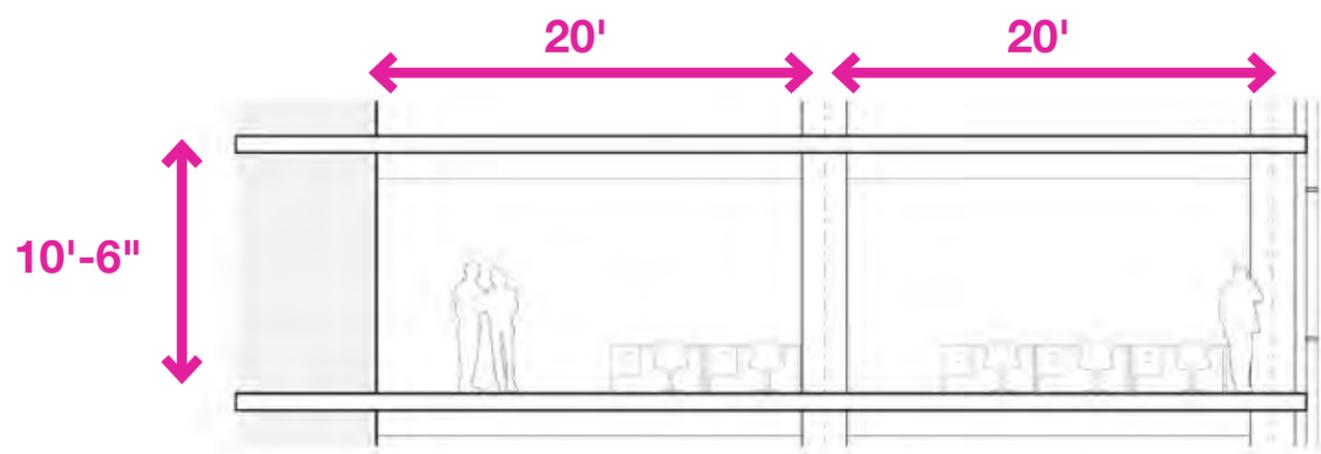
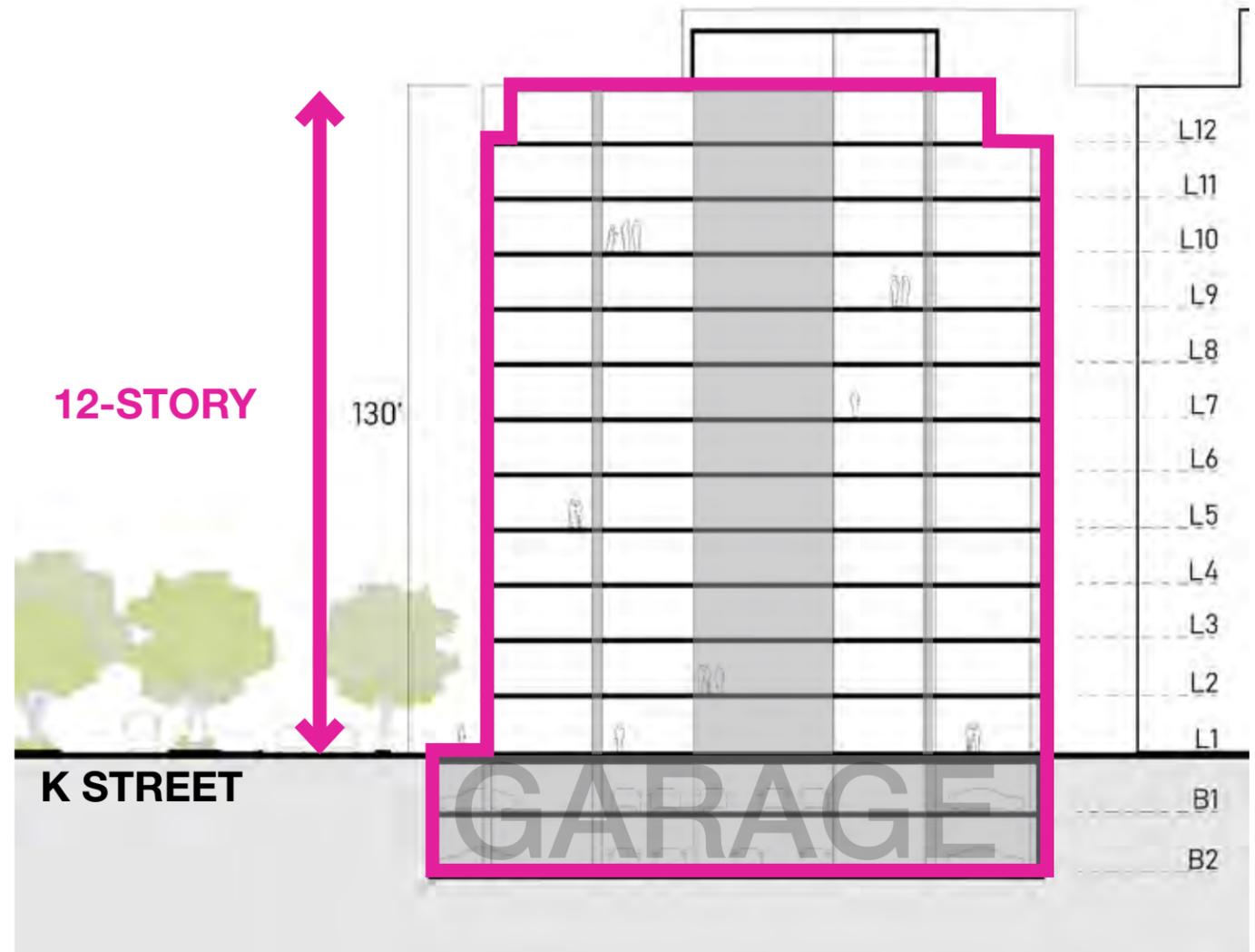
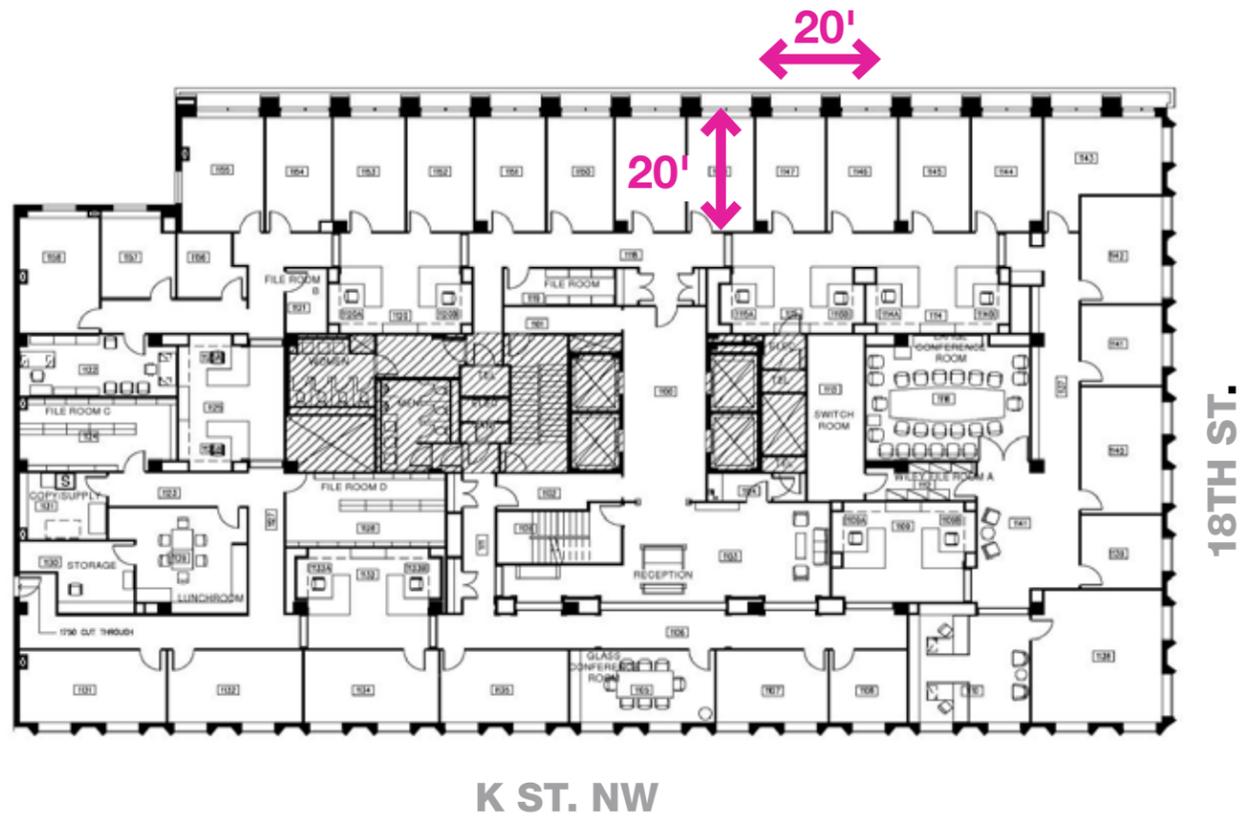


SITE + CONTEXT

1776 K Street NW lies at a prime location on a thriving corridor at the heart of the Golden Triangle. Easily accessible to four Metro stations: Blue, Orange, Silver, Red lines, and Interstate 66. The site is in close proximity to restaurants, shops, hotels, services, major landmarks, as well as a premier higher education institution, which defines the market for a trophy building.

