



craft

Sellen
75

COMMEMORATIVE ISSUE
A SELLEN PUBLICATION



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On the cover

The Spheres aglow with electric shine.

Photo: Sean Airhart

A special thank you to all of our contributing photographers: Tim Griffith, Benjamin Benschneider, Doug J. Scott, Timothy Hursley, Laura Swimmer, Stuart Issett, Nic Lehoux, Ryan Warner, Sean Airhart, Keith Brofsky.

THANK YOU *to Our Partners*

As we reflect on what 75 years means to all of us here at Sellen, we find ourselves with only one thought: Thank you, Seattle!

Thank you for the opportunity to play a role in shaping the skyline of our Puget Sound communities. It never ceases to amaze when we look across Elliott Bay and see the transformative changes that we have had the chance to build over the years.

Thank you for the partnerships we've been lucky to develop and grow with each and every project. So many of these collaborations have turned into lifelong friendships and long-term working relationships that make coming to work enjoyable every day.

And finally, thank you for giving us a home that we love for 75 years. Every year, Sellen works hard to give back to the Puget Sound community, both through our philanthropic efforts and volunteer time. Our purpose is to improve the lives of others – as builders, partners and neighbors.

As we reflect on the past, we also find ourselves looking toward the future and what the next 25 years will bring. We continue to remain committed to working with you, our partners, to build thriving and equitable Puget Sound communities for generations to come, and we once again thank you for joining us in this journey.





Celebrating 75 Years in Seattle

John Sellen, my grandfather, was only 31 years old when he purchased J. W. Bailey Construction Company in 1944 and made it his namesake. For the next 39 years, he watched as the company grew with Seattle and the greater Puget Sound area until his passing in 1983.

While 39 years is a feat in itself for any firm, I'm sure that what has transpired over the past 75 years for Sellen goes far beyond what John Sellen ever imagined.

We have built some of Seattle's tallest towers and most iconic structures; we have weathered economic downturns; we have grown to become one of the Northwest's largest locally owned contractors; and we have supported the Puget Sound community as it has supported us. Through it all, we have managed to retain our focus on what John Sellen believed – and what I continue to believe – are our firm's greatest assets: our people and partners. It is thanks to you – and I'm speaking to each and every Sellen employee, and all our client, design and subcontractor partners over the years – that this has been such an incredible journey for Sellen.

When Sellen turned 50 in 1994, we wrote a book about the history of Sellen. It is in that spirit that we now present you with this commemorative issue of Craft to celebrate our 75th anniversary. Instead of rehashing the full 75 years, we've chosen to focus on Sellen's growth over the past 25, told through some of our most impactful projects and a few of the partners with whom we've had the pleasure of working throughout the years.

We hope you enjoy this opportunity to relive and revel in some of the significant accomplishments we have achieved together these last 25 years. As we celebrate 75 years and start planning for what the next 25 may bring, thank you for your service and partnership, and for giving all of us at Sellen an inspiring 75 years as your hometown contractor.

Best,

Scott Redman

Chief Executive Officer
Sellen Construction



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Seattle's Pioneering Spirit

By John Schoettler,
Global Real Estate Chief, Amazon

When my ancestors moved to Washington state five generations ago, Seattle wasn't much more than a soggy logging camp. Today, we still have rain, but to stroll Seattle is to tour an urban center that rivals many of the world's great cities.

The Pike Place Market, the Pacific Science Center, and our soon-to-be-completed glittering waterfront display Seattle's vision and commitment to community. Everywhere are products of our dreamers and doers, including the Bill & Melinda Gates Foundation, the Amazon Spheres, and the burgeoning neighborhood of South Lake Union that Paul Allen envisioned.

We are a city of adventurers such as Jim Whittaker, the first American to conquer Mt. Everest. Of genre-defining musicians, such as Jimi Hendrix and Kurt Cobain. Of risk-taking visionaries such as Detroit transplant and aviation pioneer William Boeing.

Why Seattle inspires such achievement is hard to explain. Perhaps it's simply the luck of our natural setting. Who isn't encouraged to dream big when standing before Mt. Rainer? Our frontier spirit might be part of it, too. When Jerry said in one of the earliest episodes of Seinfeld that "everybody's moving to Seattle," he captured a city bursting with promise. Now, thirty years later, the comedian's comment is more accurate than ever.

Despite all of Seattle's success, we are a city with soul. Surviving booms and busts dating back to the Alaska gold rush has taught us how to get up when we are knocked down and to help those who have trouble doing so. Mary's Place is an excellent example of our compassion, a family shelter providing housing for families, particularly critically ill children in need of immediate housing.

All along, our buildings have helped define us. The iconic Smith Tower, one of the tallest buildings in the world when it was completed in 1914, shows the long-standing confidence in Seattle's future. The Space Needle is a monument to our belief in scientific achievement. And now, a new generation of buildings, many of which Sellen Construction has helped build, are again defining our values and priorities. Sellen is deeply committed to creating buildings that protect the environment, by conserving energy and insisting on building techniques that protect our waterways.

Thanks to the leadership of Sellen and other visionaries, our downtown core is preserving the essence of Seattle while propelling our community toward ever greater accomplishments.



John Sellen

Years served as CEO
1944–1983



Bill Scott

Years served as CEO
1983–1992



Rick Redman

Years served as CEO
1992 – 1998

The Founder

The founder and namesake of the company made his way to Seattle after growing up in Alaska, the son of a school teacher and an engineer working on the railroad. John was attending Washington State College in Pullman in 1932 when he decided to quit and start a career in construction in Seattle in the midst of the Great Depression. He quickly rose through the ranks at J.W. Bailey Construction Company, from estimator to project manager to superintendent before becoming a partner in 1940. When the owner decided to retire, John bought out the company and renamed it John H. Sellen Construction Co. Soon after, he won his first bid for a naval radio station on Bainbridge Island.

He served as CEO for 39 years, growing the small company into one of the largest in the region and forming the foundation of the principles that guide Sellen Construction to this day: integrity, honesty, dependability, quality and trust.

A Lasting Legacy

Bill grew up in Kentucky and ended up in Seattle after serving in the navy during World War II, arriving with an architectural engineering degree from Georgia Tech. After working in the local construction industry for a few years, Bill had his choice of contractors to join in 1951. On the advice of his father-in-law, a longtime bricklayer in Seattle, he was steered toward John H. Sellen Construction Co., where he would work for the next four decades.

As a key leader during the early days of the company, Bill played a tremendous role in shaping its character and legacy. With his guidance, the company focused on hiring quality people and developing efficient schedules, both of which remain key to everything Sellen does today. The company completed more than 7,000 projects during Bill's tenure at Sellen, and he touched almost every single one.

Building Relationships

The stepson of John Sellen, Rick spent his summers in high school working for the company as a carpenter apprentice and laborer. After an illustrious football career at the University of Washington and the National Football League, Rick was hired by Bill Scott to be the director of marketing for Sellen in 1975. At the time, almost all of the company's work was delivered through lump-sum bidding. In his role, Rick was focused on building relationships with clients, anticipating that more and more work would be negotiated rather than bid. This proved prescient and Sellen became one of only a select few contractors delivering negotiated work at the time, marking a turning point in the firm's history that resulted in a period of tremendous growth. As Sellen's CEO, Rick was very involved in the community and he remains a passionate supporter of many nonprofits in the Puget Sound.



1944
WA Naval
Radio Station



1961
Int'l
Fountain



1962
Rainier Brewery



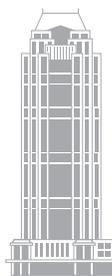
1971-74
University of Washington
Red Square



1982
Four Seasons
Olympic Hotel



1986
Century Square



1989
US Bank Centre



1994
Microsoft Redmond
West Campus



1994
Paramount Theatre
Restoration



1997
Swedish First Hill East Tower



Bob Barrett

Years served as CEO
1998–2008



Bob McCleskey

Years served as CEO
2008–2018



Scott Redman

Years served as CEO
2018–

A Standard of Excellence

Bob joined Sellen in 1973 as a project engineer after serving as a helicopter pilot during the Vietnam War, where he earned the Bronze Star for heroism. A graduate of the University of Washington's Building Construction program, he got his start at Sellen on the Safeco Tower project in the University District. He worked on some of the company's largest projects for more than a decade before taking on the role of chief estimator in 1996, when he moved from managing projects to managing people. As a leader, he helped create standards of excellence both at Sellen and within the local construction industry, becoming president of the company in 1992 and CEO in 1998, where he was committed to providing more opportunities for career advancement for rising stars at Sellen.

Today, Sellen offers a scholarship named after Bob to employees and their families to help pursue careers in the construction industry.

An Era of Rapid Growth

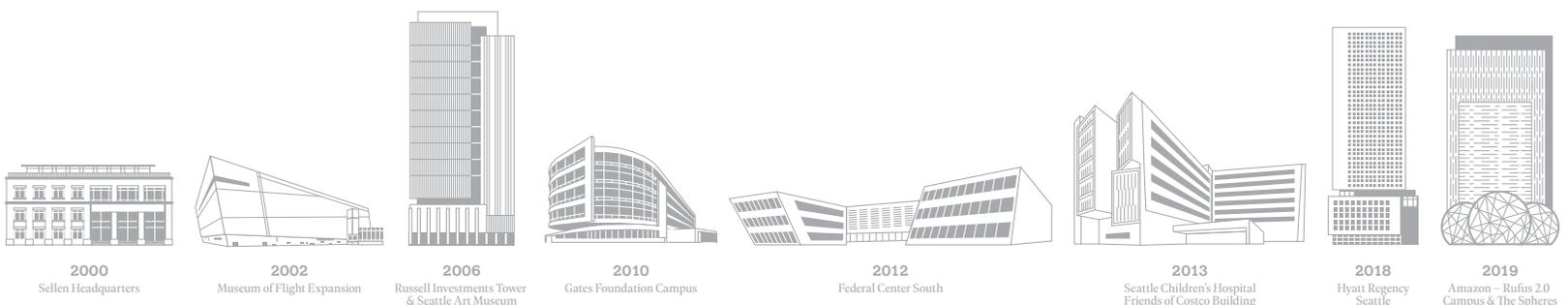
Long before Bob became CEO, he began his career at Sellen as an engineer, joining the company in 1981 after graduating from the University of Washington. Over the years, he rose through the company holding various management positions during a period of rapid growth. During that time, he was instrumental in developing a set of best practices for construction management, estimating and cost control to be implemented across all Sellen projects. He managed some of Sellen's largest projects, including significant work at Swedish Medical Center.

As CEO, Bob was focused on building long-term relationships with Sellen's partners, including clients, architects, engineers, subcontractors and others contributing to the success of the company's projects. He led the company through a period of unprecedented growth from 2014 to 2018, during which Seattle was one of the fastest growing cities in the country and led the nation in tower cranes.

Building to 100

Scott has been involved with Sellen for most of his life, from working part-time as a laborer in high school to joining the firm on a full-time basis in 1992 as the director of client development after receiving a Bachelor of Arts in Political Science from the University of Washington. As CEO, he is committed to continuing Sellen's legacy as a true partner for our clients and builder of iconic projects in the Pacific Northwest – a legacy left by his step-grandfather John Sellen, his father Rick Redman and other great leaders who came before.

Scott believes in the power of connecting people and fostering partnerships through community, and he serves as a volunteer or board member for a variety of local nonprofits in the Puget Sound, including the University of Washington Foundation, Seattle University, Seattle Children's Hospital, and KEXP.



