

ALTERNATIVE DELIVERY





WHO WE ARE

Lund Opsahl (LO) is a 35-person Structural Engineering firm that collaborates with clients across various markets to bring unique projects to life, placing exceptional client service at the heart of our operations.

Our accolades reflect our expertise and commitment to thoughtful, innovative design. Our team is dedicated to delivering your project with optimal solutions and awesome client service.

INSPIRED BY OUR VALUES

Our Core Values inspire us to listen to every voice, unite as a community, and collaboratively develop creative solutions. We thrive on feedback, embrace challenges, and are intentional in bringing your vision to life.

LICENSES

WA, AR, BC, CA, CO, FL, HI, ID, KY, MI, MT, NY, ND, NV, OH, OK, OR, PA, SD, TX, UT, Washington D.C.

CERTIFICATIONS

OMWBE SBE
King County SCS



Team



Growth



Discipline



Innovation



Passion



Quality



Integrity

SeaTac International Airport Concourse D Annex

SeaTac, WA

This two-story, 32,500 SF, LEED Silver airport terminal includes steel king-post trussed roof, gate canopies and portals, elevated walkways and an enclosed bridge for efficiency in passenger circulation and a 7,000 SF mezzanine for mechanical equipment and concessions. This addition improves passenger congestion in the main terminal. The reduction of airport congestion also reduces fuel needs, contributing to lower greenhouse gases. **Design-Build.**



2019 AGC Award, Public Building \$20-50M
2019 National Award, Excellence in Aviation, DBIA
2019 Regional Best Projects Awards, Airport/
Transit, ENR NW Best Project



Harborview Medical Center 2MB Cart Washers and Sterilizers

Seattle, WA

The selected cartwash unit required reconstruction of a concrete floor slab that had to be reinforced to create a depression. Lund Opsahl and Mortenson evaluated the existing structure, access to the area under the slab and complications due to vital medical systems attached to the structure. Design-build delivery allowed for early detection of problems and solutions that compressed the construction time and hospital disruptions. **Design-Build.**



2020 National Award - Merit, Healthcare Facilities,
Design Build Institute of America (DBIA)



UW Autism Center

Seattle, WA

The UW Autism Center cares for individuals and families affected by autism spectrum disorders. The renovation of the Center created dedicated space for occupational therapy, improved staff workspace, and created a new reception area. The design-build team focused on collaborative decision making with the client to create a safe and welcoming environment for the donor-funded project. **Progressive Design-Build.**



UW Medicine Center for Behavioral Health and Learning

Seattle, WA

This new facility will expand access to mental health care across the Pacific Northwest. Through close collaboration with the structural engineer and architect, we adapted to foundation changes and reconfigured the lateral system to create a more open environment. During construction, we helped mitigate concrete shortages with creative solutions to avoid delays. The design-build project has required high coordination to deliver a space that supports life-saving behavioral health care. **Progressive Design-Build. Pursuing LEED Gold.**



100 Multnomah

Portland, OR

Located near the Oregon Convention and Moda Centers, 100 Multnomah serves as a prime parking addition for the area. The seven-level garage is approximately 159,000 SF with 443 stalls. The structure consists of post-tensioned concrete slabs, reinforced concrete columns and shear walls, and an augercast pile foundation system. The 14,000 SF ground level includes commercial space for a local police precinct and leasable retail space. Fast track schedule. **Progressive Design-Build.**



University of Washington Medical Center 6N & 7N Renovation

Seattle, WA

Located in the Pacific Tower at the UWMC Montlake Campus, tenant improvements for floors 6N, Obstetrics, and 7N, MedSurg transform 15,100 SF of space to optimize patient care and comfort. Scope included recessing existing concrete slabs to accommodate roll-in shower pans, framing to support patient lifts, new penetrations for mechanical and plumbing, and supplemental framing for upgraded rooftop mechanical equipment. Renovation of each floor occurred while the remainder of the building was occupied. LO worked with the architect and UWMC on space planning to minimize conflicts with existing structure and seismic joints. **Progressive-Design Build.**