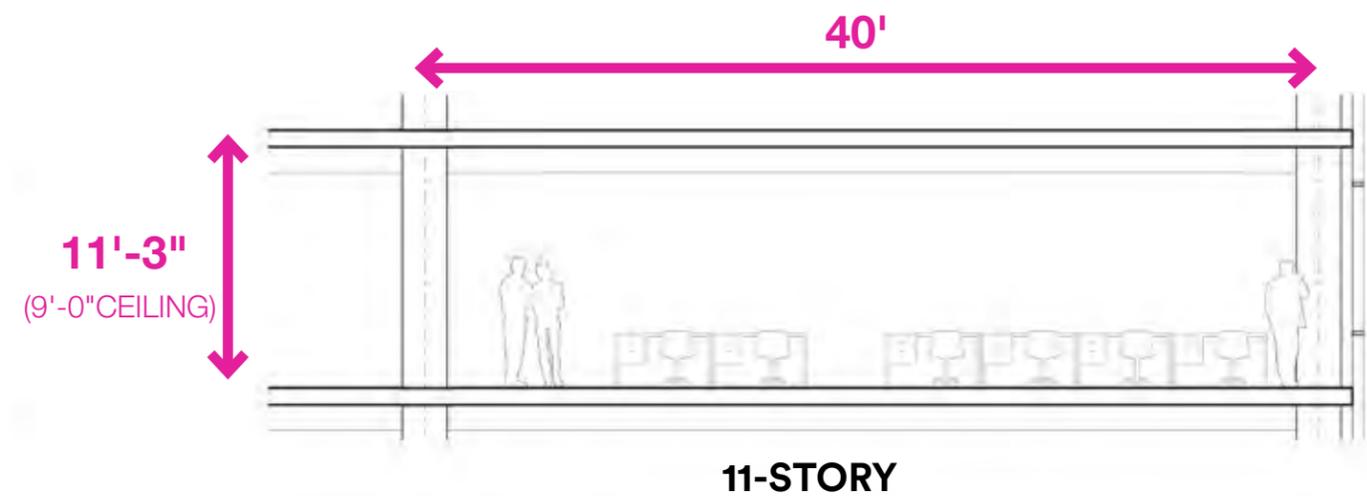
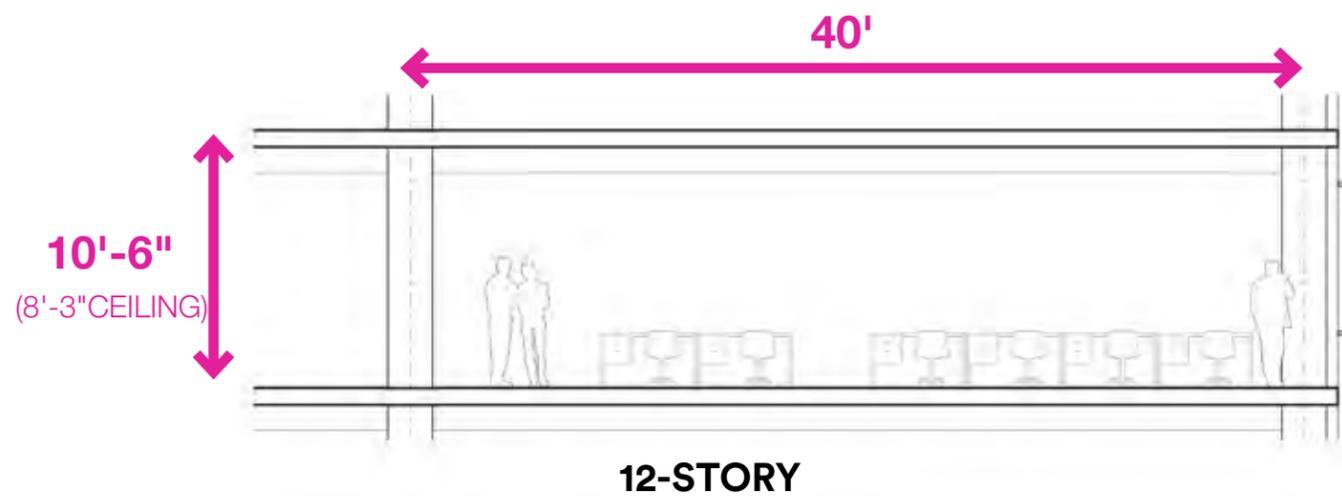
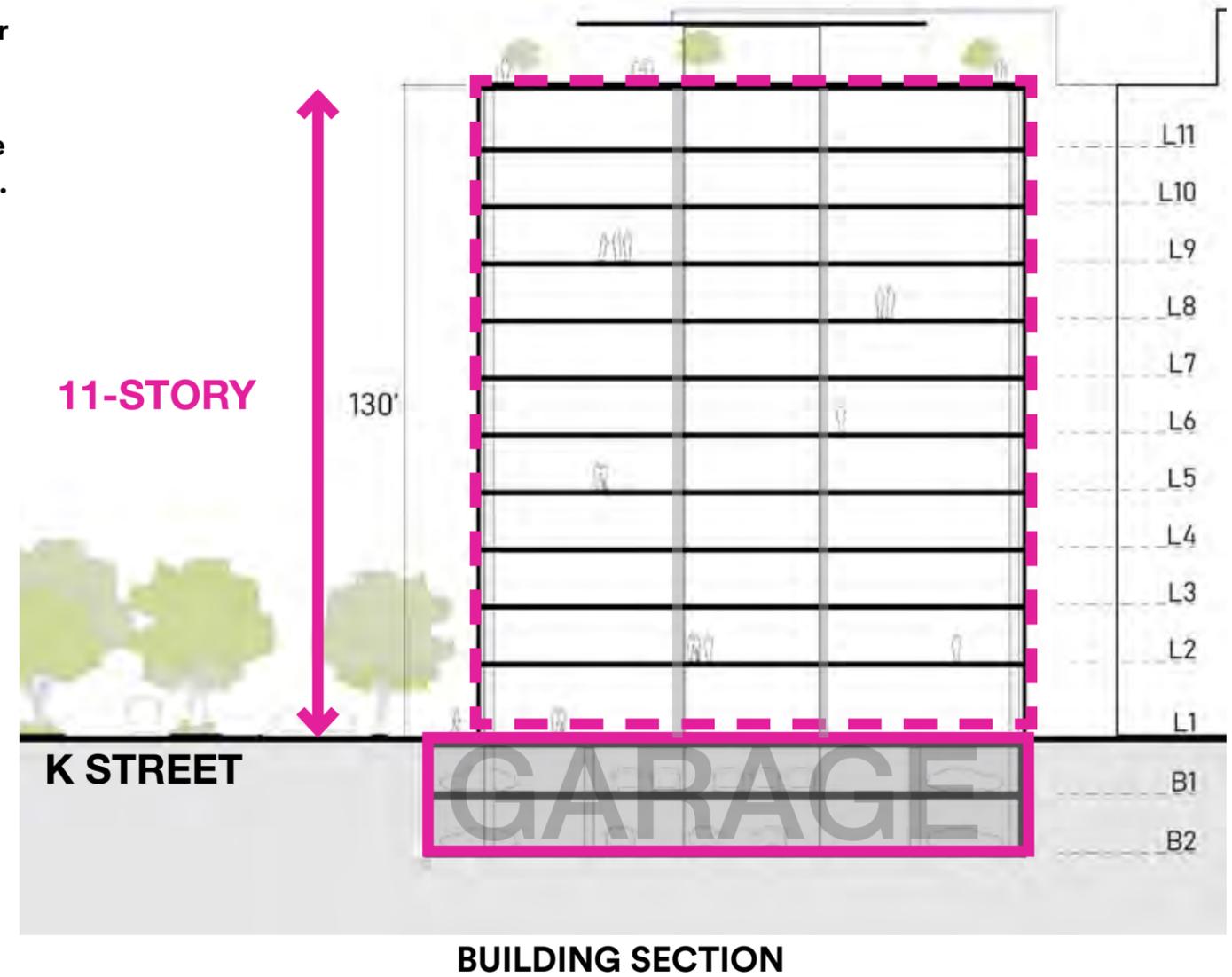
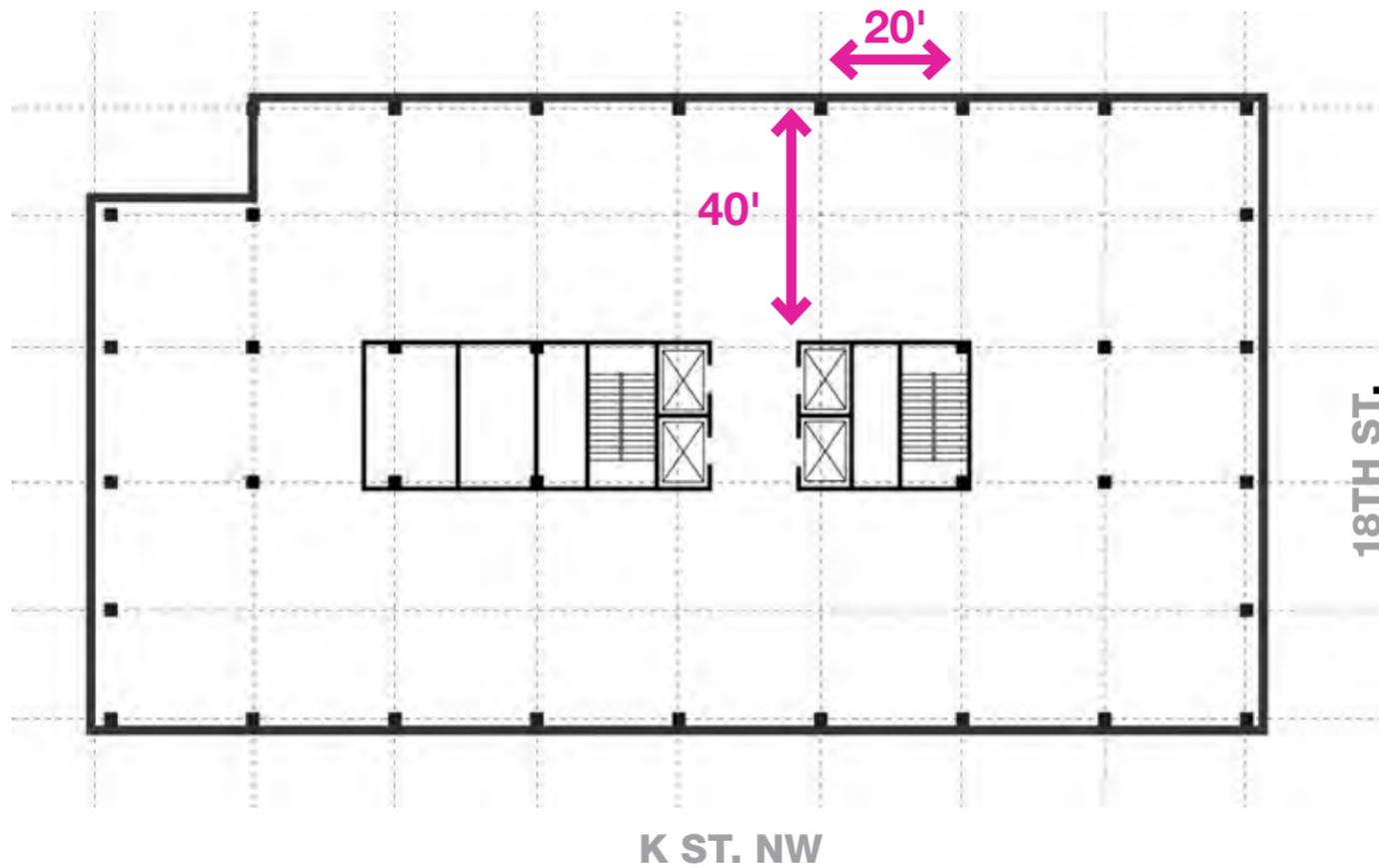
Existing Floor Plan