/// PROJECTS

BUILDING THE Northwest





CENTURY SQUARE
1986

US BANK CENTER
1989

WEST EDGE TOWER
2018

RUSSELL INVESTMENTS PARK
2006

WATERMARK TOWER
1983

We often like to say that to tell the story of Sellen is to tell the story of Seattle. Just like our home city, Sellen's formative years were closely tied to the Second World War, including the very first bid won by John Sellen's young company for improvement work at a naval radio station and subsequent projects for the Army Corps of Engineers and Boeing. In the months and years immediately following the war, our clientele slowly transitioned from the armed services to public and private Seattle institutions as recognizable then as they are now, from Rainier Brewing to Nordstrom to the University of Washington.

As Seattle grew, so did Sellen, continuing a steady, methodical upward trajectory in the Pacific Northwest and honing our craft for 50 years. Then, in the last 25

years, everything changed. The Puget Sound region experienced a seismic shift in the transition from grunge to tech, and Sellen's crews increasingly found themselves shaping the ever-growing Seattle skyline. The company grew from a few hundred people to over 1,000 in the span of a few short years, at one point ranking as the largest contractor in the Puget Sound with an annual volume of more than \$947 million.

In the pages ahead, we've highlighted some of Sellen's significant projects completed over the last quarter century. Narrowing down the list was no easy task – after all, every project we have built has contributed not only to the growth of Sellen, but also the very fabric of the Pacific Northwest. Within these pages, however, we hope to capture the spirit of the projects that have seen Sellen and the Puget Sound through the last few decades.

Microsoft Redmond West Campus

The Beginning of a New Era

A quarter century ago, Sellen partnered with Microsoft to build the Redmond West Campus. The 37-acre campus included five three-story office buildings, each with underground parking; three parking garages; and a 30,000-square-foot cafeteria. The project was one of the largest Sellen's team had ever taken on, and the number of construction workers on the job site exceeded 1,000 at one point. Four project teams worked together to build all eight structures concurrently. Tenant improvement work was also completed while shell and core work was underway, requiring careful coordination among all crews. Microsoft and Sellen would partner on dozens of projects over the next 25 years as the software company grew into one of the leading technology firms in the world.

Did You Know

The campus features a central manmade river, which flows from a 51,000-pound source stone and under two pedestrian bridges, connecting all corners of the campus.

Lasting Impact

The Redmond West project ushered in a new era for Sellen and, in some ways, the entire Puget Sound region. It was a statement, heard far and wide, that some of the world's leading tech companies had a ready-made home in the Pacific Northwest. It's perhaps fitting that 25 years later, Sellen, ZGF and Microsoft are once again working on a large-scale campus project, creating space that will help the software titan continue its excellence around the world.



“We appreciate Sellen’s professionalism, responsiveness and dedication to delivering a quality project within some very compressed timeframes. Your team delivers consistent, quality services.”

— Doug Cole, JPC Architects

Owner
Microsoft

Architect
ZGF and JPC Architects

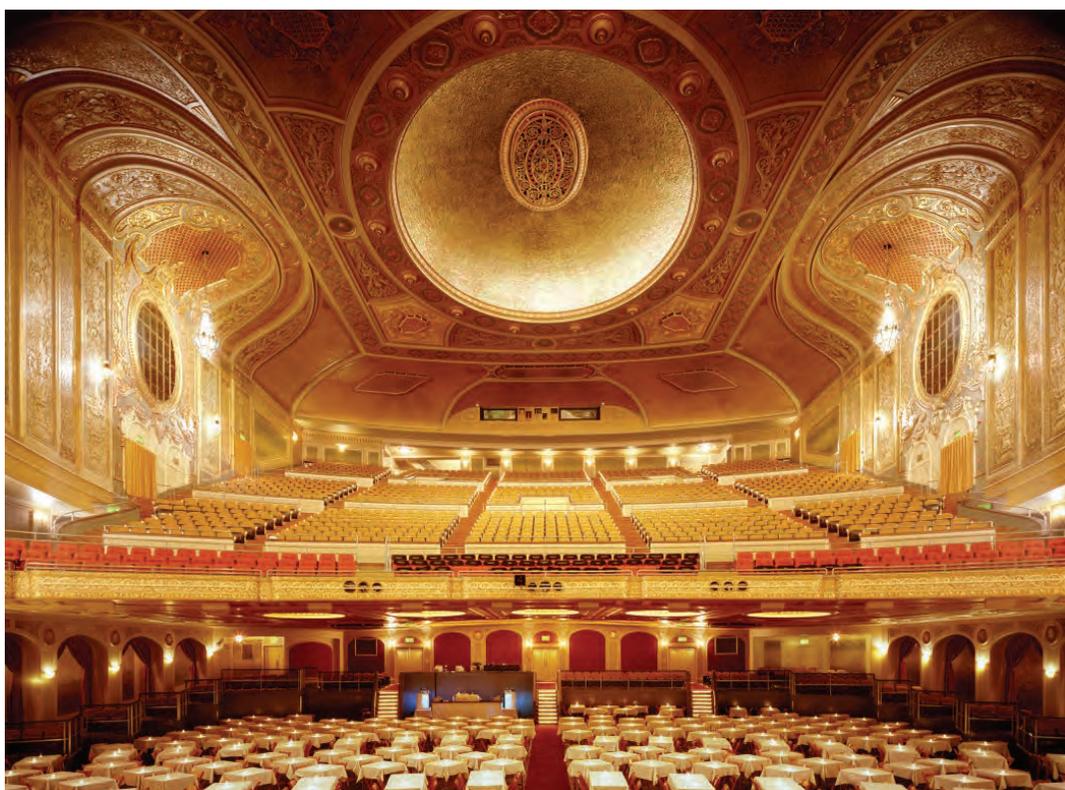
Location
Redmond

Size
1.2M SF

Largest Crew Size
1,000+

Completed
1995

Paramount Theatre Renovation



Setting the Stage

By 1994, Sellen had already developed a reputation for its skill at rehabilitating some of Seattle's most well-known spaces, including the 1982 remodel of the Four Seasons Olympic Hotel. The redevelopment of the Paramount, a nationally registered historic theater built in 1928, required significant renovation to the space, including the interior demolition and removal of more than 6,000 cubic yards of dirt and debris from the auditorium area; extension of the theater's back wall to increase the stage depth by 19 feet; extensive seismic upgrades; and the meticulous refurbishment and repair of thousands of intricate wood, metal, plaster, and crystal architectural details to their original grandeur. The team completed the project in just seven months.

Did You Know

The theater's 200 lighting fixtures were cleaned, polished, rewired and reinstalled from more than a million disassembled pieces.

Lasting Impact

The opportunity to restore the Paramount Theatre, which has hosted millions of patrons and countless performers, offered our team a chance to help reinvigorate one of the city's finest venues to be enjoyed by the public for years to come. Sellen remains committed to the Seattle arts community through a variety of endeavors, including volunteer leadership positions with ArtsFund, the Seattle Art Museum and KEXP. As we venture into the future, we hope to build upon these partnerships and further support the region's leading history, arts and cultural institutions.

Owner
Seattle Landmark Association

Architect
NBBJ

Location
Seattle

Size
121,700 SF

Originally Built
1928

Completed
1995

“The project was well managed, it was on time, on budget and most importantly, it was fun to do. Sellen's performance at the Paramount was the best show of the season.”

— John Savo, NBBJ

Swedish First Hill

Five Decades of Partnership at Swedish First Hill

Sellen and Swedish have been working together on projects large and small since 1962. After more than half a century of partnership, our work together has transformed the First Hill campus into one of Seattle's foremost places for healing and care. The projects are too numerous to name, but prominent examples include the East Tower, an 11-story addition above an existing lobby, featuring a curved exterior; the Orthopedic Institute, complete with 84 inpatient beds and 10 operating rooms; and the Cancer Institute, which consolidated all aspects of outpatient cancer treatment.

Did You Know

The True Family Women's Cancer Center, completed by Sellen in 2012, helped Swedish facilitate an additional 200 patient visits each day. The 23,600-square-foot space consolidated many of Swedish's services for treating women's cancer and created a new place for personalized and coordinated multidisciplinary treatment.

Lasting Impact

Seattle has been Sellen's home for the last 75 years, but it's also where many of our employees live and raise their families. Our partnership with Swedish at the First Hill campus has helped provide many in our community with access to top-notch medical services – a tremendously rewarding feeling for those who worked so hard on these projects.



“Sellen is one of Swedish’s most valued corporate partners. In so many instances, you have helped us bring healthcare in the Puget Sound region to an impressive new level.”

– Dr. Rod Hochman, Providence Health & Services

Owner
Swedish Medical Center

Architect
Multiple

Location
Seattle

Size
Over 2M SF

First Project Completed
1962

Completed
1997



Sellen Headquarters

A New Home for the New Millennium

After more than 50 years at its original home on 9th Avenue North in South Lake Union, it was finally time for Sellen to build its new headquarters, which was completed in 2000. Luckily for the movers, it could hardly have been any closer, located just across the alley on Westlake Avenue North. The new, 38,000-square-foot building provided much needed space for the growing team. The space was built while the first LEED guidelines were still in development, but Sellen used the preliminary criteria to incorporate sustainable construction and design principles.

Lasting Impact

As a company born and raised in South Lake Union, it has been truly amazing to see the neighborhood change and grow all around us, and our headquarters are no exception. Sellen completed an office-wide refresh in 2015 and earned LEED Gold Existing Buildings Operations and Maintenance (EBOM) certification, reflecting our commitment to protecting our environment. Sustainability and productivity go hand-in-hand at our headquarters.

Owner

Sellen Construction

Architect

ZGF Architects

Location

Seattle

Size

38,000 SF

Number of Levels

4

Completed

2000

Hec Edmundson Pavillion

Home Court Advantage

The University of Washington Huskies' basketball team has called Hec Edmundson Pavilion home for more than 70 years. When it came time to refresh the building in 1999, Sellen and LMN Architects worked together to breathe new life into the historic space. The renovation increased the capacity to 10,000 seats and made more efficient use of the building's footprint. Other changes included seismic retrofitting, restoration of the gothic windows and the installation of two 250-foot super trusses – creating an open arena with unobstructed sightlines of the court. The renovation also provided medical and training facilities, a Husky “Hall of Fame” featuring an open staircase to the Founder’s Club, and improved locker rooms.

Lasting Impact

Completed in 19 months, the team only missed one season away from their court. The updated Hec Edmundson Pavilion provided passionate Husky fans with a beautifully refreshed arena to root for the Dawgs over the next 70 years.

Owner

University of Washington

Architect

LMN Architects

Location

Seattle

Size

250,000 SF

Capacity

10,000

Completed

2000

Museum of Flight

Where History Takes Flight

The Museum of Flight Expansion project was the start of a long and successful partnership between the museum and Sellen – one that would create many new and exciting exhibits over the years. The initial expansion included the Personal Courage Wing, which houses the Champlin Fighter Collection and showcases 28 rare World War I and World War II fighters, each positioned in dynamic action sequences. The structure is cast-in-place concrete and steel superstructure with metal panel cladding, providing protection to the unique artifacts showcased in the gallery.

Did You Know

The museum recently partnered with Sellen once again to complete the Vietnam Veterans Memorial Park, honoring those who served in the Vietnam War. The focal point of the monument is a B-52G Stratofortress, meticulously restored to its former glory. The sloping-grade concrete wall along the footpath surrounding the 488,000-pound B-52 is five feet high at the tallest point and slopes down to create an elliptical, figure-eight design. The wall itself is an incredible feat of craftsmanship and a testament to the skill and dedication of the crew.

