



# **HOLADAY-PARKS, INC.**

**SMART Mechanical Solutions®**

## **Full-Service. From Start to Finish.**

We work alongside our clients to design, build, and service high-performance mechanical systems that enhance comfort, efficiency, and sustainability. With in-house sheet metal, plumbing, and piping fabrication, we produce fully coordinated systems—built, assembled, and delivered for seamless installation and reliable performance.

**400 Westlake** — the greenest building of its size in the world.

Built Right.  
**PERIOD.**

ALASKA | INDIANA | OHIO | VIRGINIA | WASHINGTON



## HOLADAY-PARKS HELPS YOU...

- > **REDUCE  
OPERATIONAL COST**
- > **OPTIMIZE COMFORT**
- > **MITIGATE RISKS**

# ABOUT **HOLADAY-PARKS**

Holiday-Parks is one of the largest full-service mechanical, electrical, and plumbing contractors headquartered in the Pacific Northwest, with a national reach that includes Washington, Alaska, Ohio, Indiana, and Virginia.

We design, build, enhance, and service high-quality building solutions that are SMART—

Sustainable  
Measurable  
Affordable  
Reliable  
Timely

## **FOCUSING ON THE FUTURE**

While we have a rich history and roots stretching back to 1889—our sights are squarely focused on the future.

We are aligning our company—and our people—to play a key role in enabling the world's transition to clean energy and more sustainable practices.



# BUILD | OPTIMIZE | MAINTAIN

## SECTORS WE SERVE

- *Mission Critical*
- *Technology & Lab*
- *Healthcare*
- *Commercial Office & Retail*
- *Education*
- *Federal & Municipal Government*
- *Tribal*
- *Industrial*
- *Multi-Unit Residential*
- *Facility & Campus*
- *Mixed-Use Buildings*
- *Custom Metalwork*

## FULL-SERVICE SOLUTIONS



Mechanical HVAC Service  
& Special Projects



New Construction, Renovations  
& Tenant Improvements



Retrofit & System Modernization



Preventative Maintenance &  
24/7 Emergency Response



Building Automation, Analytics  
& Predictive Maintenance



Mechanical Engineering  
& Energy Services



Commissioning, Testing & Balancing  
(NEBB Certified)



Fire & Smoke Control/Damper  
Testing & Support



OEM Equipment Start-Up & Adaptive  
Facility Support



In-House 40,000 SF Fabrication  
& Custom Metal Work



The Space Needle/Century Project, Seattle

# PRECISION DESIGN

## Engineering That Drives Better Outcomes

Our Design Solutions go beyond conventional MEP engineering—bringing together design, constructability, and system performance into one coordinated approach. By integrating engineering with real-world installation expertise, we eliminate disconnects that often lead to delays and rework.

## Built for Performance. Delivered with Confidence.

### Grounded in Real-World Application:

- Evaluate existing systems and technologies to inform design
- Identify critical environments and performance needs early
- Analyze energy efficiency and lifecycle costs
- Develop practical, cost-effective value engineering solutions

## Advanced Coordination & BIM Integration

Using industry-leading tools—including Bluebeam, AutoCAD, Navisworks, Revit, and Trimble—our teams develop a fully coordinated Building Information Model (BIM) that aligns all trades and systems before construction begins. This level of coordination:

- Minimizes trade overlap and field conflicts
- Optimizes routing to reduce connections and potential failure points
- Identifies clashes and existing condition issues early
- Improves installation efficiency and schedule reliability

**Mechanical systems that perform as intended—with fewer surprises, greater efficiency, and a smoother path from design through commissioning.**





1001 John - Seattle, WA [400 foot, 430 unit residential tower]



NINE TWO NINE - Bellevue, WA [19-story, 462,000sf Class A office tower]



Judge Patricia H. Clark Children and Family Justice Center - Seattle, WA [112-bed juvenile hall, 10 juvenile-family courtrooms]



1101 Westlake - Seattle, WA [150,000sf, six-story, Class A office building]

**By combining engineering expertise with field knowledge, we create systems that are not only well-designed, but fully coordinated and ready for installation.**

## Design-Assist

Acting as an extension of the design team, Holaday-Parks brings in-house engineers, VDC specialists, and fabrication experts together early. We shape design with real-time input—reducing redesign, controlling costs, and delivering coordinated, constructible systems ready to perform before reaching the field.

