CBE LIVABLE BUILDINGS AWARD 2010
FINALIST SUBMISSION PACKAGE

UNIVERSITY OF CALIFORNIA, SAN FRANCISCO
654 MINNESOTA STREET,
TENANT IMPROVEMENTS PROJECT

UCSF
University of California
San Francisco

Capital Programs
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February 27, 2009

CPFM's previous and new locations are remote from the University's various campuses, and as such do not physically contribute to the academic life of students or faculty. However, as a "satellite" facility we still needed to represent UCSF's status as a community leader and one of the most respected research universities in the country. Our new offices at 654 Minnesota Street wonderfully accomplished this transformation.

Our previous internal organization co-located the four Directors in a corner of the building, creating communications problems with staff. Our goals for the designers were to physically decentralize management, improve collegiality and functionality (both individual and group work), introduce much more interior daylight and color, and create an inspiring architecture that represents CPFM's core values without being ostentatious. Technical issues of ergonomics and sustainability were also important. All of these were criteria were met or exceeded.

Our new office has greatly improved employee satisfaction. Departmental collaboration and workflow have measurably increased. The majority of systems and innovative finish materials are highly sustainable. We are expecting to obtain LEED certification this spring. Especially important to me - the project was within budget and our move in met the strict schedule dictated by lease terminations.

We continuously meet with numerous architects, contractors and University administrators in our facility, and it sets the bar as a new prototype for workplace, sustainability and appropriate design. The various spaces have a freshness, wit and livability that can't be entirely experienced in the photos. For all these reasons and many more that don't fit on one page, I believe the new CPFM project deserves SCUP merit award recognition for its design.

Michael Bade

Interim Assistant Vice Chancellor and Campus Architect
UCSF Capital Programs & Facilities Management

Project Narrative

UCSF's Capital Programs & Facilities Management department manages and holds contracts for all campus construction and upkeep. In 2005, UCSF purchased a vacant three-story manufacturing building in the gritty but gentrifying Dogpatch neighborhood to relocate CPFM's 186 person staff. The new location, fronting onto Esprit Park, is in better proximity to transit than the old and is just three blocks from UCSF's new Mission Bay research campus.

The original 66,000 sf shell, though in desperate need of a general overhaul, featured a lofty timber roof and generously tall punched windows. During the renovation, which included a full seismic upgrade, the existing windows were replaced by high-performance, clear, double-glazing with operable vents. The airy perimeter zone was dedicated for CPFM's open workstation environment, providing park views, natural ventilation and increased daylight.

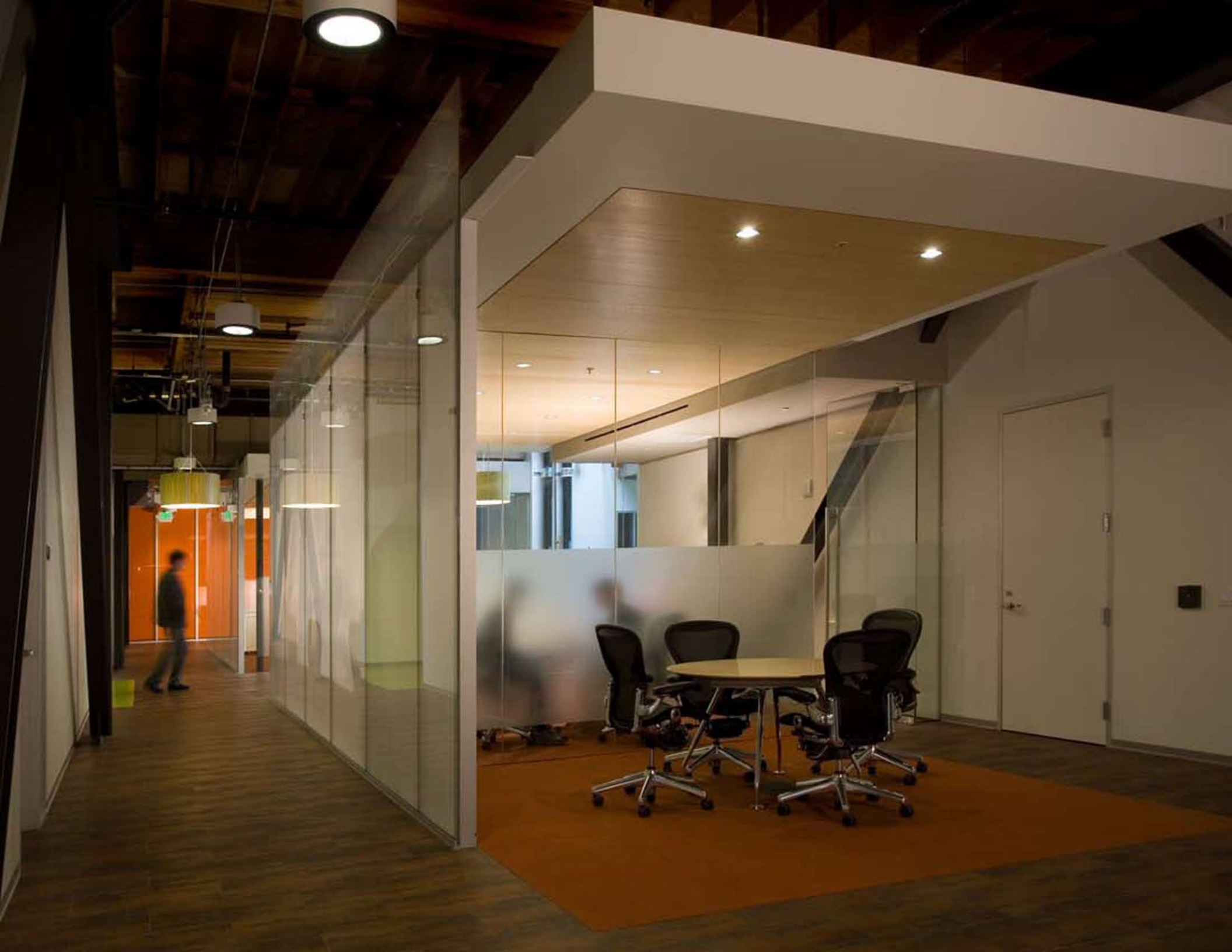
The 40 private offices and core elements were organized into clusters that march parallel to one another, inboard from the workstations. They create a central "boulevard" for reception, permit counter, and conference rooms. This public-facing zone, less in need of natural light, makes best use of the space farthest from the windows. Instead of an institutional feel, the space has a progressive outlook that speaks of energy conservation, collegiality, and innovation – in keeping with the spirit of one of the nation's foremost research universities.