Lasting Impact

Over the course of 75 years, Sellen has been fortunate to build partnerships with local institutions like the Museum of Flight, working together again and again for 15 years to deliver beautiful spaces for the museum's expanding collection. These are places where visitors of all ages can come together and enjoy a day at the museum.



“It takes a lot of effort by many people to have a successful project, and we appreciate your leadership in making this happen. Please tell your people, thank you for going the extra mile for us. Keep up the good work.”

– Ed Renouard, Museum of Flight

Owner

Museum of Flight

Architect

NBBJ & SRG Partnership

Location

Seattle

Size

106,500 SF

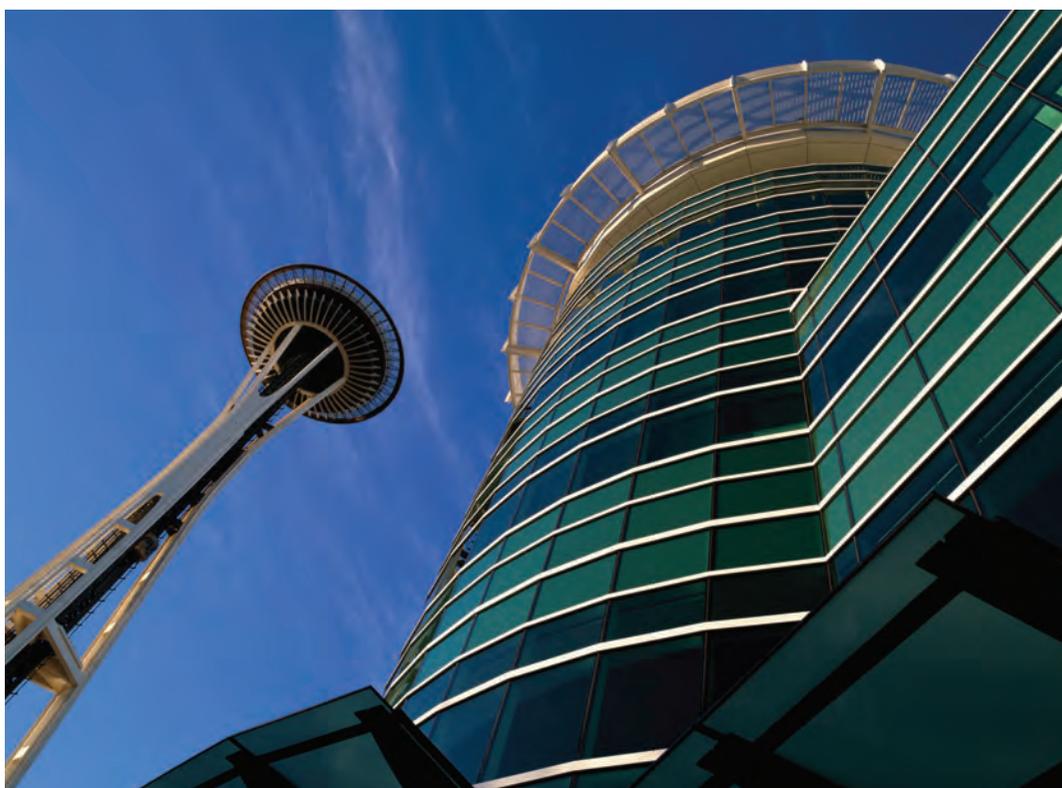
Aircrafts on Display

More than 175

Completed

2004

Fisher Plaza



A Broadcasting Facility for the 21st Century

Sellen began work on this multi-phased communications campus in 1998. Located near Seattle Center, the first phase included a five-story office with a high-tech broadcast facility and tenant spaces for KOMO-TV. The new building was constructed above a three-level, below-grade parking garage providing space for more than 300 cars. The next phase included the demolition of the original KOMO-TV building, which was replaced with a six-story office. The project also featured a public plaza with a fountain and seating areas for those passing through.

Did You Know

The first phase of the project was built around the existing KOMO-TV building while it remained fully operational. Sellen's crews went to great lengths to minimize impacts to the broadcast facility while construction was underway. In addition, due to the project's close proximity to the elevated monorail track along 5th Avenue, the team had to develop creative solutions during excavation and hoisting activities.

Lasting Impact

We often say that Sellen has helped shape the fabric of the Pacific Northwest, but in this case our crews actually helped boost the airwaves in our community. In the years since, Sellen has had the opportunity to work with other leading broadcasters in Seattle, including KING 5, Q-13 News and KING-FM. We also recently partnered with local institution 90.3 KEXP to build its new home at Seattle Center, helping to spread joy to music lovers all over the world.

Owner

Fisher Communications

Architect

Lance Mueller & Associates

Location

Seattle

Size

590,000 SF

Number of Levels

6

Completed

2003

“Sellen has worked extensively with our company for more than fifty years. Each project has met our expectations in terms of quality of workmanship, budget, and on-time delivery.”

– William Krippaehne, Fisher Communications

Russell Investments Tower & Seattle Art Museum Expansion

Changing Seattle's Skyline

The Russell Investments Center was the first skyscraper addition to Seattle's skyline in over 15 years. This project included two distinct components: The Russell Investments Tower, which occupies 890,000 square feet of space over 42 floors; and an expansion of the Seattle Art Museum, which added 335,000 square feet over 12 levels that connect internally with the existing museum.

Did You Know

This was the first concrete core over 20 stories that Sellen completed and the third core structure overall. Building on our previous experience and challenged with new heights, the team created a unique design that split the core into two sections to optimize construction efficiencies. This allowed Sellen to use two crews and stack openings so that formwork could be reused, as well as use reinforced steel boundary groupings that made changing forms faster and easier. Our crews developed creative construction methods to speed up the pour-cycle duration including selecting efficient form systems, determining optimal boom placement and enhancing access to the core. These efforts resulted in a three-day pour cycle, reducing project costs and expediting turnaround. This technique is one our crews have continued to improve on to this day.

Lasting Impact

The Russell Investments Center provided a sustainable and flexible space for its office tenants and additional room for Seattle Art Museum to showcase its exhibits. A portion of the tower includes removable floors to accommodate museum expansions. The tower was the first high-rise in Seattle to achieve LEED-EB Platinum status and continues to be one of the city's most sustainable high rises by maintaining an almost perfect ENERGY STAR score each year.



“As you know, our firm enjoys the pleasure of working with many of the best contractors in the world. Sellen’s performance on the WAMU/SAM project ranks among the very best we have experienced.”

– Ron Klemencic, Chairman/CEO, MKA

Owner

Russell Investments Tower,
Seattle Art Museum

Architect

NBBJ, Allied Works Architecture,
LMN Architects

Location

Seattle

Size

1,700,000 SF

Number of Levels

42

Completed

2006



St. Anthony Hospital & Medical Office Building

Partnering to Build a Healthier Pacific Northwest

Relationships are the foundation of everything we do, and few of our partnerships date back further than Sellen and CHI Franciscan Health. We have partnered on projects time and time again, building spaces for families to heal throughout the Puget Sound, from Enumclaw to Lakewood and beyond. Sellen began building St. Anthony Hospital, along with an accompanying medical office building, in 2007. The hospital includes 112 beds, a 24-hour emergency room, surgical and critical care units, inpatient and outpatient surgery spaces, and more. Located on a site with a steep slope and wetlands in close proximity to the construction area, Sellen's team worked carefully to protect the site and a nearby salmon-bearing stream.

Lasting Impact

The St. Anthony campus provided CHI Franciscan Health with additional capacity to serve the Gig Harbor community for decades to come. In addition, the project further solidified Sellen's commitment to serve the needs of our long-term partners, no matter the location.

Owner

CHI Franciscan Health

Architect

ZGF Architects

Location

Gig Harbor, WA

Size

349,000 SF

Beds

112

Completed

2009

Seattle Children's Bellevue Clinic & Surgery Center

Integrated Project Savings

This outpatient care facility offers a vast array of medical services for adolescents to receive specialized care. The team's goals focused on achieving an improved workflow to increase Children's ability to treat patients, reducing the square footage needed to achieve Children's desired goals, lowering operating costs by designing highly efficient systems, and delivering a beautiful and comfortable building for patients and families. At the midway point of the design phase, the team decided to pursue LEED certification. Sellen's experts helped the team increase the building performance target from Certified to LEED Gold without a cost premium.

Lasting Impact

Working together, Seattle Children's, Sellen and NBBJ used a true tri-party Integrated Project Delivery (IPD) contract to deliver the project, making it the first IPD project in the state. This team integration resulted in significant savings for project design and construction costs while protecting design intent.

Owner

Seattle Children's Hospital

Architect

NBBJ

Location

Bellevue

Size

175,000 SF

Number of Levels

6

Completed

2010

Bill & Melinda Gates Foundation Campus

Local Roots, Global Reach

The Bill & Melinda Gates Foundation's headquarters is located on a 12-acre site near Seattle Center and includes office space, meeting and convening areas, a visitor's center, a large atrium, a cafe, data center, two levels of below-grade parking and an above ground parking garage for Seattle Center. Extensive site work included landscaping, hardscape plaza elements and water features.

Originally designed to meet LEED Gold requirements, thoughtful planning by the project team allowed the two, six-story office buildings to receive a LEED Platinum rating. Sustainable achievements include a roof-mounted solar energy systems that heats a third of the campus' water and a 97% construction debris recycle rate. At the time, it was the largest LEED Platinum non-profit building in the world.

Over the past few years, Sellen's special projects team has revisited the campus completing tenant improvement projects to upgrade and refresh the foundation's spaces. Updates to the reception area, conference center and kitchenettes reflect the foundation's engaging and inclusive culture.

Did You Know

Sellen returned to the Gates foundation campus in 2015 to install Janet Echelman's intricate, aerial sculpture "Impatient Optimist." Suspended above the campus' courtyard, the piece is designed to show an individual's impact on the world through interconnected fibers and LED lighting.

Lasting Impact

The Gates Foundation headquarters provides a physical space that aligns with the organizations' goals to create a positive impact on their community and environment. The campus provides employees with functional spaces designed to inspire the creativity needed to approach some of the world's greatest challenges.



“I knew when we selected Sellen that we were getting a top-notch partner. What I didn't know was how deeply I would come to appreciate your many gifts: your spirit of collaboration, kindness, humbleness and expertise.”