The existing building concrete structure is based on approximately a 20'x20' structural grid. The central core holds most of the lateral shear walls in forms of cast in place concrete shear walls and/or reinforced masonry units.



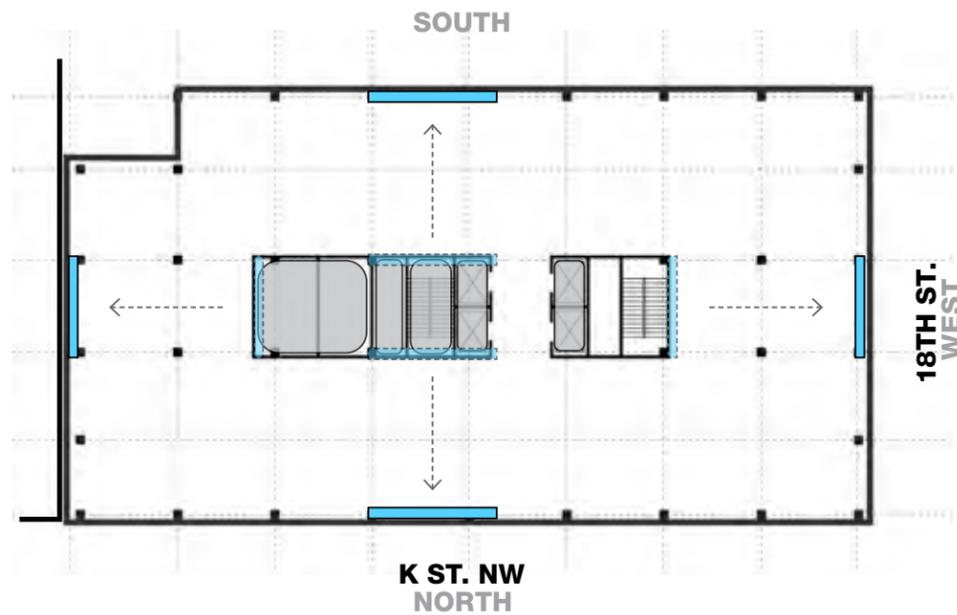
Optimized Grid

The new and proposed structural grid will be based on a long span from the building exterior to the core. The long span grid will allow for column-free workplace lease depth with only a few free-standing columns within future tenant space; therefore maximizing the flexibility for tenant fit-outs and interior planning. The new structural grid will be coordinated with the existing grid in the sub-grade floors to reduce or minimize future foundation reinforcements.