Sea-Tac International Airport North Main Terminal Redevelopment

SeaTac, WA

This project enhances the Alaska Airlines customer experience with new steel-framed additions at the bridge level, upgraded baggage handling systems, mezzanine removal, and updated terminal infrastructure. To overcome low overhead clearances, mechanical routing constraints, and a blind ceiling substructure, we designed a metal deck and threaded rod system, allowing ceiling components to be assembled at bench height and raised into place, improving efficiency and constructability. **Progressive Design-Build. Pursuing LEED Silver.**



UWMC Membrane Replacement

Seattle, WA

Beneath the main entry drop-off at UWMC's Montlake Campus, subterranean levels house critical services, including the emergency department. The original waterproofing membrane had begun to fail, resulting in leaks, staining, and dampness. It is now being replaced with an advanced system with leak detection technology. Upgrades also include landscaping improvements and a new drop-off canopy. To minimize disruptions, the team implemented a phased construction plan, addressed unforeseen conditions, and adopted quieter construction techniques to support patients and caregivers. **Progressive-Design Build.**



University of Washington Kincaid Hall Renovation

Seattle, WA

This renovation modernized this 84,400 SF facility for a new generation of students. Improvements included a new roof and ventilation system, restructured mechanical and plumbing infrastructure, and necessary seismic and energy code upgrades throughout. Upgrades positioned the structure to meet programmatic needs for the Psychology and Biology Departments. By evaluating and justifying key components of the existing lateral system, LO was able to minimize the structural program needed for seismic retrofit, allowing the project budget to support other priorities. **Progressive Design-Build.**



UW Magnuson Health Sciences Center T-Wing Renovation

Seattle, WA

This 60,000 SF modernization across seven floors creates state-of-the-art classrooms, laboratories, offices, and student spaces tailored to evolving pedagogical needs and research priorities. The comprehensive interior renovation includes sustainable, Red List-free materials, upgraded MEP systems, fire protection, and a BSL-2 support space. The PDB team delivered an innovative environment that supports cutting-edge research and learning. **Progressive Design-Build.**



Sugar Mountain Headquarters Seismic Retrofit and Expansion

Seattle, WA

Once a warehouse, this converted building is now the headquarters of Sugar Mountain. Originally built in 1921, the unreinforced masonry (URM) and timber building lived its first 100 years as a three-story warehouse. The 25,251 SF conversion included a complete seismic retrofit and expansion that provided two additional floors to the structure. A new lateral system of steel braced frames was incorporated into the interior décor, along with strengthening of the heavy timber frame. The top three floors are office space, and the first floor and basement now house a lively restaurant. **Design-Build.**



Nisqually Healing Center

Lacey, WA

This new two-story, 21,750 SF, medication-assisted treatment (MAT) facility will provide healing and wellness services to the local community. The facility will be an integrated care center, primarily focused on opioid use disorder, serving up to 500 patients. **Design-Build.**



WSDOT Dayton Ave Building

Shoreline, WA

Design-build renovation of this six-floor, 161,000 SF building on 15.34 acres that adds a 7,000 SF PEMB storage building. The major renovation project for this concrete structure, originally built in 1974, includes mechanical, plumbing, and electrical upgrades, new architectural finishes, energy upgrades, and existing window wall system and roof replacements. Features include a flexible workplace design utilizing OFM Guidelines. Lund Opsahl assisted with improving seismic safety of entrances and providing daylighting improvements without diminishing the seismic strength of the exterior walls. **Design-Build. LEED Silver.**



King County Metro Interim Base Electrification (IBE)

Tukwila, WA

The Interim Base Electrification Project will facilitate King County Metro Transit's plans to move to a 100% zero-emissions fleet powered by renewable energy by 2035. Employing an optimized, modular and interchangeable steel gantry truss system connected by an elevated equipment platform to support bus charging pantographs overhead. The design minimizes the carbon footprint of the steel framing and concrete footings while providing an efficient and quickly constructable structure. **Design-Build. Salmon-Safe.**



Newhouse Building Replacement

Olympia, WA

Part of the Legislative Campus Modernization (LCM), the four-story, 65,000 SF high-performance office building eliminates unsafe conditions, enhances workplace efficiency, and provides expanded space for State Senators, staff, and Legislative Support Services. LO developed a hybrid structural system of DLT panels supported by structural steel frames, creating a warm interior that supports the architectural vision of integrated, shared spaces. The mass timber and steel superstructure, paired with a precast concrete and glass façade, balances neoclassical references with a modern aesthetic of clean lines and extensive glazing. **GCCM. LEED Gold & Net-Zero Energy.**