— Gwen Sherman, Former Director of Assurance and Enterprise Risk Management, Bill & Melinda Gates Foundation

Owner

Bill & Melinda Gates Foundation

Architect

NBBJ

Location

Seattle

Size

875,000 SF of office space

Green Roofs

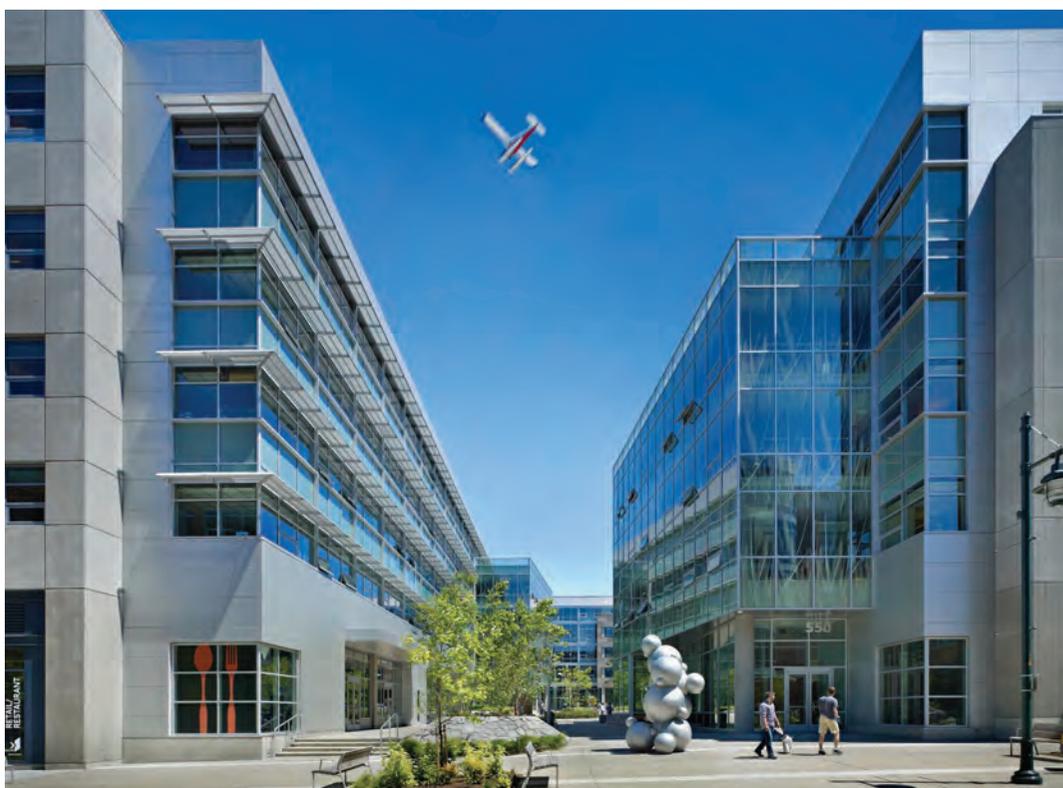
65,000+ SF

Completed

2011

Blocks 26 & 32

Shell & Core/Tenant Improvement



Expanding the Neighborhood

Sellen partnered with Vulcan to build the shell and core of Blocks 26 and 32 and completed the interior tenant improvement work for Amazon. The project helped welcome Amazon to South Lake Union, the neighborhood we have called home since 1944. Our two firms had worked together previously on smaller renovation work, but this 395,000-square-foot project, dispersed among three five-story buildings, was the start of a partnership that would dramatically change the neighborhood. Crews built open office space, conference rooms, and kitchenettes for the buildings' tenants, completing work concurrent with the delivery of the shell and core.

Did You Know

In the years since Blocks 26 and 32, Sellen has partnered with Amazon to build nearly 8 million square feet of office space in Seattle and Bellevue. These spaces have helped Amazon continue its remarkable growth, both in our region and around the world.

Lasting Impact

This project served as a prelude of things to come in the coming decade, laying the foundation for dozens of successful project deliveries and years of astounding growth in Seattle. Many at Sellen began their career at the company by building Amazon projects, from high-rises to tenant improvement projects and everything in between. Our partnership continues today and Sellen remains just as committed to its success as we were 10 years and 8 million square feet ago.

Owner

Vulcan and Amazon

Architect

LMN Architects &
IA Interior Architects

Location

Seattle

Size

395,000 SF

Sustainability

LEED Gold Certified

Completed

2010

“I just finished walking Block 32 top to bottom and I want to let you know how impressed I was with the organization of the site, overall production, safety, and quality of the work.”

– Jim Broadlick, Sr. Director of Real Estate
Design and Construction, Vulcan



Swedish Issaquah Campus

Lean Healthcare Delivery on the Eastside

Located on an 18-acre greenfield site in the Issaquah Highlands, Swedish Issaquah was the first new hospital to open in King County in 25 years upon its completion in October 2011. The project was delivered through an integrated project delivery (IPD) joining agreement, which allowed construction to start before design was complete. This complex, fast-track construction process enabled Sellen to complete Phase 1 with an extremely efficient schedule. The finished campus featured ambulatory care services, outpatient primary care, lab and pharmacy facilities and advanced imaging services.

Lasting Impact

The Swedish Medical Center's Issaquah Campus exemplifies Sellen's devotion to sustainability while providing a valuable resource to the Issaquah community. Sustainable practices on the project included a 93% waste diversion rate, strict indoor air quality controls, healthy building materials, a 16,000-square-foot green roof and the extensive use of recycled materials.

Owner

Swedish Medical Center

Architect

CollinsWoerman

Location

Issaquah

Size

610,000 SF

Number of Levels

5

Completed

2011

UW: Foster School of Business, PACCAR & Dempsey Halls

Fostering Collaboration

Located at the heart of the University of Washington campus, Sellen and LMN Architects set a new standard for integrated design and construction through the development of the new Foster School of Business. The project comprised two buildings, combining the privately funded PACCAR Hall with publicly funded Dempsey Hall to produce a new standard of design excellence and social performance in support of the business school's institutional goals. Aligning with the university's commitment to sustainability, both PACCAR and Dempsey halls are LEED Gold Certified.

Lasting Impact

As a business school consistently ranked among the best in the country, the new facilities provided a physical space to mirror UW's transformational academic programs. The additions included technology updates throughout the new auditorium, tiered classrooms, breakout rooms, boardroom and meeting spaces to encourage collaboration across local and remote audiences. Following the completion of the projects, the Foster School had a 20 percent increase in MBA applications and celebrated its additions by hosting a number of national conferences.

Owner

University of Washington

Architect

LMN Architects

Location

Seattle

Size

188,000 SF

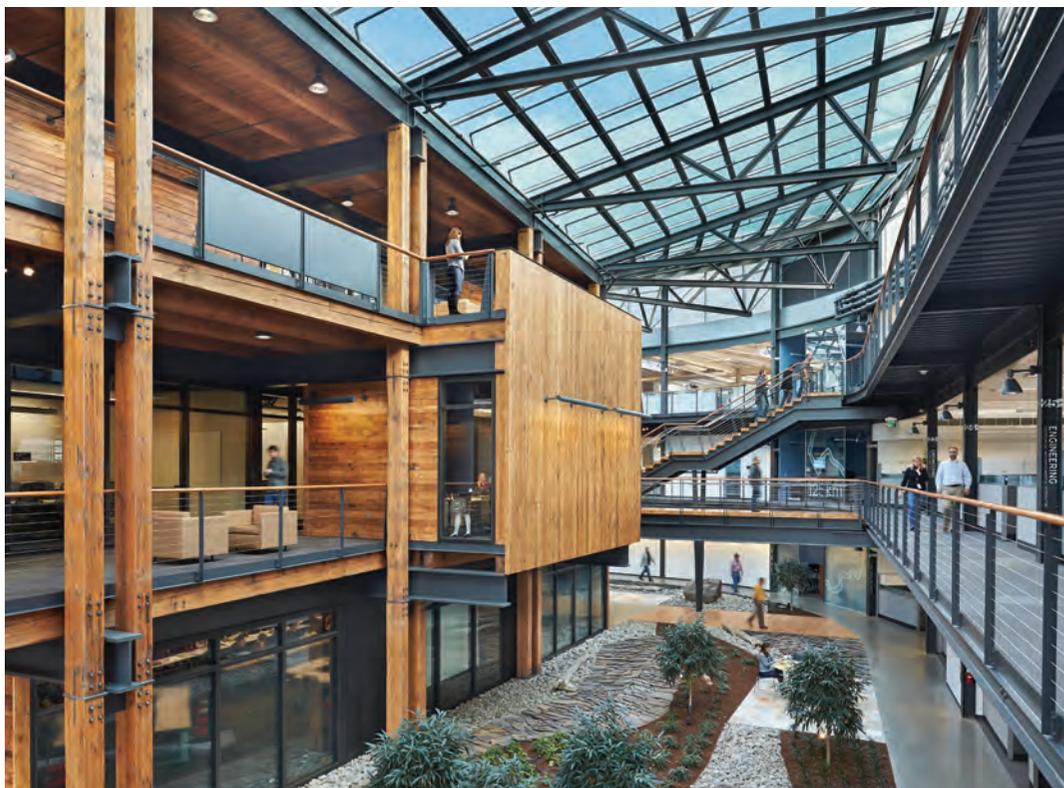
Number of Levels

5

Completed

2012

Federal Center South



An Award-Winning Design-Build Delivery

Tasked with creating a smart, efficient building befitting its tenants, the U.S. Army Corps of Engineers, Sellen and ZGF Architects worked together to deliver a design-build project that pushed the boundaries of energy efficiency for similar structures. Federal Center South was Sellen's first design-build project, a collaborative delivery method that brings all key team members to the table very early in the project to develop creative, cost-effective solutions. The end result was a beautifully designed building, complete with an oxbow design to mirror the twists and turns of the nearby Duwamish River.

Did You Know

The 209,000-square-foot building was designed and built to be one of the most energy-efficient buildings in the country, achieving LEED Platinum certification and operating within the top 1 percent of comparable buildings nationally. Upon completion, Federal Center South was one of the first buildings in the region to combine the use of geothermal heating and cooling systems with structural piles.

Lasting Impact

The Federal Center South project transformed what had been a 1940s warehouse into a 21st century workplace. Today, its central atrium is filled with natural light and 200,000 board feet of salvaged timber from the decommissioned warehouse, beautifully restored to provide the U.S. Army Corps of Engineers with a healthy, vibrant workplace.

Owner

General Services Administration
(GSA)

Architect

ZGF Architects

Location

Seattle

Size

209,000 SF

Energy Star Score

100

Completed

2010

“The team has exceeded sustainability expectations, especially for their willingness to try new things. They have taken technologies that have been used in other applications and put them together, I really believe, in a way that has not been done before.”

– Duane Allen, Project Manager U.S. General Services Administration



King Street Station

All Aboard for a Historic Restoration

In 2010, Sellen had the opportunity to restore King Street Station to its former grandeur. The building, originally built in 1906, was in need of repair and modernization. Sellen's team worked diligently to upgrade the building's seismic and structural integrity, as well as its mechanical, electrical and plumbing systems. Skilled craftspeople carefully restored the landmark's grand staircase and installed an elevator to meet ADA requirements. The station remained operational throughout all phases, with more than 10,000 pedestrians and train passengers in close proximity to the jobsite each day.

Lasting Impact

The beautifully restored King Street Station is both a reminder of the city's historic roots and, with its LEED Platinum certification, a case study in how to chart a sustainable path into the future. The revitalized space includes forward-thinking green features like geothermal wells and photovoltaic panels to reduce energy consumption. As Seattle continues its rapid growth, the King Street Station Restoration is an example of a project that successfully honors the city's past and builds toward its future.

Owner
City of Seattle

Architect
ZGF Architects

Location
Seattle

Size
88,000 SF

Originally Built
1906

Completed
2013

WSU Brelsford Visitor Center

A New Front Door for a World-Class Education

Sellen partnered with Olson Kundig to deliver the Washington State University Brelsford Visitor Center through an innovative design-build model. Many of those who worked on the project were WSU alumni, providing a unique opportunity to deliver a top quality project for an institution that meant a great deal to them. Positioned between the city of Pullman and the university, the visitor center serves as the front door for WSU, welcoming in new students and returning graduates alike with its 15-foot-tall concrete letters spelling out "W-S-U."

Lasting Impact

The interior of the visitor center features exhibits detailing the ground-breaking work of students, faculty, graduates and donors, but even the materials used to build the structure were proudly researched and developed by WSU, including the cross-laminated timbers (CLT) that comprise its roof. The building is a testament to the innovation of the university and a labor of love for many who designed and built it.