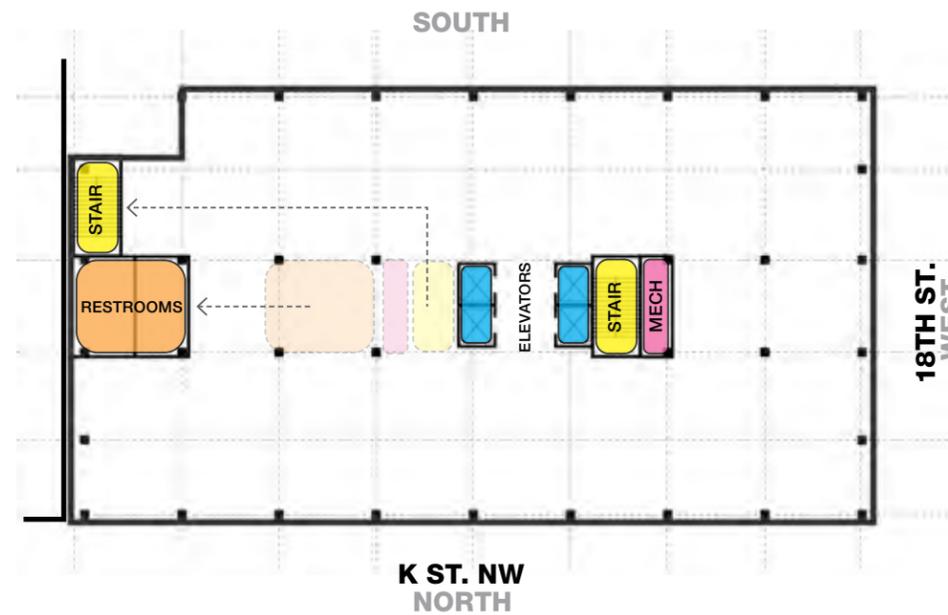
Create a Flexible Floor Space

Another consideration for the future building structure is to imagine shifting the building's lateral requirements from the core to the building exterior. This option will add flexibility to the design of the core and allow the core components to be placed away from the center of the building floor plan. It also creates a porous core resulting in a largely connected workplace, which can enhance the planning flexibility of the workplace floor plans. The porosity of the core can also allow for a connected view from the South facade of the alley to the North facade at K street.



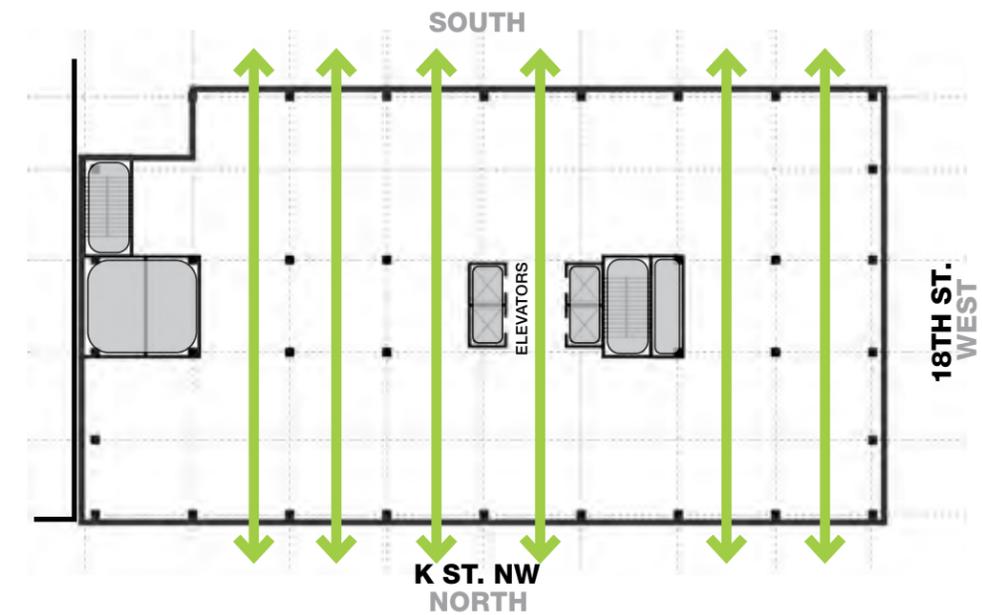
SHIFT LATERAL TO PERIMETER

What if we shift the lateral structural components from core of the building to the exterior, to give us opportunity to relocate some of the core elements.



DISSOLVE THE CORE

Our site is a three-sided lot with east-end directly adjacent to the building next door. We propose to relocate some of the core elements to the location that is less desirable as workplace.



OPEN PLAN : ENHANCE POROSITY

Dissolving the core gives flexible floor plan layout, while also enhancing the porosity from one side of the floor to the other and beyond. Maximizing the views, and bring the daylight to the center of the space.

Open Floor :: Enhanced Porosity

The porosity of the core can enhance open views from one end of the floor to the other, allowing for a connected view from the South facade of the alley to the North facade at K street.