## Design-Build

In Design-Build, Holaday-Parks delivers a fully integrated system—not separate trades. By aligning engineering, fabrication, and installation, we eliminate handoff gaps, reduce conflicts, accelerate schedules, and ensure systems perform as intended from day one through one coordinated approach.

## Progressive Design-Build

Holaday-Parks excels in Progressive Design-Build, where early collaboration drives results. Our open-book approach, real-time cost modeling, and Target Value Design align scope, budget, and constructability—reducing risk, improving coordination, and delivering predictable outcomes before construction begins.

## Design-Spec (Design-Bid-Build)

Even in traditional Design-Spec delivery, Holaday-Parks stands apart through disciplined execution and proactive coordination. Leveraging VDC, prefabrication, and field expertise, we resolve issues early—improving constructability, enhancing system performance, and delivering an efficient, predictable path to completion.



# COLLABORATION ACROSS **PARTNERSHIPS**

Holaday-Parks' partnerships with leading industry organizations and trade unions reflect a deep commitment to quality, safety, and continuous improvement across every phase of project delivery. Through affiliations with groups like AGC, MCAA, NECA, SMACNA, ASHRAE, and the U.S. Green Building Council, we stay aligned with the latest standards, technologies, and best practices shaping the built environment. At the same time, our strong relationships with local labor unions ensure access to highly skilled, trained professionals who consistently deliver work to the highest standards.

For our clients, this translates into measurable advantages: better-informed design decisions, stronger coordination across trades, and systems that meet rigorous performance, safety, and sustainability benchmarks. These partnerships also enhance reliability in the field—ensuring the right people, processes, and expertise are in place to keep projects on schedule and performing as intended. Simply put, our industry involvement strengthens our ability to deliver predictable, high-quality outcomes on every project.



**Our in-house engineering enables real-time design alignment and optimization—collaborating closely with the GC, design team, and trades to drive coordinated, efficient delivery.**



### The Challenge

The Kirkland Urban project began with a mechanical and plumbing Basis of Design (BOD) by Glumac, centered on an air-cooled VRF system serving mixed-use office and retail spaces. The challenge was to maintain design intent while adapting systems to meet evolving tenant requirements.

### Our Approach

Holaday-Parks collaborated closely with Glumac, Ryan Companies (GC), and the full design team to incorporate key elements of the original BOD while refining system design. Leveraging our in-house engineering team, we evaluated options, optimized system performance, and aligned mechanical and plumbing solutions with tenant needs.

### The Outcome

A fully coordinated system that preserved design intent while improving flexibility and performance for future tenants. Our ability to adapt and enhance the design in real time supported an integrated delivery and positioned the project for efficient execution and long-term success.



***"Many of the projects your team did for us at Kirkland Urban were challenging and required creative engineering but were well planned and successfully performed by Holaday-Parks. Moving forward, I will certainly endorse your team. I look forward to working with your company again on future projects, to continue a mutually successful relationship."***

**Thank you all, from Ryan Companies U.S.**



# End-to-End Mechanical Excellence

## PREFABRICATION

Holaday-Parks delivers unmatched value through a comprehensive prefabrication approach supported by over 40,000 square feet of warehouse and fabrication space at our Tukwila, Washington headquarters.

Our fully integrated, in-house team of engineers, CAD professionals, and detailers enables a seamless transition from design to construction. By performing 100% of sheet metal and piping fabrication in-house, we improve coordination, quality, and schedule certainty. This approach results in:

- Reduced costs associated with assembly, packaging, and transportation
- More efficient on-site delivery and installation
- Custom fabrication solutions tailored to project-specific needs
- Minimized field assembly requirements
- Improved jobsite safety through controlled fabrication environments

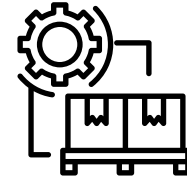
### PREFABRICATION APPROACH

Holaday-Parks places a strong emphasis on early planning and prefabrication to improve project outcomes. Our teams support a wide range of prefabrication efforts, including framing, electrical, and low-voltage systems, enabling efficient assembly of critical components such as patient wet walls and other system-intensive installations. Our fabrication facilities feature advanced equipment, including:

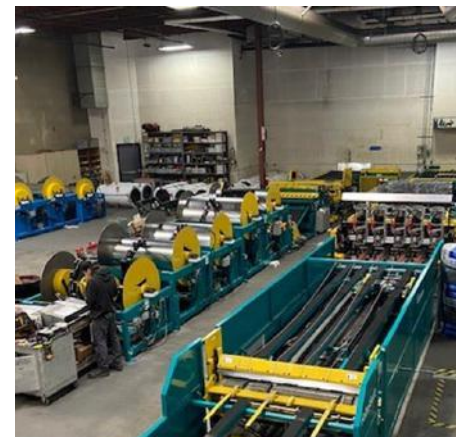
- State-of-the-art coil line duct assembly machines
- Coil line plasma cutting machines
- Spiral duct machines
- CNC plasma cutting systems
- Overhead cranes
- Pipe cutting and grooving equipment

All equipment is fully integrated with our detailing and 3D Revit modeling systems, allowing for precise “bag and tag” assembly and streamlined installation in the field.

Holaday-Parks’ prefabrication capabilities are not just about efficiency—they are about delivering fully coordinated systems that reduce risk, improve safety, and accelerate project schedules. By integrating design, modeling, and fabrication, we ensure systems arrive on-site ready to install and perform as intended.



### UNMATCHED CAPABILITIES



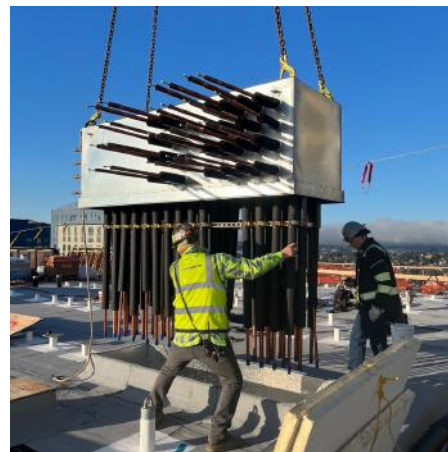
With three dedicated prefabrication shops and over 40,000 square feet of combined workspace, we have the capacity and expertise to support complex project demands.

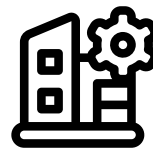


### PRECISION FABRICATION



### JUST-IN-TIME DELIVERY





Holaday-Parks' MEP Service is proud to be the facilities support of the **Starbucks Center**, winner of the **2025 BOMA International TOBY Award** in the **Mixed-Use Building category**—one of commercial real estate's highest honors for excellence in building management and operations.



Since 2014, Holaday-Parks has partnered in maintaining this iconic Seattle property, helping deliver the reliable, behind-the-scenes performance that exceptional buildings depend on every day.

# MEP SERVICE

## LIFECYCLE OPERATIONS AND MAINTENANCE

Holaday-Parks integrates Building Automation and MEP Service as a core pillar of our delivery model. From system design through ongoing maintenance, we ensure continuous performance, real-time insight, and long-term operational efficiency—delivering buildings that don't just function at turnover, but perform for life.

### MEP SERVICE: Proactive Performance, Delivered as a System

Holaday-Parks delivers comprehensive MEP Service as a core component of our integrated system—ensuring the mechanical, electrical, and plumbing infrastructure we design and build continues to perform at peak efficiency throughout its lifecycle. Our preventative maintenance programs are tailored to each facility, from single buildings to complex mission-critical facilities, aligning system performance with operational goals.

Through a proactive, data-informed approach, we identify and resolve issues before they impact performance—reducing operating costs, minimizing unplanned repairs, and extending equipment life. The result is a more predictable, efficient, and productive building environment that supports both occupant comfort and long-term asset value.

Our electrical service capabilities further strengthen this system approach, providing a single, accountable partner for inspection, upgrades, and ongoing system reliability. From arc flash studies and power quality monitoring to transformer testing and NFPA-compliant maintenance programs, we ensure safety, compliance, and performance across all electrical systems.

For more details, see our [MEP Service Overview brochure](#).

**A proactive approach that reduces costs, extends life, and improves performance.**



## **OPERATIONS & MAINTENANCE SUPPORT: Extending Value Beyond Turnover**

Holaday-Parks supports owners and developers with Operations & Maintenance solutions that extend well beyond project completion—transforming turnover into the beginning of long-term performance.

We develop customized O&M programs that integrate commissioning insights, preventative maintenance strategies, and detailed system documentation into a clear, actionable framework. Equipment inventories, maintenance schedules, and performance benchmarks are aligned with code requirements and operational goals, ensuring systems are not only delivered correctly—but are easy to manage and maintain.