Owner
WSU

Architect
Olson Kundig

Location
Pullman

Size
4,200 SF

Height of "W-S-U" Letters
15 feet

Completed
2013

Seattle Children's Hospital: Friends of Costco Building



Creating Space for Children to Heal

Sellen has always been committed to helping our partners pursue their institutional missions, and it's difficult to imagine any work more important than the care provided at Seattle Children's Hospital every day. We are passionate about building spaces for Children's where patients and their families can receive care from world-class medical professionals, and our partnership has led to the completion of projects large and small since 1999. In 2013, we worked together to build the Friends of Costco expansion, adding 196 rooms and building a five-story skybridge connecting the new structure to the existing hospital.

Did You Know

During construction of the Friends of Costco Building (formerly known as Building Hope), Sellen's team dressed up a mannequin version of Waldo, the iconic children's book character, and placed him somewhere new on the job site each day, challenging the patients at the hospital next door to find him. The team at the in-progress Building Care project are continuing the tradition by hiding a Dora the Explorer doll, from the children's TV show, on site every morning.

Lasting Impact

Sellen's dedication to Children's extends far beyond the bounds of our construction sites. The Sellen Community Foundation provides philanthropic assistance to the Seattle Children's Hospital Foundation and our company leadership has been actively involved with supporting the institution's mission to provide care for every child. Whether it's building new hospital wings, renovating existing spaces, or providing volunteer leadership and financial support, Sellen takes tremendous pride in playing a small role in helping our partners at Children's pursue their critically important work in our community.

Owner

Seattle Children's Hospital

Architect

ZGF Architects

Location

Seattle

Size

329,000 SF

Years of Partnership

20+

Completed

2013

“Everyone out here feels for every kid in that hospital. We're pulling for them, we care about them and we want them to know that.”

— Tim McKey, COO, Sellen



Helen Sommers Building

Energy-Efficient Superstar

The Helen Sommers Building is a state-of-the-art, environmentally friendly building that operates in the top 1 percent of energy-efficient office buildings in the nation. Sellen and ZGF Architects partnered to deliver this design-build project, the second design-build office building delivered by our two firms to achieve this acclaimed level of design quality and energy performance. Located on Olympia’s Capitol Campus, the LEED Platinum certified building is the new home for the Office of Financial Management, Washington State Patrol and other legislative and supportive agencies.

Lasting Impact

The facility is far more energy-efficient than an average comparable building, giving off 71 percent less carbon. The design-build team regionally sourced more than 20 percent of the building’s materials and diverted 92 percent of construction waste from local landfills. Efficient fixtures reduce potable water usage by 35%. Overall, the Helen Sommers Building sets a new standard for energy-efficient office buildings across the state of Washington and the United States.

The Ninety

The Full Ninety

In 2015, Sounders fans had something new to cheer for with the completion of “The Ninety,” a 2,500-square-foot space in Seattle’s Pioneer Square. Sellen Special Projects completed The Ninety in just over two months, refreshing a previously unoccupied building to newfound glory for Sounders fans. A 25-foot display case houses trophies and uniforms while televisions and projectors throughout the space play team highlights and history for fans to admire.

Lasting Impact

The space, designed by Olson Kundig, captures the history of the Sounders while providing a unique place for dedicated fans to gather and enjoy the excitement of gameday. Not only does the space serve as a hub for fans to assemble, but The Ninety can also be rented for public events.

As a nod to the Sounders roots in the Pacific Northwest, The Ninety features a 2,000-pound glass sculpture custom designed by local artist and renowned glass sculptor Dale Chihuly. The vibrant sculpture hangs above a massive, 30-foot table that Sellen’s carpenters built from reclaimed wood.

Owner WA Department of Enterprise Services	Size 215,000 SF
Architect ZGF Architects	Number of Levels 5
Location Olympia	Completed 2017

Owner Seattle Sounders	Size 2,500 SF
Architect Olson Kundig	Weight of Glass Sculpture 2,000 pounds
Location Seattle	Completed 2015

Pike Place MarketFront



History in the Making

For the first time in 40 years, Pike Place Market expanded with the opening of the new MarketFront. After years of hard work behind the scenes, the removal of the Alaskan Way Viaduct and development of Seattle's Central Waterfront proved to be the catalyst to reclaim underused land and build the first step of what will one day be a dynamic connection between downtown and the Waterfront.

The MarketFront Expansion transformed a surface parking lot on the Market's west side to provide 30,000 square feet of open space for visitors. This space includes a public plaza, viewing deck, additional space for vendors' stalls and parking for over 300 cars and 30 bicycles. The design firm, the Miller Hull Partnership, conducted extensive research into the history of the Market before putting pen to paper to ensure the MarketFront felt like a natural extension of the beloved landmark.

Did You Know

The MarketFront features three public art installations from local artists including a crowd-sourced, mixed-media piece. Artist John Fleming hosted public workshops inviting community members to contribute to the design of over 600 aluminum panels included in the installation.

Lasting Impact

Recognizing one of the greatest needs of the local community, the expansion also includes 40 low-income, senior housing units including seven units intended for artists. The apartments offer expansive views of Elliott Bay and nearby access to the Market Commons, a center with expanded social services for the Market community.

Owner

Pike Place Market Preservation and Development Authority

Architect

Miller Hull Architects

Location

Seattle

Building Size

170,000 SF

Exterior Improvement

46,000 SF

Completed

2017

“Thank you for the deep commitment Sellen made to this historic civic project. It was a pleasure working with you and your entire team. Professionals all the way and hearts of gold to boot.”

– Ben Franz-Knight, Former Executive Director, Pike Place Market PDA

UW Medical SLU Campus

Biotech Hub in the Heart of South Lake Union

Located in the extremely active South Lake Union neighborhood, the University of Washington School of Medicine's new campus was built as an urban master plan, spanning two-city blocks. With three phases now complete, the projects have transformed the neighborhood into one of Seattle's preeminent biotech hubs. The campus includes multiple lab buildings, a computer lab, clinical research space, an auditorium and UW Neighborhood Clinic, providing primary care services. The two most recently completed buildings – phases 3.1 and 3.2 – each feature eye-catching exteriors with colorful, angular facades and are connected by a sky bridge.

Did You Know

The campus provides space for 1,200 scientists and support staff working to develop life-changing therapies and medical breakthroughs.

Lasting Impact

The UW Medicine South Lake Union campus is remarkable even from the outside, but the work happening inside is what truly makes it a special place. UW Medicine's vision for the campus creates an environment where biotechnology and medical research can thrive and grow, supporting critically important research that improves the lives of others in the Puget Sound and around the globe. These high-tech facilities will allow researchers to pursue advancements in a wide variety of medical fields for decades to come, from allergy and infectious diseases to regenerative medicine and cancer vaccinations.



“The UW Med South Lake Union project design and construction team was a very high-functioning team, one of my best ever. The communication was timely and accurate and we had fun!”

– Jill Morelli, UW School of Medicine

Owner
University of Washington

Architect
Perkins & Will

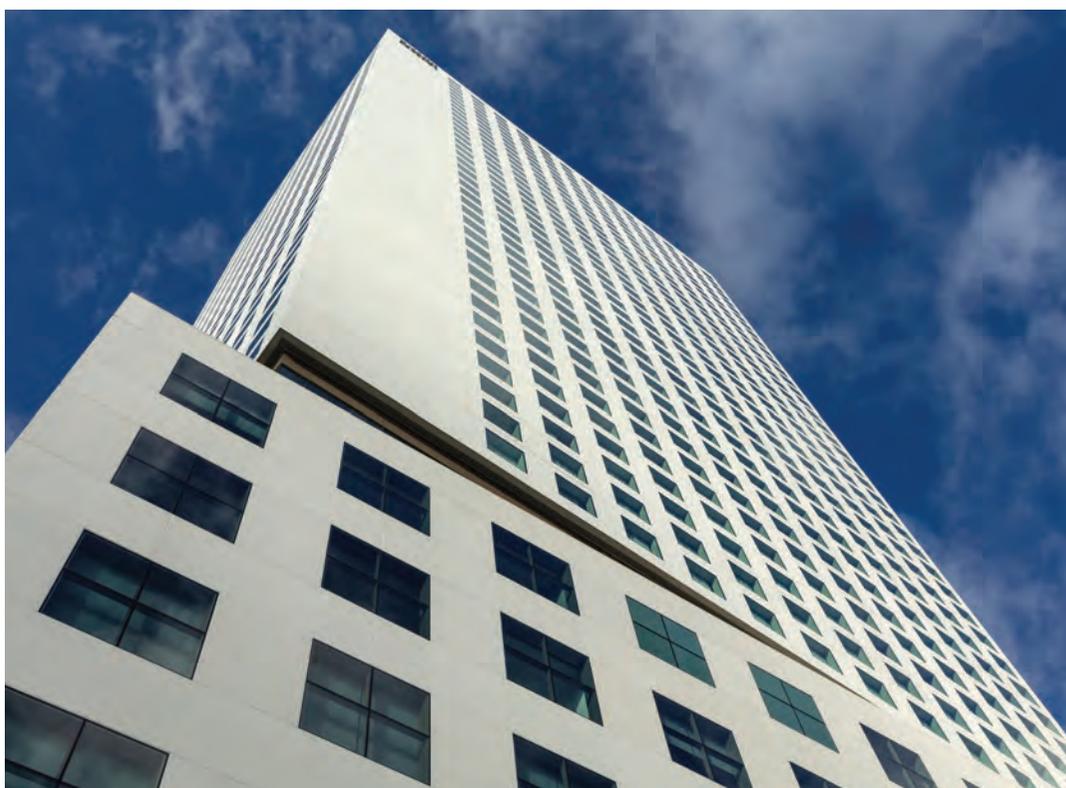
Location
Seattle

Size (Phase 2)
900,000 SF

Number of Researchers & Support Staff
1,200

Completed
2018

Hyatt Regency Seattle



A Welcoming Home Away from Home

Upon its completion in 2018, the Hyatt Regency Seattle was the largest hotel in the Pacific Northwest. The 45-story hotel tower provides guests with more than 1,200 rooms and 103,000 square feet of conference rooms, meeting space and two ballrooms, all managed by a hotel staff of more than 400. The lower floors contain two restaurants, retail space and public meeting areas.

Did You Know

Aligning with the size and scale of the building, the hotel's art collection features work from both local and international artists. Local photographers captured regional nature landscapes to fill the walls of over 1,200 rooms. The lobby includes a 33 foot mural from abstract artist Cecily Brown and a 5.7 ton sculpture installation from Michael Heizer. Not to be outdone, the building's bright exterior is made of more than 2,200 polished, precast concrete panels.

Lasting Impact

The hotel's first floor offers inviting public spaces designed to integrate the high-rise with the existing neighborhood. Glass panels measuring up to 45 feet span the sidewalks surrounding the building and blur the line between the exterior and interior spaces, while wide landscaped sidewalks connect to interior spaces encouraging a connection between the hotel and the surrounding community.

Owner

R.C. Hedreen Co.

Architect

LMN Architects

Location

Seattle

Size

1,470,168 SF

Number of Levels

45

Completed

2018

“The property’s transformation from dingy Greyhound bus station to a gleaming white skyscraper with crisp, modern lines is remarkable. Natural light floods through huge windows, and soaring ceilings draw eyes upward.”