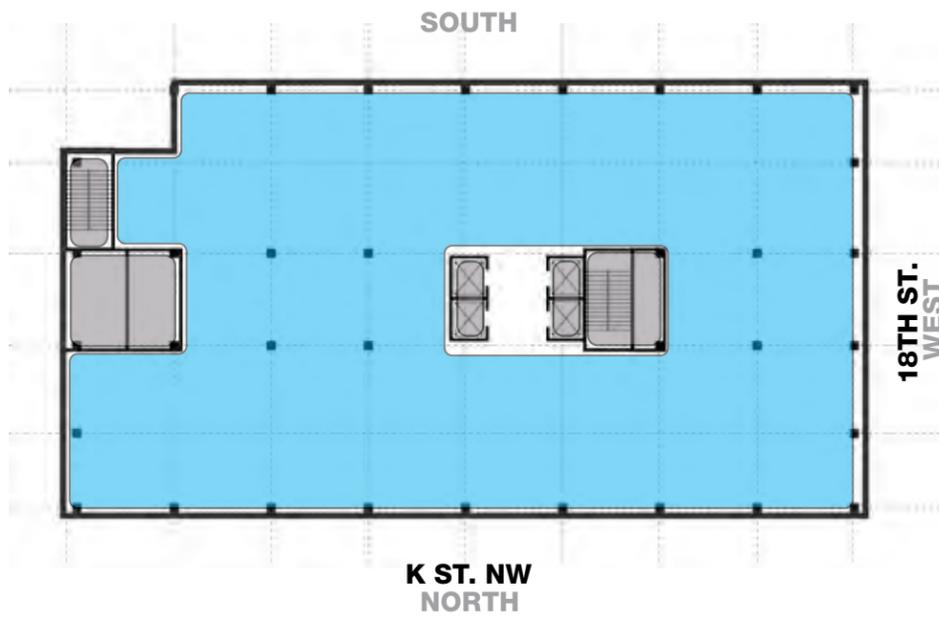
CENTER CORE



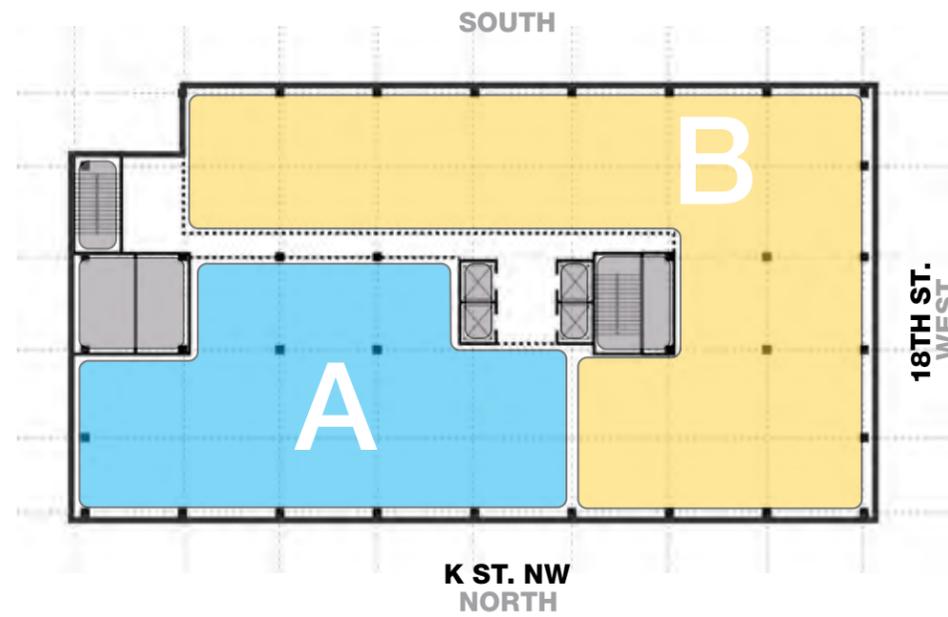
DISSOLVED CORE

Flexible Layout

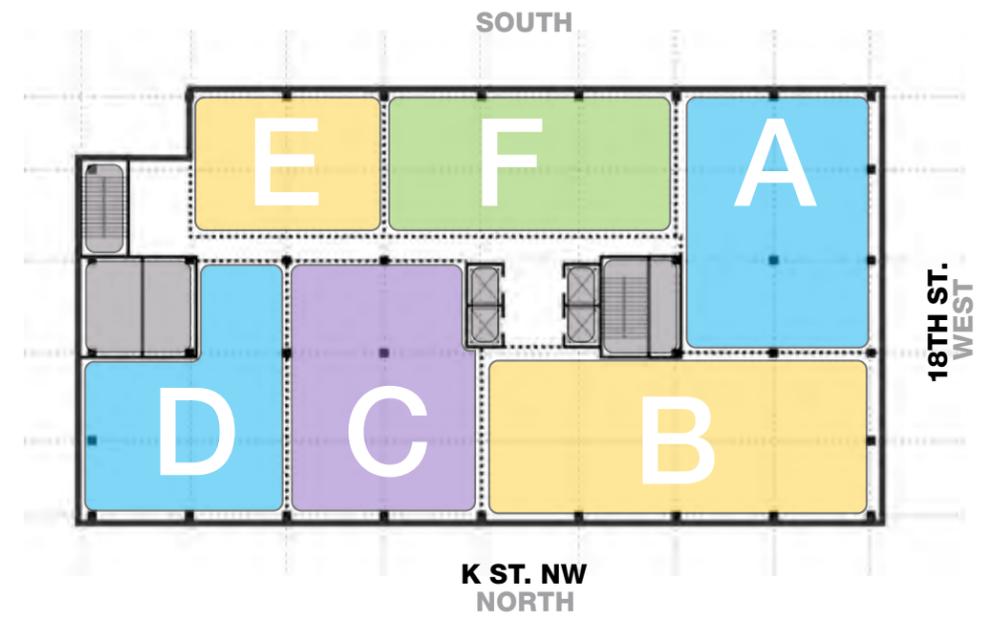
A dissolved core gives opportunity for a flexible tenant layout, as well as the ability to reconfigure the floor layout in the future in both single and multi-tenant configurations.



SINGLE TENANT



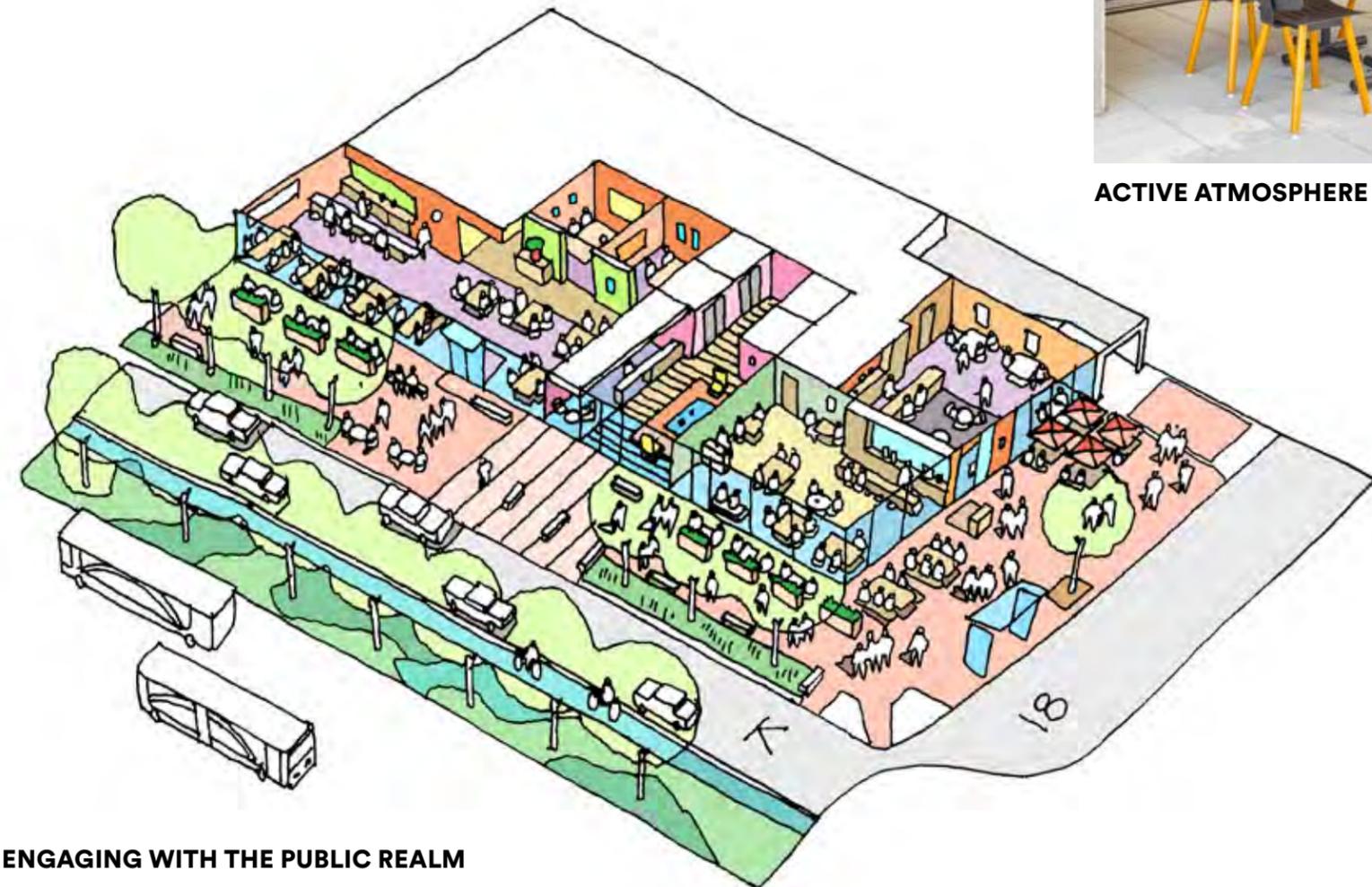
2-TENANT



MULTI-TENANT

Street as an Amenity

Our goal with 1776 K Street NW is to make it permeable and active—the in-between spaces that serve as the connective fabric weaving together the threads of its people and the city. The street can be enhanced to become active with varied public and semi-public spaces, which serve as additional amenities for office tenants. We also envision an opportunity for the lobby to be able to activate the street as well as provide unique tenant amenities: street visibility, access to outdoors, vertical connectivity, and street-level amenity space.



ENGAGING WITH THE PUBLIC REALM



ACTIVE ATMOSPHERE



FURNISHED ZONES WITH SHADE



PARK PEOPLE NOT CARS

Amenities as Differentiator

In recent years and especially with the start of the COVID-19 pandemic, design has become increasingly focused on health and wellness. ZGF's culture of cross pollination has allowed us to apply lessons learned from our healthcare design practice and apply them across sectors—from workplace to urban design. We are actively engaged in research and studies that provide insight into how enhanced indoor environments improve occupant happiness and health—mental and physical—and we are committed to pursuing these concepts further in our design practices. Areas of focus have included daylighting analysis, circadian lighting, material transparency certifications to rid spaces of toxins, and biophilic design.



BUILDING AMENITIES

Our goal is to shape streetscapes that are permeable and active with a sequence of varied public and semi-public spaces.

BIKE LOUNGE CAFE

A ground-floor bike room and coffee bar helps activate the street and encourages alternative modes of transit.



ACTIVE CIRCULATION

Thoughtfully planned circulation pathways can provide chance encounters for tenants.

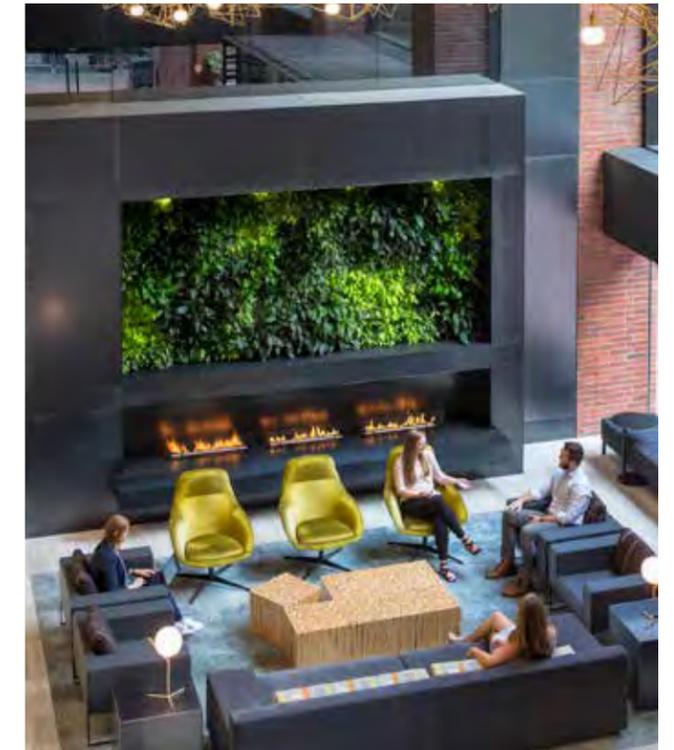


BRING THE OUTDOORS IN

The introduction of biophilic elements like warm natural materials and lush vegetation has been proven to improve cognitive awareness, mood, and overall well-being.