Intercity Transit Pattison MOA Expansion and Rehabilitation

Lacey, WA

Operating well over capacity, the Intercity Transit Pattison Base's current maintenance, operations, and administration (MOA) facilities were unable to support efficient operations. Scope began as an assessment and development of expansion and rehabilitation alternatives and developed into the design of a new 41,715 SF visitor center/administration building, a new 25,634 SF fuel and wash facility, and complete renovations and seismic upgrades to their existing 39,500 maintenance facility. **GCCM.**



2023 Patrick K. Lyneis Memorial Safety Excellence Award, Northwest Construction Consumer Council (NCCC)



2323 Elliott Building Renovation

Seattle, WA

This adaptive reuse of the former Art Academy of Seattle revitalizes the building and reintegrates it into the surrounding community. LO collaborated closely with the design team to create a new full-height entry atrium, bringing light and connectivity to each floor. We also provided critical diaphragm retrofit detailing to support new rooftop deck amenities on a previously un-occupiable roof. As part of Belltown's revitalization following the viaduct's demolition, the project's airy interiors, coworking spaces, and refined design reflect the neighborhood's renewed energy and evolving identity. **GCCM.**



Arbor Blocks West (57E)

Seattle, WA

This award-winning, six-story, 192,000 SF commercial office building in the South Lake Union neighborhood of Seattle, is currently occupied by Facebook. Features include two floors of expanded dining service with full commercial kitchens, a library, a rooftop deck and outdoor garden terraces, laundry service, and interfaith room. LO also provided construction engineering services. **GCCM.**



2019 Winner NAIOP Office Development of the Year



WA State L&I and WSDA Safety & Health Lab and Training Center

Tumwater, WA

This high-performing, energy-efficient 53,000 SF facility supports the laboratory testing, analysis, and training needs of two State agencies. Early in design, to quickly determine the structural system and support lab-based programming, LO developed one-page typical layouts for select structural systems. These maintained the standard 22'x22' lab bay and allowed the design team to compare mass timber and steel options in both single-story and stacked two-story configurations. **LEED Gold & Net-Zero Energy. GCCM.**



DSHS Behavioral Health Facility at Maple Lane

Rochester, WA

This 16-bed facility is the first of five projects planned for the Department of Social and Health Services (DSHS) in the State of Washington. The single story, zero net energy, 15,400 SF wood framed structure houses much needed community-based services for inpatient residential treatment for civilly committed patients. **GCCM. LEED Gold.**



2024 Healthcare Design Awards, Mental Health, IIDA

Veterans Administration Community Based Outpatient Clinic

Everett, WA

The design and construction of a new 28,200 SF, two-story outpatient primary care clinic. Intended to extend primary care services, the clinic will also provide mental health, physical therapy, pharmaceutical, and readjustment services to the growing community of Western Washington veterans. **GCCM.**



Hotel Interurban (Washington Tower Hotel & Apartments)

Tukwila, WA

19 stories, 400,000 SF of concrete structure for combined hotel and residential tower. Included 90,000 SF separate three story parking garage. Both structures are supported on driven steel pile foundations to mitigate foundation settlements and liquefaction potential. **GCCM.**



Orenda at Othello Square

Seattle, WA

This seven-story, 226,000 SF mixed-use/affordable housing building includes 176 one to three bedrooms units and 102 stalls in underground parking. Children's Odessa Brown Children's Clinic, an early learning childcare center, and commercial space occupy the first two floors. **GCCM. LEED Gold.**

2023 Outstanding Affordable Project, U.S. Green Building Council LEED Homes Award



2022 Jack Kemp Excellence in Affordable and Workforce Housing Award Winner, ULI

2023 Honorable Mention, Honor Awards, AIA Seattle

2022 Grand Award: Best Mixed-Use Project, Gold Nugget Awards



National Products Warehouses

Seattle, WA

Two pre-engineered metal buildings, totaling 34,000 SF were added to a tight site adjacent to an active facility. The buildings include offices, manufacturing, and support spaces, built on slab-on-grade with concrete beams. Given the poor, liquefaction-prone soils, LO designed a cost-effective raft foundation system, avoiding the need for deep foundations. One challenge—adding a mezzanine office—was resolved through code negotiations with the city, eliminating extra costs. Early collaboration with the PEMB supplier enabled efficient foundation design and construction planning—an approach less feasible under a traditional design-bid-build delivery. **GCCM.**