– Marc Stiles, Puget Sound Business Journal

Cirrus/Stratus

Living in the Clouds

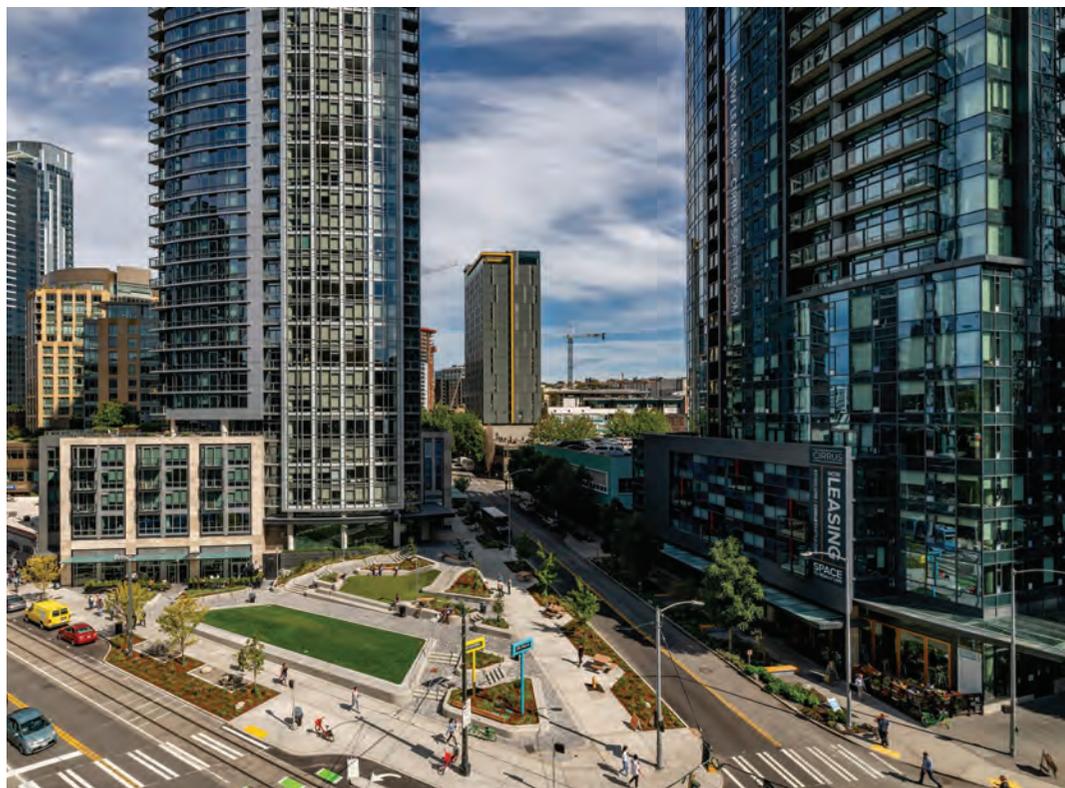
Between downtown Seattle and the gateway to the South Lake Union district stands the dark, curvy Cirrus apartment tower next to its lighter, airy sister-tower, Stratus. The two were designed by architect Weber Thompson as sister towers that complement and contrast each other and their surrounding structures. Both high-rise towers offer units equipped with high-end finishes that range in size from one to three bedrooms, many with stunning views of the surrounding city. In addition to the high-end apartment homes, both towers offer community spaces for their residents, such as a dog lounge with an outdoor dog run, fitness center and community lounge.

Did You Know

Connecting these two towers on the ground-level is Urban Triangle Park, completed in 2019 by the City of Seattle Parks Department. This triangle-shaped space offers an area for people to enjoy their surroundings with a little bit of nature in the middle of the city.

Lasting Impact

Built during an era when Seattle's population was growing at an unprecedented rate, the two apartment towers provided homes for many seeking a place to call their own. At Sellen, we like to say that we build community, and that is certainly true for Cirrus and Stratus, which combine to offer 751 units of high quality housing with unique amenities for residents, their children and furry companions alike.



“They are buildings of their own time, not seeking to copy from another era. They signify buildings of integrity, designed and constructed in this day and age – they are projects designed for the future and not the past.”

– Blaine Weber, Senior Principal, Weber Thompson Architects

Owner

GID Development

Architect

Weber Thompson

Location

Seattle

Size

524,000 SF / 613,490 SF

Number of Levels

39 / 43

Completed

2018



9th & Thomas

Legacy Fulfilled Through Design-Build

Built atop the ground where Sellen's original headquarters stood for over half a century, the 9th and Thomas project was always destined to have a special place in the company's history. The vibrant, mixed-use office building was brought to life with a private sector design-build delivery model, where architect Olson Kundig and Sellen worked hand-in-hand to push the boundaries of creativity and adaptability. The 12-story building is a powerful reminder of what a visionary owner and a collaborative team can accomplish.

Lasting Impact

In a neighborhood full of mixed-use office buildings, 9th and Thomas stands out. Its rich character is immediately apparent, both at a distance with its beautiful exterior artwork and within its walls, where a magnificent lobby invites you inside to experience more. 9th and Thomas is the intersection of an efficient delivery process and a bold design, and the neighborhood is most certainly better for it.

Owner
9th and Thomas Partners

Architect
Olson Kundig

Location
Seattle

Size
178,000 SF

Number of Levels
12

Completed
2018

Committee for Children Tenant Improvement

Creating a Space for Growth and Kindness

In December 2018, Sellen Special Projects completed an office renovation for Committee for Children (CFC) located in Seattle's Belltown neighborhood. A space that began as a dark and outdated office environment transformed into an open and welcoming workspace for CFC employees to conduct the organization's important work helping children in our community.

Lasting Impact

CFC is a local non-profit committed to providing children with the tools to help them thrive. CFC works with community organizations to teach kids mindfulness and conflict resolution through social-emotional learning.

Its programs aim to teach children valuable skills while creating a ripple effect throughout families, schools, and the greater Seattle community. Sellen's crews were proud to partner with an organization dedicated to improving our community and generating kindness both in our region and around the world.

Owner
Committee for Children

Architect
Burgess Design Inc.

Location
Seattle

Size
18,000 SF

Global Reach
70 countries

Completed
2018

Amazon Rufus 2.0 Campus

A Neighborhood is Reborn

Sellen's crews have worked on major projects throughout Seattle, but perhaps none have reshaped the city quite like the Amazon Rufus 2.0 Campus. Located in the Denny Regrade neighborhood of Seattle, nestled between the downtown core and South Lake Union, the Rufus 2.0 project spanned six years, thousands of construction workers, hundreds of subcontractors and suppliers and, at the heart of it all, a cohesive team of committed to the success of everyone involved. The project included three 37-story office towers stretching across three city blocks, each with an adjacent low-rise. The first was the Doppler tower, completed in 2015, followed by the Day One tower in 2016 and the re:Invent tower in 2019. Together, the three blocks have transformed the neighborhood into a constant hub of activity and excitement.

Did You Know

Sustainability was an important part of the project from the very beginning. An innovative "district energy" system reroutes heat produced at a nearby data center into the new campus, providing heat to the buildings and reducing the environmental impacts of cooling the data center. It's just one of many sustainable, forward-looking features built into the campus.

Lasting Impact

Beyond dramatically expanding Amazon's footprint in Seattle, the Rufus 2.0 project radically transformed the neighborhood, bringing with it a wave of new restaurants and shops. The bold vision set forth by Amazon and architect NBBJ was fully realized by a diverse team of professionals, resulting in a beautiful, expansive urban campus.



“It was so gratifying to be a part of the neighborhood’s transformation. We really pushed the boundaries and built things that haven’t been built before in Seattle.”

— John Schoettler, Director of Global Real Estate and Facilities, Amazon

Owner
Amazon

Architect
NBBJ

Location
Seattle

Size
3.3M SF

Employees in re:Invent Tower
5,000

Completed
2019

Amazon Spheres



An Iconic Addition to the City

When The Spheres opened to the world in 2018, the new structure instantly became one of Seattle's most recognizable buildings. Built concurrently with the Day One tower, its neighbor on the block, the team set out to deliver Amazon's bold vision without compromise. Equal parts terrarium and work space, The Spheres provide employees and visitors with a reprieve from the surrounding urban environment. The interior of the three interlocking glass domes features tens of thousands of plants and a full team of horticulturalists on-hand. Other features include The Understory, a visitor center open to the public, and Deep Dive, a one-of-a-kind cocktail lounge.

Did You Know

The largest tree in The Spheres is named "Rubi," and she had quite the journey to her new home. After finding Rubi in Somis, California, the team had to figure out how to safely transport a 49-year-old, 30,000-pound tree more than 1,200 miles. Many options were considered, from cargo freighters to military-grade helicopters. Eventually, the team settled on a three-day trucking journey. Rubi was then gently hoisted into the air over 7th Avenue and gently placed inside The Spheres.

Lasting Impact

The Spheres are a stunning architectural achievement and an incredible feat of construction and engineering. The structure stands today as a powerful reminder of what a determined team of skilled, committed professionals can accomplish together. Inside, The Spheres are an example of how nature can spark inspiration and create healthier work spaces.

“We were trying to create a new kind of workplace – the type where you could truly disengage from your cubicle.”

– David Sadinsky, Sr. Associate, NBBJ

Owner

Amazon

Architect

NBBJ

Location

Seattle

Size

82,000 SF

Number of Plants in The Spheres

25,000 +

Completed

2018

// PEOPLE

VOICES OF THE Puget Sound

WE SPOKE WITH 11 OF SELLEN'S LONG-TERM OWNER, ARCHITECT AND ENGINEER PARTNERS ABOUT A/E/C TRENDS, SEATTLE'S COLLABORATIVE SPIRIT AND THE FUTURE OF OUR REGION.





Maybe we're biased, but we think that the Puget Sound area hosts some of the most respected and skilled firms in the country. Whether we're talking about the impactful owners with whom we've had the opportunity to partner, or the top tier design and architecture firms with which we've completed dozens of projects, we believe our region has the cream of the crop when it comes to talented, innovative individuals.

But you don't have to take our word for it – over the past month, we had the privilege to speak to a few of our client, design and engineering partners that we've worked closely with over the last few decades. We asked them about design and construction trends in our region, what it means to truly build a community, and what the future holds for Seattle and the Puget Sound region.

Through our conversations, some major trends emerged. The first of which is the Pacific Northwest's overwhelming spirit of collaboration and innovation.

"The desire to be very collaborative in meeting the client's needs and really embracing projects as our own is different than what happens in other parts of the country where things are more commodity-like," said Laura Lohman, principal with Seneca Group. "I think that's special about the way we approach things here."

Many also found that this collaborative mindset is furthered by a wave of ingenuity and new ideas brought on by the tech companies that have made Seattle their home.

"There's lots of new people coming, and it's all based on innovation and ideas, things that have always driven Seattle," said Alyn Stellmacher, partner at ZGF Architects. "This is a place where people like to come and feel like big ideas have a chance, and that they can

make a difference. And it's not inhibited by the cultural overlay, or the business world or the way people see themselves."

It was also evident that many have been reflecting on the growth that's been happening in our region in recent years, and the architecture, engineering and construction industry's role in shaping the future of Seattle and the surrounding region.

"We're going to have to face some of these challenging social issues that we have with homelessness and the transportation problems. We're making some progress, but it's not as strong as it needs to be," said Ron Klemencic, chairman/CEO of Magnusson Klemencic Associates. "We'll all be tested with our brain power and our skillsets to try and help contribute to addressing some of these broader community issues beyond just doing our day jobs."

Despite the challenges that may face the future of Seattle and the Puget Sound region, one thing was astoundingly clear – everyone loves the Seattle community and is grateful to be part of such an innovative culture that is one of the fastest-growing and progressive communities in the country.

"The most enjoyable thing about Seattle is the lack of encumbrances relative to being able to be a big thinker and put meaningful ideas forward in how you shape a company, shape an idea, shape yourself or shape a building or a city," Stellmacher said. "And that sense of continual evolution and that respect for how we got here is really an open door moving forward and are powerful tools to enable an open culture that is really progressive."