BIOPHILIA

Creating meaningful social spaces with connections to biophilic components.



OFFER FLEXIBLE FITNESS

Natural daylight, flexibility, and a raw aesthetic are must-have attributes in a modern fitness center. Simple, rugged finishes can stand the test of time, and flexible spaces allow easy adaptation to the latest trends.

Differentiate in the Market

Mixing business offices with amenities such as event spaces, restaurants, and gyms within commercial buildings would allow these sectors to complement rather than compete with one another. For example, bars could be placed at rooftop level to take advantage of a building's views while fitness spaces could be located on a mezzanine or at mid-level to take advantage of larger floor areas.



1200 SEVENTEENTH

CONNECT TO NATURE

1776 K Street can provide access to nature which can feature plants, lounge chairs, and views to the monument.

MOBILITY

With the Farragut North and Farragut West station and an extensive bike network within short reach, 1776 K Street NW will offer convenient access.

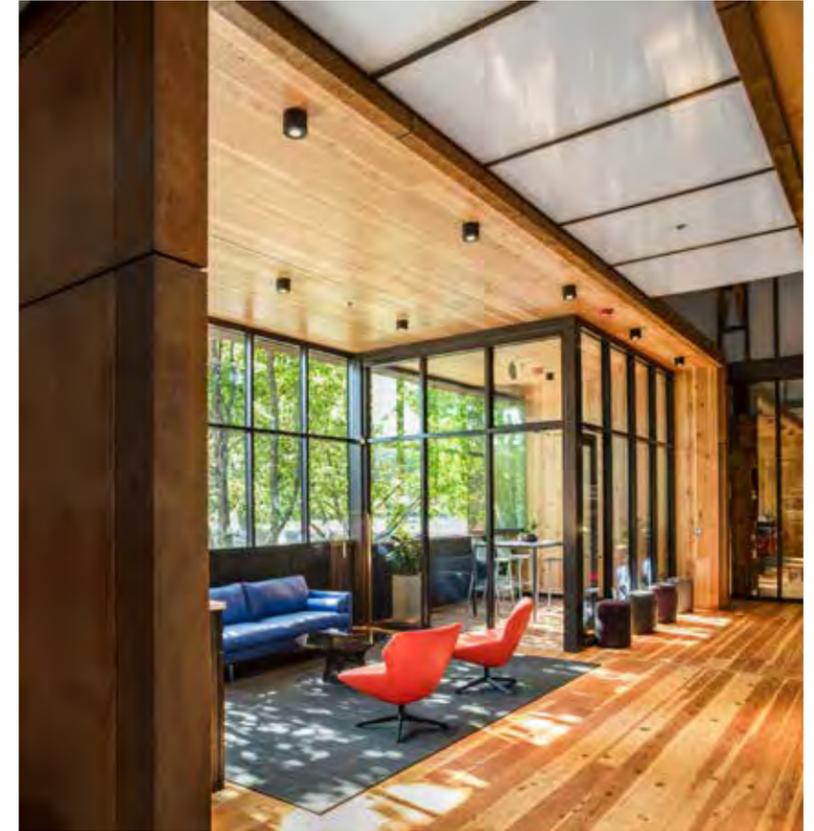


K STREET NW TRANSITWAY STUDY

SENSE OF PLACE

Spaces like outdoor retail, coffee shops, and themed dining venues will increase the attractiveness and sense of place for 1775 K Street NW.

THE EMERY



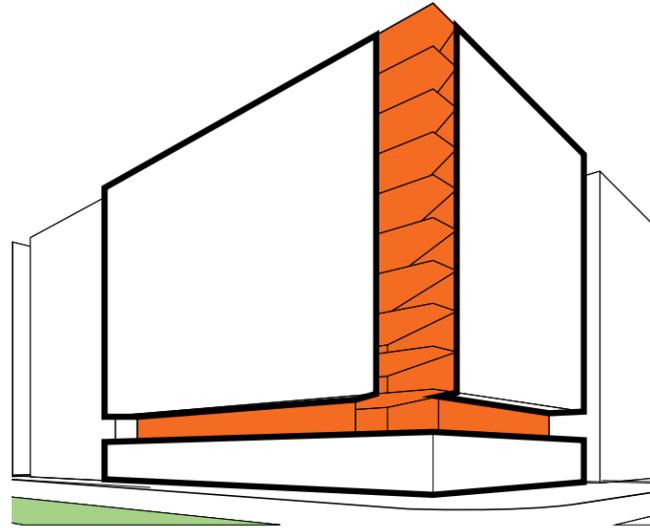
GREAT NOTION BREWING

NATURAL MATERIALS

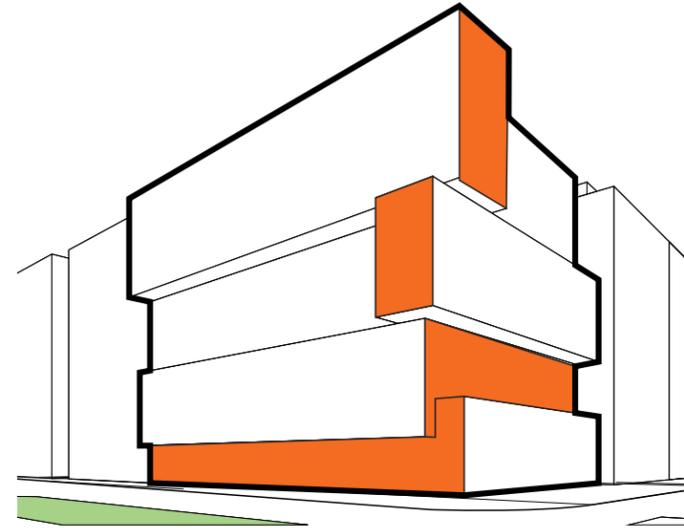
Natural materials will offer sustainable and biophilic benefits while further differentiating 1776 K Street NW from neighboring buildings.

Character + Identity

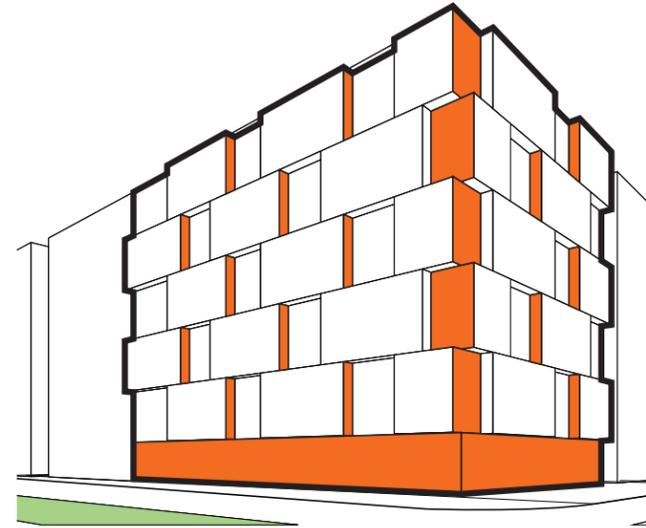
1776 K Street NW offers a unique opportunity to define and shape the prominent corner of 18th & K Street by creating a building that is distinct in its presence and identity. Locating amenity spaces in this prominent corner and lower level areas of the building could enhance engagement from both a pedestrian and overall context. A dynamic façade design can provide visual interest while leveraging zoning concepts of bays, projections, and balconies to maintain target floor areas. The façade and lobby on this project could afford the design team a chance to elevate the buildings presence beyond its context to truly provide a trophy office space.



