

# BILL & MELINDA GATES FOUNDATION

Seattle, Washington



## GENERAL

The Seneca Group was selected by IRIS Holdings LLC to assist in the site selection and development management of the new Bill & Melinda Gates Foundation headquarters. The foundation headquarters will span 12 acres adjacent to the Seattle Center and will provide approximately 900,000 square feet of office space as well as a 1,000-car underground garage. The Seneca Group has advised and assisted IRIS Holdings LLC throughout the planning and development process of both the parking garage and campus and will continue to oversee the final design and construction of the foundation headquarters.

## PROJECT HIGHLIGHTS:

- **Site Selection:** Developed the initial site requirements and analyzed costs, schedule and risk implications for each potential site.
- **Multi-Phased Delivery:** Managed the approval process for a 15-year Major Phased Development permit, the first ever granted for a Seattle commercial project. Developed the overall project budget and schedule and continues to provide building constructability and development management expertise to the phased design and construction process.
- **Parking Garage:** Facilitated a joint venture between the City of Seattle and the foundation in the development of the parking garage. As a condition of purchasing the site from the city, the garage will replace the pre-existing surface parking and be operated by the city. The Seneca Group has managed the garage's design and construction to ensure the structure will satisfy the needs of both the city and the foundation.

## DEVELOPMENT TEAM

IRIS Holdings, LLC, Owner  
The Seneca Real Estate Group, Inc., Development Manager  
NBBJ, Architect  
Sellen Construction, General Contractor

## CLIENT:

Iris Holdings LLC, a subsidiary of the Bill & Melinda Gates Foundation

## SECTOR:

Office/Parking Garage

## PROJECT SIZE:

~ 12 Acre Site  
~ 900,000 square feet of gross building area  
~ 1,000 Car Underground Garage

## COMPLETION DATE:

~ 2008 . Garage  
~ 2011 . Office

## PROJECT SUMMARY:

Multi-phase office project and parking garage facility

## SCOPE OF SERVICES:

Real Estate Advisory and Development Management

- ~ Site selection
- ~ Permits and approvals
- ~ Architect and contractor selection
- ~ Design and construction management
- ~ Budget and cost control