"That's one of the great things about Seattle, the ability to accept thinkers and celebrate that as part of our growing heritage and our culture."

Q&A with Ben Franz-Knight

Partner, Shiels Obletz Johnsen



In 2013, Sellen partnered with architect Miller Hull and the Pike Place Market Preservation and Development Authority (PDA) to build the MarketFront expansion, the first major project at the Market in four decades. Ben Franz-Knight, the former executive director of the PDA, was a key leader on the project and worked closely with Sellen to create the award-winning expansion.

Q: What do you think is unique about construction in Seattle and the Puget Sound? How do you think this uniqueness has changed since you've been in Seattle?

A: I arrived in Seattle in 1991, and at that time Seattle was still a pretty sleepy kind of mid-level city. Grunge was the big thing, not tech development. I've seen Seattle go from a protective city to really opening up to the entire world.

A lot of the new development has been done incredibly well to merge with both historic and new environments. The MarketFront is a true example of project melding seamlessly with a sacred, historic neighborhood, and doing so in a way that didn't disrupt the climate.

Sellen has been a part of building a whole new neighborhood, a really vibrant neighborhood. It's also a neighborhood that preserves low-income housing, support services, as well as global commerce. That's what I believe Seattle is showing.

Q: Over the last 75 years, what role do you think Sellen has played in creating community?

A: I think it's a pretty impressive role. My experience is recent, and I can't speak to 75, but I can speak to about 10. In those 10 years alone, Sellen has had a role in transforming King Street Station, returning it to its true glory, and helping transform the Pike Place Market and prepare it for a bright future. The MarketFront isn't a 10-year building or 30-year building. That's a hundred-year building, which is a really exciting thing to be a part of.

Q: Is the work of construction a team sport, and really, do you think it's about partnership and collaboration?

A: It is definitely a team sport, and it's unique because the players that could be in conflict or in challenge with each other have to play together for a successful outcome. On all sides of that – the owner, architect, engineers, contractor – it's very complex and rewarding.

I'll never forget the very first interview we had with Sellen for the MarketFront project. Scott Redman, president of the company at the time, comes in and he knows every single person on his team. He knows not just their name, not just their role, but he knows their family. He knows what they like. He knows who they are. We saw that in the first interview. That's the kind of team you want to work with.

Q&A with Matt Griffin

Managing Partner, Pine Street Group



We believe that strong partnerships are the foundation of a great project, and Sellen and Pine Street Group have worked in tandem to deliver several significant projects in the last 25 years, including Pacific Place and the Russell Investments Tower. Matt Griffin is the managing partner of Pine Street Group and has enjoyed a front-row seat to Seattle's growth over the last 40 years.

Q: What role do buildings have in creating a great city, a city with personality?

A: Have you ever been in a great city that wasn't a great city to walk in? I really care about how buildings meet the street and the urban environment for the pedestrian. Many people are more interested in what happens on the skyline. When I came back from South America in 1993, downtown Seattle was broken. I joined the Pacific Place project, where a joint venture of Sellen and Lease Crutcher Lewis was already at work. For me, it was about how to take what I'd seen in visiting great cities to make a better place for the pedestrian in Seattle.

Q: Seattle has made some tremendous progress in its street scape, but can the city keep going in the right direction toward becoming a great city?

A: We're fortunate to have enough momentum downtown to create a place where workers want to live and work. The intellectual talent wants to be here. Obviously, Amazon moving downtown was a big step. But there has also been the Bill & Melinda Gates Foundation, Zillow, Oracle and Facebook. We have the momentum in the right direction. Then we're making some big infrastructure investments to make that even better, such as mass transit. People can live here and access other places or vice versa. And then the improvements to the waterfront will be unbelievable. So, we're getting some of those major building blocks in place that will allow us to have a community where people want to live and work. Builders, owners, and contractors need to think differently to realize the potential.

Q: Creating communities has become much more important, hasn't it?

A: A few years ago it didn't matter nearly as much. Now look at Amazon. It's been interesting to see how it builds a community for its employees. We need to do more than just build buildings; we need to build neighborhoods and communities. Our code requires certain pedestrian-oriented uses on the ground floor, which is good, but it's too narrowly defined. We no longer say that if something worked over here, we'll just do it across the street or in another neighborhood. We need to fit the context.

Q&A with Mari Horita

VP Community Engagement and Strategy, NHL Seattle (former President, CEO ArtsFund)



The local arts community has long held a special place in Sellen's heart, and we have been proud to support organizations like ArtsFund for many years. Mari Horita, Vice President of Community Engagement and Philanthropy for NHL Seattle, recently stepped down as the President and CEO of ArtsFund. In both her current and former roles, Mari has had a tremendous impact in the Puget Sound community.

Q: Seattle's culture and economy are rapidly changing. How has our community been able to manage?

A: Seattle has so far been able to retain a lot of its character. It still seems in some ways like a big town rather than a big city and as such people feel a sense of connection and belonging. Our growth, however, while creating so many good things, also creates some tensions and challenges we need to pay attention to. There are families who put down roots here over a century ago and now can't afford to live in their homes and neighborhoods because of rapidly rising costs. But on balance I'm optimistic about what lies ahead for our region. We understand the importance of honoring and preserving the past while embracing the future. And we know how important it is to society to continue to safeguard and advance our nation's highest ideals and aspirations.

Q: Do you think the personality of the city is influenced by the buildings we walk by and work in?

A: Absolutely. If the buildings aren't interesting it's just another city and you don't really remember it. So here and elsewhere, the architecture and the design of a particular area are absolutely critical to differentiating it from other cities around the world. Buildings need to inspire creativity and invoke emotion. A building is more of a representation and a manifestation of the people and the ideas and the causes inside of it. It goes beyond just being a really great builder or an architect. It's that personal, human component that it's hard to put a finger on that is so powerful and so magical.

Q: How would you describe Sellen's commitment to our community?

A: I've worked with dozens of companies over the years and Sellen stands out and apart and above. The level of volunteerism, the investment of time and resources, have had such an impact on so many different nonprofits and causes, and they have inspired others to follow suit. They're not brash about it; they don't do it for the positive press or to pat themselves on the back. Giving back is part of who they are, it's part of their DNA and we are a better community because of them.

Q&A with Tom Kundig

Principal/Owner, Olson Kundig



Sellen and Olson Kundig have enjoyed a truly collaborative partnership over the years. Our work together has included two design-build projects, the Brelsford WSU Visitor Center and more recent 9th and Thomas, as well as other uniquely designed projects, such as The Ninety for the Seattle Sounders, Tacoma Art Museum Haub Family Gallery Expansion and the Discovery Center for the Bill & Melinda Gates Foundation.

Q: What is unique about the design and construction of buildings in the Puget Sound?

A: We're privileged to work around the world. ... What we've found where Seattle departs a bit from what we expect around the country ... and this is important to Sellen, is how these buildings are crafted. The buildings in Seattle are actually crafted by the local building community at a much higher level than many areas internationally. It's the skillset, of the craftspeople. ... Really simply, they're just well-crafted buildings. There are other places internationally where they're well-crafted at the same level ... but Seattle is really at the top of that craftsmanship.

Q: Over 75 years, what role has Sellen played in creating community?

A: Sellen has been a part of the community. ... It has really made a commitment to the Seattle area and the immediate region ... and is a ubiquitous part of the community. Sellen has built so many of the buildings over the years, and it's been involved in local non-profits, and local cultural events and boards, and there's this deep commitment to this community. Sellen has played a leading role in creating the Seattle community.

Q: In the next 15–20 years, what do you foresee for the Puget Sound community?

A: We're going to continue to see the rapid change that we've been under for the last 20 or 30 years. ... There is, I think, almost a new world center, and Seattle is on one edge of that. ... And across the Pacific, I think there's another edge that is growing rapidly. The nature of how Seattle evolves is going to be related to how our entire global region – where the West meets the East – will change in the near future and in the distant future.

Q&A with Laura Lohman

Principal, Seneca Group



Sellen and Seneca Group's partnership goes back nearly two decades and has encompassed over 30 projects for many of the Puget Sound's local non-profits and institutions. Specifically, our work with Laura has included multiple projects with the Museum of Flight and the more recent F5 Relocation tenant improvement.

Q: Do buildings – the structures themselves – help create community?

A: Yes, I think they do. I moved from the East Coast to Seattle 25 years ago, and [it] feels remarkably different because of what's happened construction-wise and just the growth of Seattle in general. A big part of that, when you think about how downtown feels today compared to how it felt then, are the structures and the buildings. The buildings are a reflection of the maturation of Seattle over time, and they help create that pride of belonging.

Q: Over 75 years, what role has Sellen played in creating community?

A: When I was putting together the list of Seneca and Sellen's combined work, it's all the significant members of the community. Both the non-profit world, the school world, the corporate world, the hospital world. ... There's this really beautiful diversity that, to me, just highlights how much Seattle is Sellen's hometown. Sellen started here, it's been here, it's only here, and you can see the evidence of that in the breadth of work that Sellen has done.

And then there's this other sort of beautiful soft side that I see of Sellen. ... There's the human side. ... There's always a link back to the people when Sellen's team is thinking about how to approach a project, and always such a sense of gratitude and honor to be given the chance to do the work when Sellen is awarded the work. ... You feel like you have a true partner in Sellen.

Q: In the next 15–20 years, what do you foresee for the Puget Sound community?

A: I see Bellevue exploding and becoming a very different place than it is today. ... I think there will be other pockets on the Eastside that start to show up as dense nodes outside the boundaries of Bellevue, and I think the same thing might happen in a smaller way outside the boundaries of Seattle.

We have a weird geographic constraint that doesn't give us endless opportunity to just grow and grow and grow, so I think we'll be a dense community. I hope we stay an affordable community, but I think we're already seeing that that's going to change. We'll continue to be a real draw for the tech industry. Amazon has started that explosion here, but there's so much growth in that area. But I hope we don't lose ourselves along the way. So far, we're hanging in there.

Q&A with Ron Klemencic

Chairman/CEO, Magnusson Klemencic Associates



As one of the oldest structural and civil engineering firms in the Puget Sound area, Sellen and MKA have had the opportunity to partner together on many significant projects for many decades. Our most recent and iconic accomplishment together is The Spheres – an engineering achievement that defied industry standards.

Q: What is unique about the design and construction of buildings in the Puget Sound?

A: The community of professionals: designers, architects, engineers and builders in the Pacific Northwest is really world-class. And as a community, the level of play is very high. I work in places all around the United States and don't have that kind of unique experience.

It's this combination of all of the different professionals that are involved in putting a project together that are really highly skilled and also proceed forward generally in a very collaborative sense. There's not a lot of huge egos involved. There's a genuine desire to make things the best in whatever way that is. And that skillset and that collaboration is, in my experience, pretty unique to the Seattle area.

Q: How do you think the uniqueness of design and construction in the Puget Sound will continue to evolve?

A: Of course, like many communities, we have many challenges from homelessness, to transportation, to housing, to what have you. But I think that the skillset of the people here in the Pacific Northwest, in our current community, and then also being influenced by our colleagues in the tech universe really pushing us to be more adventuresome, will help us really address some of these very difficult topics and use our skills to make the Seattle area even better.

While not directly impacting our day jobs, the influence of the tech industry, indirectly has impacts in many ways. The fact that we have Amazon and Microsoft and Google and Facebook and all these tech companies growing rapidly in Seattle is going to have a big impact on the construction industry ... beyond just building more buildings ... and, in fact, inspiring us to do things that we haven't done before.

Q: Over 75 years, what role has Sellen played in creating community?