PAWS New Campus Redevelopment

Snohomish, WA

Designed for future growth, this main campus facility supports expanding treatment capacity for sick and injured wildlife across the Pacific Northwest. The final design—a 50,000 SF, one-story steel and concrete animal hospital surrounded by specialized enclosures—evolved through multiple design iterations. LO's close collaboration with the architect enabled quick responses to changing directives and efficient plan development. Working closely with the GC, we developed flexible and cost-effective concrete pouring processes and foundation systems.

GCCM.



Shoreline Community College Cedar Building

Shoreline, WA

Blending contemporary design with the College's midcentury modern roots, this new facility replaces five buildings and brings together the Chemistry, Biology, Medical Laboratory Technology, Advanced Manufacturing, Engineering, and BioManufacturing departments. The structural design supports diverse programming, balancing acoustical challenges with open, collaborative spaces to enhance learning. The building incorporates structural and cold-formed steel with energy-efficient systems. It also creates new greenspace and strengthens the college's health and technical programs. **GCCM. Pursuing LEED Silver.**



Redmond Senior and Community Center

Redmond, WA

This new 51,290 SF, two-story facility, uses a MPP supported on glulam beams and columns for its structural system. Located adjacent to Redmond's City Hall and the Sammamish River, features include multi-purpose spaces, flexible meeting rooms and casual conversation spaces, industrial kitchen, locker rooms, basketball court, cardio/weight room, a walk/jog track, a kids' zone, administrative space, and conference rooms. **GCCM. Pursuing LEED Gold.**



Swedish Medical Center Issaquah Campus Buildout

Issaquah, WA

This design project included adding 18 ICU beds and 14 Med/Surg beds in two separate shelled units on floors 3 and 4 and renovations of six PICU beds on existing floor 4 of the Swedish Issaquah Hospital. This project is part of the final phase of development for this 175-bed licensed facility. The goal was to construct the expansion in a manner that conforms to the standards already in place on the campus while also incorporating recent planning and technological innovations. **GCCM.**



Valdemar Production Facility and Tasting Room

Walla Walla, WA

New construction for a 22,000 SF production and tasting room facility with extensive roof decks. The facility is predominantly concrete and wood and steel framed, with much of the structure exposed to view. **GCCM.**



Vashon Center for the Arts

Vashon Island, WA

Performing arts theater, classrooms, and gallery space in new heavy timber structure with custom glulam and steel scissor trusses. Structural design includes supports for catwalks, tension grid, light booms, acoustical banners, rigging, drapes, proscenium wall, and AV devices in this 300-seat theater. **GCCM. LEED Silver.**



Washington Aggregates & Concrete Association -
Excellence in Concrete Award, 2019



Jamestown S'Klallam Tribe Evaluation and Treatment Center

Sequim, WA

Design of a new, one-story, 16,830 SF, 16-bed psychiatric evaluation and treatment facility, providing care to people in crisis. The facility consists of light framed wood construction with strip and spread concrete foundations and a concrete slab on grade. **LEED Silver & Net-Zero Energy ready goal. GCCM.**



Residential Treatment Facility North (RTFN)

Stanwood, WA

New one-story, 16-bed facility, to serve patients who require on-site care. The building design closely follows the DSHS prototype behavioral health facility massing and programing previously designed for the DSHS Maple Lane and Clark County campuses. **GCCM. Pursuing LEED Gold. Net-Zero Energy Goal.**



DSHS Behavioral Health Community at Clark County

Vancouver, WA

This facility will provide in-patient compassionate care for civilly committed patients. Patients will receive mental health treatment in a secure, acute care environment. Organized into three 16-bed buildings, totaling 50,500 SF, the facility includes large spaces for activity, life skills, exercise, and engagement before transitioning back into the community. Clark County is the second of five sites identified by DSHS that will utilize the prototype developed for DSHS. **Pursuing LEED Gold. Net-Zero Energy Goal. GCCM.**