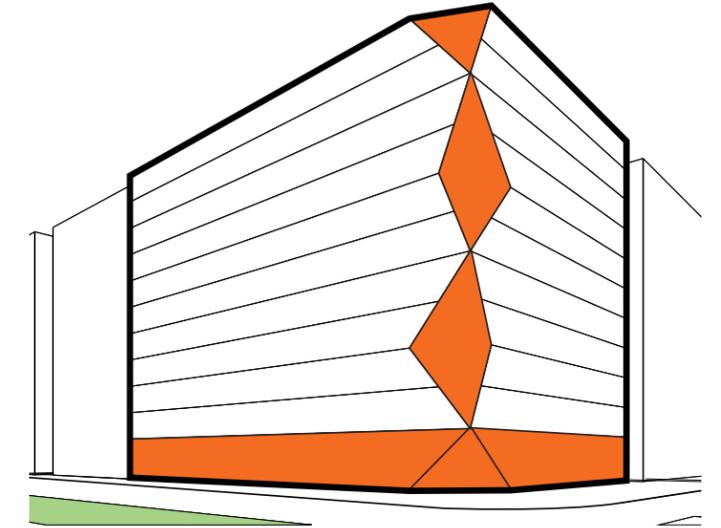
OPEN THE CORNER



PUSH & PULL



PUSH & PULL, FINER GRAIN

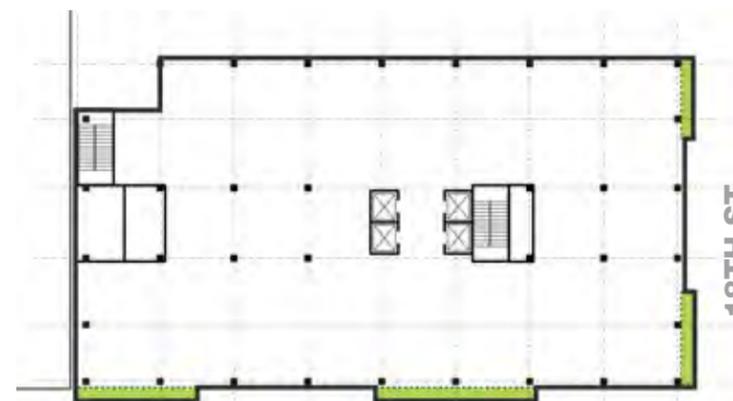


CARVE THE CORNER



VIEW OF K ST. & 18TH ST.

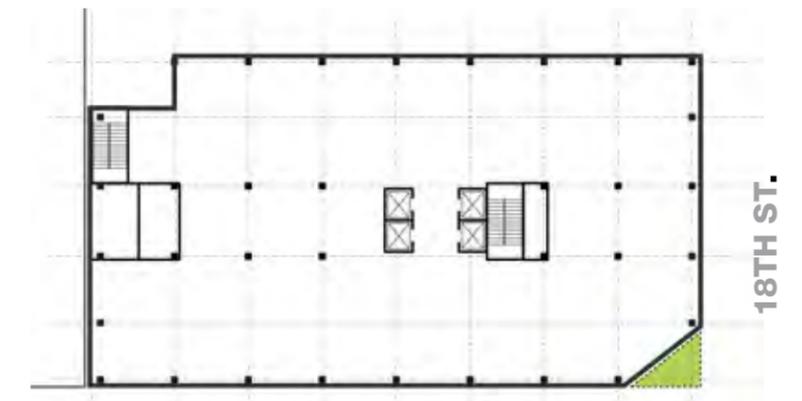
Articulate the corner of K St. & 18th St. Make it special, visible, and memorable both from inside and outside.



K ST. NW

PUSH & PULL

Utilizing projection to create unique corner while gaining additional square footage.



K ST. NW

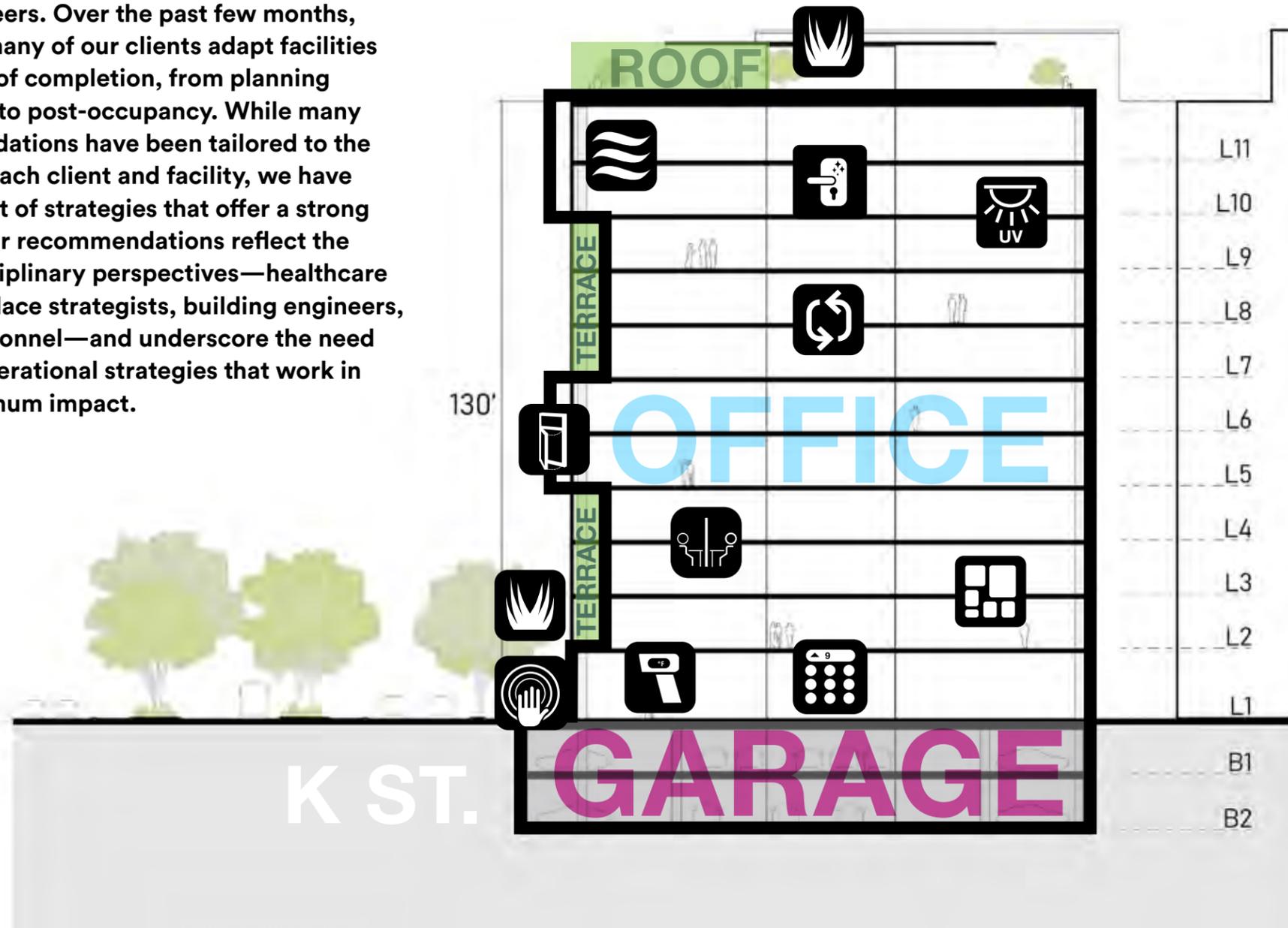
CARVE THE CORNER

Carving minimum area to create a unique corner experience.

Rethinking Office Design

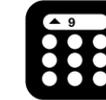
Trends in a Post-COVID World

The Post Covid Workplace puts an emphasis on how Architecture and the built environment can adapt to changed behaviors. The office is not going to disappear, but it will require a fresh, new approach. People will still need places where they can come together, connect, build relationships, and develop their careers. Over the past few months, ZGF has helped many of our clients adapt facilities at various stages of completion, from planning and construction to post-occupancy. While many of our recommendations have been tailored to the unique needs of each client and facility, we have an overarching list of strategies that offer a strong starting point. Our recommendations reflect the input of multidisciplinary perspectives—healthcare designers, workplace strategists, building engineers, and facilities personnel—and underscore the need for design and operational strategies that work in tandem for maximum impact.



CONTROL STATION

Establish control points for seasonal or pandemic wellness checks and symptom screenings.