A: Sellen is the very best at what you all do in your day jobs, being a general contractor and putting good projects together - that certainly helps advance the community. But also the stability and consistency of Sellen as an organization allows all of us around Sellen to trust and have confidence in its capabilities.

The sense of trust and confidence that Sellen has instilled in the community and in clients for all these many years is really a key contribution and continues to be really important in Seattle. And beyond that, all of the charitable work beyond the professional work that Sellen is involved in to advance the industry and the arts. It's all notable.

Q&A with Tom Mara

Executive Director, KEXP



For many in Seattle and around the world, 90.3 KEXP is more than a radio station: it's an important institution for musicians and music lovers alike. Executive Director Tom Mara is a key leader for the team at KEXP and worked closely with Sellen in 2015 while the station's new home at Seattle Center was under construction.

Q: Do buildings – the structures themselves – help create community?

A: Buildings serve as a linchpin for creating communities. They can remind people why we come together and reflect what's important civically and culturally in our city. Take KEXP as we contemplated a new, public-facing, building. We had a lot of anxiety when we started that project that we might end up creating a commercial attraction, not something that truly represents our values and our mission. But our architects, SKB, knew what community was. They understood how this space would enable us to connect many, many more music lovers to artists. We achieved what we think is a wonderful building because they understood our mission, our values, our aesthetic, and the new role we wanted to play in the city. And we're no longer shy, and actually we're welcoming. We're bringing people together.

Q: How do you conceptualize the personality of a building?

A: As you talk about the personality of the building, I think we're talking about values. I think we're talking about mission. I think we're talking about authenticity. And I think there is a trend, and I speak at least from the experience of having colleagues across the country in public radio, NPR stations, music stations, combinations of those two, who have now really realized that their facility could really extend their mission. In other words, it's not just a place to do work. It's actually a place to extend and pursue the mission with the community, enabling people to come in, experience, and gather, and to further realize the importance of the mission and that organization.

Q: What is Sellen's role in Seattle today and where is it going?

A: I would not have said this 10 years ago, but there really is an important role that a general contractor can play in promoting arts and culture in a city. There are examples of this. There's the work that the people of Sellen created here at KEXP. The 9th & Thomas building, where Scott Redman helped create on that first floor, including a gathering space that champions currently the photography of Lance Mercer. It's designed in such a way that's welcoming. It's comfortable. You cannot leave the building without having better understood and experienced this amazing live music photography that Lance captured for us. So now I better understand how a general contractor can play a leadership role in stewarding arts and culture, in advancing the missions of those organizations. And I'm grateful for that.

Q&A with Lynn Perkins

Owner, Perkins Project Management



For 11 years, Lynn was the senior project manager overseeing the new campus construction of the Bill & Melinda Gates Foundation. She joined the Foundation team in 2006 at the same time Sellen was hired to build the new campus, one of Sellen's most significant and impactful projects in Seattle.

Q: Is the work of design and construction a team sport, and really about partnership and collaboration?

A: How could it not be? ... The other thing that's really important in design and construction is diversity. ... If you want to be innovative, you can't do it without being diverse. You're in a rut. You'll see the world the same way you always saw the world. But when you expand and are inclusive of different people, what you get is a much better product.

Q: In the next 15–20 years, what do you foresee for the Puget Sound community?

A: It's hard to prognosticate; it's maybe better to be aspirational. ... First of all, I'd like to see a much more equitable world. A world where we're more generous. ... Somehow we have to find a way to make sure that all our citizens live with dignity and in healthy, positive environments. The notion that a zip code is the greatest predictor of a child's success in life is a total anathema. How can that be? How can we accept it? And the number of people who have something to offer ... you can't learn anything from someone you think has nothing to teach you.

Q: Can you share any fond memories from your time working with Sellen on such a significant project, the Gates Foundation Campus?

A: I remember the first day when I was hired. ... Sellen had been hired, too, and there was a party to introduce us to the team. I was standing face to face with Scott Redman, and we're both looking at each other and kind of going, "I can't believe we're working on this project." And we both started tearing up. It was really a meaningful thing for both of us to be included in this project.

And that was so true of just about everybody on that site – you couldn't ask a casual question without somebody telling you how grateful they were to be there. At one point, I told Melinda [Gates]: "There's something these guys would want me to tell you, and that is that you have created the opportunity for them to be part of the work that you do. You've created an opportunity for them to do what they think is meaningful, good work."

Q&A with Allyn Stellmacher

Partner, ZGF Architects



Together, Sellen and ZGF Architects have collaborated for nearly 25 years on over 35 projects. Our partnership can be traced back to Microsoft's Redmond West Campus development, coming full circle as we are now working together on five buildings for Microsoft's Campus Refresh. Some of our most innovative and sustainable projects have been design-build partnerships with ZGF with Allyn at the helm, including Federal Center South and the Helen Sommers Building.

Q: What does it mean when we say that a building has a "personality"?

A: What's really enjoyable is to figure out how you build things that reflect the community, reflect its needs, and inherently reflect its personality – and that's not necessarily something you can apply to the building. It's really in how we think about putting the buildings together, how they connect to the environment, to the city, to the viewscape, to the functionality and materiality in the sense character and place making.

It's like pulling apart the personality of a person – there is no singular way to understand who they really are. But it's the combination of traits and behaviors and interests and commitments that – like people – make buildings interesting and durable over time.

Q: Is the work of design and construction a team sport, and really about partnership and collaboration?

A: I don't think there's any other way. The single biggest asset on a project to leverage are people, and the single biggest impediment to any project are potentially people. And the joy of approaching a project with Sellen is that we are all leveled, and we are all able to work as a singularity, as a team, to solve the problems of the project.

There are strong personalities throughout the room, but there are no singularities or egos that drive that process in an unnatural way. And that's what I've enjoyed on all the great Sellen projects we've been involved with, is how we can somehow funnel all of our energies, leave everything at the door and do what's best for the clients and the projects to make something remarkable.

Q: In the next 15–20 years, what do you foresee for the Puget Sound community?

A: I think finding our soul in the next 15 to 20 years is going to be an issue, as it is for every other major city, in terms of where we go. But I think that's always been the challenge of growth. ... But you've got to keep moving forward. And if you don't, you're going to end up a relic.

There's a lot of great architects and companies and forward-thinking individuals driving our region. And hopefully all those voices can come together and sort out some really unique ways to think about positioning ourselves as we face a lot of challenges climate-wise, economy-wise and worldwide in terms of change. There's a lot of unknowns out there, but the best thing we can do is focus on doing the best we can in our backyard first, and then focus on helping the rest of the world move forward.

Q&A with Jeff Sperring

CEO, Seattle Children's Hospital



For many at Sellen, working on a project for Seattle Children's Hospital is more than just a job – it's an opportunity to support Children's in its mission to provide hope, care and cures to help every child. Children's CEO Jeff Sperring provides leadership to the institution and has worked with Sellen on projects large and small.

Q: Do buildings – the structures themselves – help create community?

A: Yes, they absolutely do. During recent years, we have had the opportunity to work with Sellen construction on three big building projects – our Bellevue Clinic, and two buildings on our main hospital campus, which we called Building Hope (or the Friends of Costco Building), and Building Care. Each one of them was constructed with intentionality around creating a safe and healing environment for children and their families. And in each building, we have created space for our teams to collaborate together and recharge, as they strive every day to support the patients we serve.

Q: Over 75 years, what role has Sellen played in creating community?

A: Sellen has been a dedicated partner to us, going above and beyond to deliver outstanding construction that promotes healing for the communities we serve. More than the construction itself, the company has become invested in our mission to provide hope, care and cures to help every child live the healthiest and most fulfilling life possible. From the moment we break ground on a project with Sellen, they go to great lengths to support our kids and families. It's common for the construction team to be found waving from a construction site to our patients who are looking out from hospital windows or moving a giant Dora the Explorer replica around to entertain the kids. When we asked for Sellen's support to contribute to repairs of an older part of our facility, they deployed without hesitation. They have become an extended part of our team. I'm grateful that Sellen has joined our generous community in fueling the philanthropic support for Seattle Children's over the years as well.

Q: In the next 15–20 years, what do you foresee for the Seattle community?

A: My hopes for Seattle over the next 15- 20 years are high. At Seattle Children's, we're currently refreshing our strategic plan, which means evolving our ten-year vision for the future. We are developing plans to expand our services in Seattle, take care closer to the homes of our patients and families across the region, tackle the pressing challenge of children's mental health, and discover and deliver the next generation of cures. As the Seattle and surrounding area grows, we want to continue to be able to meet the needs of our patients and families. We're committed to grow and change along with our community, so that we will be able to continue to meet our founding promise to provide the best possible care for our kids.

Q&A with John Savo

Principal, NBBJ



As firms that have called Seattle home for 50 and 75 years respectfully, NBBJ and Sellen have partnered time and time again to build spaces that have transformed the Pacific Northwest. We recently delivered the new Rufus 2.0 campus for Amazon, including three high-rise towers and The Spheres. John Savo, principal at NBBJ, was an integral part of the Rufus 2.0 team from the beginning

Q: Do buildings – the structures themselves – help create community?

A: Many types of environments – especially buildings and parks – can facilitate and enable community; sometimes just by how they're programmed, and sometimes by how they are designed. I believe that the mixing chambers included in Amazon's new office towers in the Regrade – that NBBJ and Sellen created together – are a particularly good example of corporate spaces that can build community. It takes both program and good design to create meaningful community space.

Q: Over 75 years, what role has Sellen played in creating community?

A: I've practiced in Seattle for more than half the time Sellen has been in existence. My first project for NBBJ, the Occidental Mall Project in Pioneer Square, was built by Sellen in 1987. Sellen has also built our last six buildings for Amazon, including the Spheres. It has been a long, fruitful and enjoyable collaboration – and one I intend to continue into the foreseeable future. When we manage to achieve the trifecta of a great client, excellent contractor and strong architect, it results in our best projects. And when they are people with a strong sense of community, as is the case with Sellen and most of our local clients, we are building a better city with every project.

Q: In the next 15–20 years, what do you foresee for the Seattle community?

A: Our incredible growth has created enormous opportunity for architects and contractors – opportunity and challenge. Inevitably, we will have downturns as well as boom times, but Seattle has become a city to be reckoned with. With the current diversity of our local economy, we should continue to grow even in the down times, but we have some major issues to address. Even as we build, we need to be part of the solution. We must strengthen our growing reputation as a place of fresh thinking, innovation and progressive values.



Thank You, Sellen employees

To this day, Sellen's success can only be directly attributed to one thing – you.

When John Sellen set out to grow his new business in 1944, he did so with one guiding belief – that a business is only as good as its people. Building a new building is truly a team effort based on collaboration and equal partnership. And when our partners choose to work with Sellen, it is most often because they are choosing to work with our talented individuals who are not only able to provide them with a smarter, more efficient building experience, but who also bring a sense of teamwork and fun to every project.

Whether you've been with Sellen for 30-plus years or just one, thank you for living every day the Sellen Way by representing Sellen's purpose and core values, and providing a better building experience for our partners, to build thriving and equitable Puget Sound communities for generations to come.

Serving Our Purpose



1. Washington Trails Association; 2. Millionair Club Seattle; 3. West Side Baby; 4. Habitat for Humanity; 5. Women in Construction; 6. Food Lifeline; 7. American Heart Association Heart Walk.

To improve the lives of others —
as builders, partners and neighbors.



8. Seattle Children's Hospital; 9. United Way; 10. Alleycat Acres; 11. Community Impact Awards; 12. Regional Pre-Apprenticeship Collaboration (RPAC); 13. American Heart Association Heart Walk; 14. Habitat for Humanity.