By bridging construction and operations, we help reduce downtime, improve energy performance, and provide owners with reliable, high-performing systems that continue to deliver value over time.

## **BUILDING AUTOMATION: Intelligent Control, Continuous Optimization**

Holaday-Parks delivers Building Automation as an intelligent, fully integrated layer of our system—connecting mechanical, electrical, and operational performance through advanced controls and real-time data. We provide full lifecycle management of Building Automation and Electrical Power Monitoring Systems, from design-build implementation to system upgrades and long-term service, including migration from legacy platforms and development of high-performance control strategies for mission-critical environments.

With in-house engineering, UL-listed control panel manufacturing, installation, commissioning, and dedicated service teams, we maintain full accountability across the system—enabling continuous optimization, improved energy efficiency, and long-term operational resilience.

We deliver fully integrated fire and smoke control systems as a critical component of life-safety performance, aligning fans, dampers, stair pressurization, and HVAC sequencing with fire alarm and automation systems. With deep experience in complex multiple-agency environments, we lead coordination, testing, and commissioning from the outset.



## 400 Westlake — Seattle, WA



### LIVING BUILDING CHALLENGE

When the City of Seattle set a goal of carbon neutrality by 2050, Holaday-Parks advanced high-efficiency mechanical system design to reduce energy use and operating costs. In 2022, the firm was selected to support the 400 Westlake high-rise in

achieving Petal Certification under the Living Building Challenge—targeting net-positive performance through innovative HVAC strategies without compromising occupant comfort. The project exceeded standards by generating 105% of its energy, using 35% less energy than comparable buildings, and capturing and reusing 100% of rainwater for non-potable use—demonstrating how integrated engineering delivers both environmental impact and long-term value.

Holaday-Parks conducts rigorous design reviews to reduce energy footprint, providing targeted solutions, cost modeling, and payback analysis to meet sustainability goals. A U.S. Green Building Council member since 1997, we bring deep experience delivering high-performance, sustainable projects.



| Holaday-Parks Projects                       | City     | LEED Status    |
|----------------------------------------------|----------|----------------|
| 74 S. Jackson – The Jack                     | Seattle  | Gold           |
| Costco Campus Expansion                      | Issaquah | Silver         |
| Snohomish County Courthouse                  | Everett  | Gold           |
| King County Children & Family Justice Center | Seattle  | Gold           |
| Esterra Park                                 | Redmond  | Gold           |
| Facebook Block 16                            | Bellevue | Leed Certified |
| Summit III                                   | Seattle  | Gold           |
| UW Oak Hall                                  | Seattle  | Gold           |
| The Emerald                                  | Seattle  | Silver         |
| Seattle Asian Art Museum                     | Seattle  | Silver         |
| The Space Needle                             | Seattle  | Gold           |
| Facebook TIs @ Arbor Blocks                  | Seattle  | Gold           |
| Tableau TI @ Kirkland Urban                  | Kirkland | Gold           |
| Murano Senior Living                         | Seattle  | Silver         |
| Kirkland Urban                               | Kirkland | Gold           |
| Seattle Opera at the Center                  | Seattle  | Gold           |
| UW North Campus Housing, Phase IV(a)         | Seattle  | Gold           |
| Facebook, Phase III @ 1101 Westlake          | Seattle  | Silver         |
| Maritime Building                            | Seattle  | Gold           |
| Amazon TIs @ Midtown21                       | Seattle  | Gold           |
| UW NanoEngineering & Sciences Building       | Seattle  | Silver         |
| Evergreen Point Floating Bridge              | Seattle  | Silver         |
| UW Neighborhood Clinic                       | Issaquah | Gold           |
| Holland America Group                        | Seattle  | Gold           |
| Weyerhaeuser @ 200 Occidental                | Seattle  | Platinum       |
| Kinects Tower                                | Seattle  | Silver         |
| The Luma                                     | Seattle  | Silver         |
| UW Maple & Terry Halls                       | Seattle  | Gold           |
| UW Denny Hall                                | Seattle  | Gold           |
| Nine Two Nine Office Tower (Shell & Core)    | Bellevue | Gold           |
| Midtown21 (Shell & Core)                     | Seattle  | Gold           |
| The Insignia Towers                          | Seattle  | Silver         |
| Cornish Commons                              | Seattle  | Gold           |
| Seattle Marriott Bellevue                    | Bellevue | Silver         |
| Dexter Station (Shell & Core)                | Seattle  | Gold           |