DESTINATION DISPATCH SYSTEM

Employees can swipe a key card and notifies the elevator where they are going.



TOUCH-FREE DESIGN

- Wave-to-enter door operators
- Touch-free devices in restrooms
- Touch-free water fountains



MECHANICAL SYSTEM

Re-evaluate building mechanical systems for optimized fresh air change overs and maximized air filtration.



CIRCULATION

Design circulation routes to encourage one-way traffic and utilize wayfinding graphics to clearly mark routes.



DISINFECTING TECHNOLOGIES

Consider UV light and/or other disinfecting technologies.



PRIVACY SCREEN

Add privacy screens at areas where face-to-face interaction is expected.



ADAPTABLE FLOORPLATES

Open floor plan provides flexibility to reconfigure the layout for future uncertainties.



OUTDOOR AMENITIES

Outdoor terraces offer connections to fresh air, nature, and provides relief and respite for tenants.



NATURAL VENTILATION

Operable windows improve fresh airflow in the building, reduce lingering odors or airborne germs.



ANTIMICROBIAL COATING

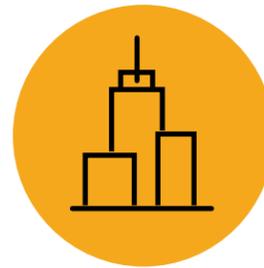
Consider antimicrobial application on surfaces to prevent the growth of disease-causing microorganisms.

Enhance Performance

Energy, Water, + Carbon

Integrating sustainable building systems can further differentiate 1776 K Street NW while demonstrating responsible stewardship of the natural environment. As a national leader in high-performance design, ZGF has had significant success in pioneering innovative building systems, and we have delivered more than a dozen Net Zero Energy, Water, or Carbon projects. 1776 K Street NW has the opportunity to become dynamic expressions of sustainable design in practice—through the use of natural materials and the display of building technology, their design can help define the character and ethos of the K Street Corridor.

Net Zero Strategies



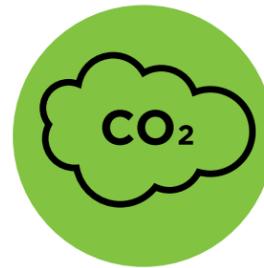
LOCATION

A project's location has a profound impact on its carbon footprint. Walkable, transit-oriented communities have significantly lower carbon footprints. Providing a rich mix of neighborhood-serving retail, including a grocery store, in addition to an array of transit options is key to a neighborhood's success.



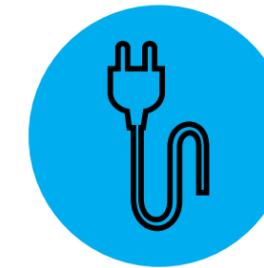
ENCLOSURE

An efficient building envelope will reduce overall energy demand. Highly efficient glazing and solar shading can allow ample natural daylight while reducing heat loads. Modular facade assemblies allow for higher R-values and better quality control. They also can reduce construction time by allowing the building to be closed-in quicker.



CARBON

The use of low carbon and carbon syncing materials helps reduce the greenhouse gas emissions that contribute to global warming. Concrete is the leading contributor to greenhouse gas emissions in the Construction Industry. By reducing the amount of cement used, high performance mixes can reduce the carbon footprint of concrete by as much as 40% for very little added cost.



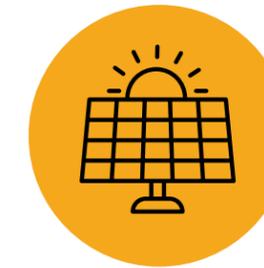
SYSTEMS

Active systems including plug loads, lighting, and HVAC are the largest contributors to a typical building's energy use. Natural daylighting and occupancy sensors are two strategies to reduce lighting loads. High performance HVAC systems, such as multi-unit VRF can reduce peak loads by transferring energy between units.



WATER

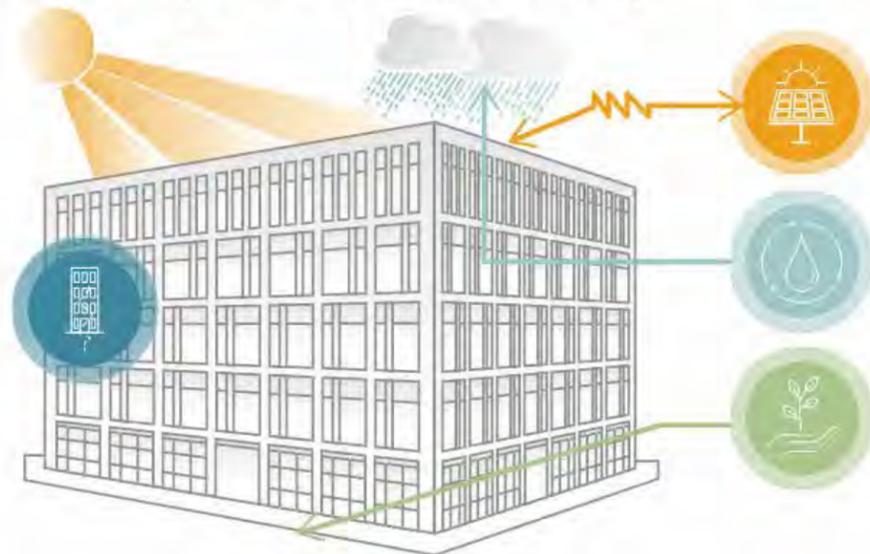
Water management is of the utmost importance. Innovative stormwater techniques can mitigate runoff and protect the river and ecosystem. Low-flow fixtures will significantly reduce water demand. Reuse of cooling tower makeup and precipitation for irrigation can further reduce water use.



ENERGY

What energy demands cannot be eliminated through an efficient enclosure and building systems should be supplied via clean, renewable energy. On-site solar can supply a portion of the building demand. The remainder can be offset through renewable energy credits or a power purchase agreement.

Resiliency of a 500 year building



- On-Site Power, Battery and Microgrid
- On-Site Rainwater Reclamation
- On-Site Waste
- Structural Category IV Seismic. (Same as Hospitals)

The PAE Portland Living Building can operate for approx. **100 DAYS** during summer without utility power and with load shedding ~38% below our typical loads

Enhance Performance

Increased Productivity + Wellness

High-Performance Building Costs



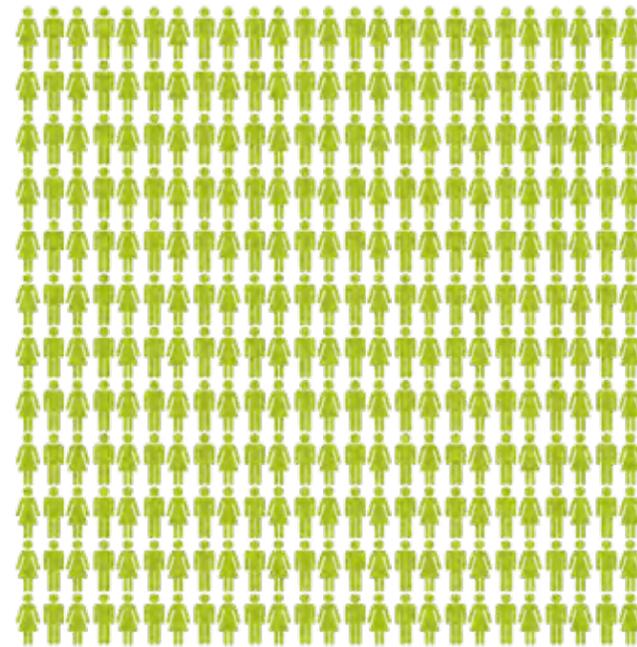
UTILITIES

\$1/ SF



BUILDING + OPERATIONS

\$15/ SF



LABOR

\$300/ SF

OUTSIDE WORK SPACES

Providing inspiring outdoor spaces for tenants to have access to natural light and connect with nature.



J. Craig Venter Institute La Jolla
LA JOLLA, CALIFORNIA



Expedia Group, Headquarters
SEATTLE, WASHINGTON

EMBRACE INDOOR + OUTDOOR SPACES

Connection to nature, light, and fresh air underpins wellness. Access to these environments gives people confidence that their wellbeing is considered a priority.

ZGF Architects

600 14th Street NW
Suite 800
Washington, DC 20005

202 380 3120

zgf.com