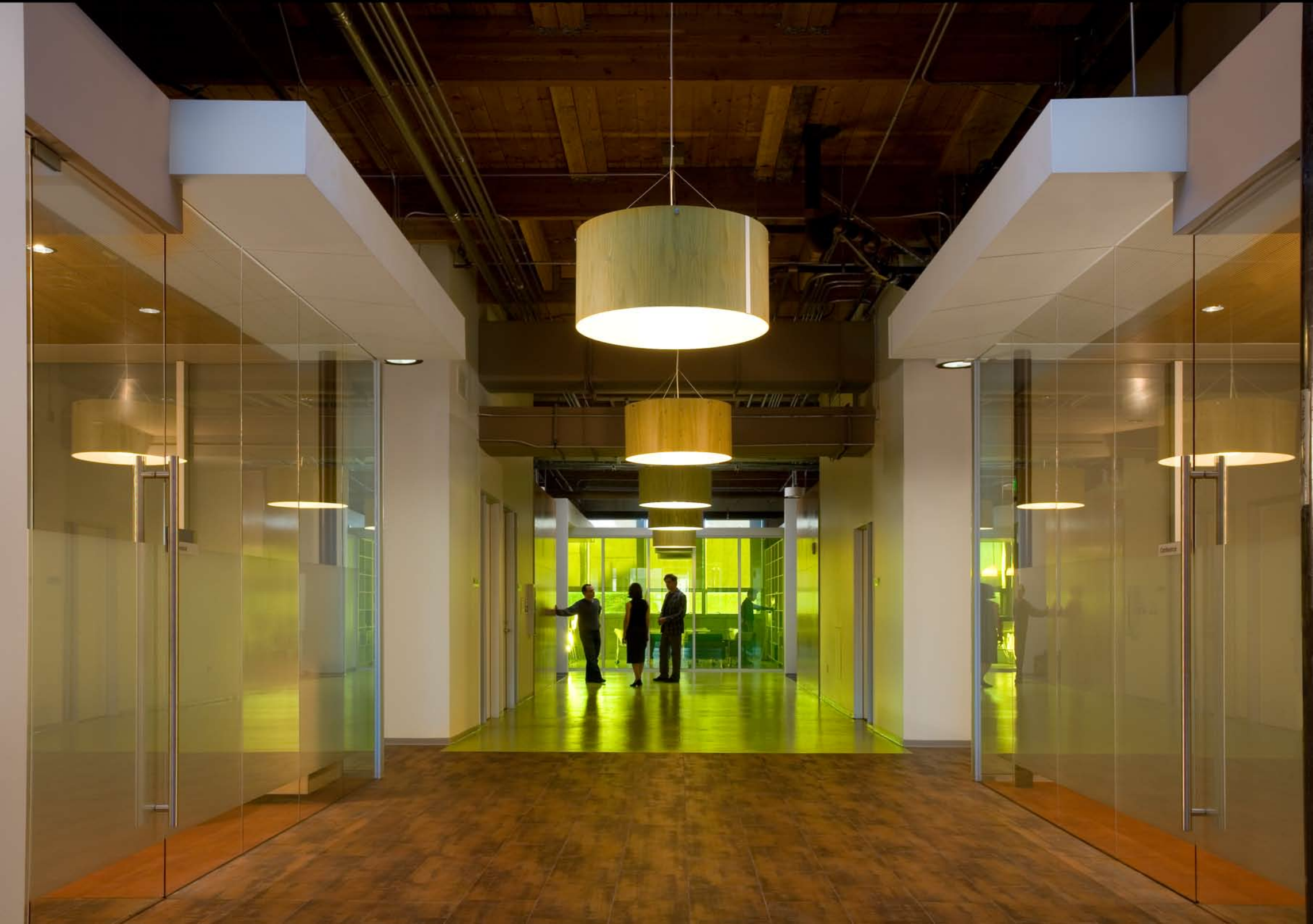
The new CPFM workspace has improved staff collaboration, increased employee satisfaction and provides a more welcome public face. Additionally, the renovated shell and new interiors serve as a working prototype for progressive workplace and environmental strategies for CPFM's research university clientele.

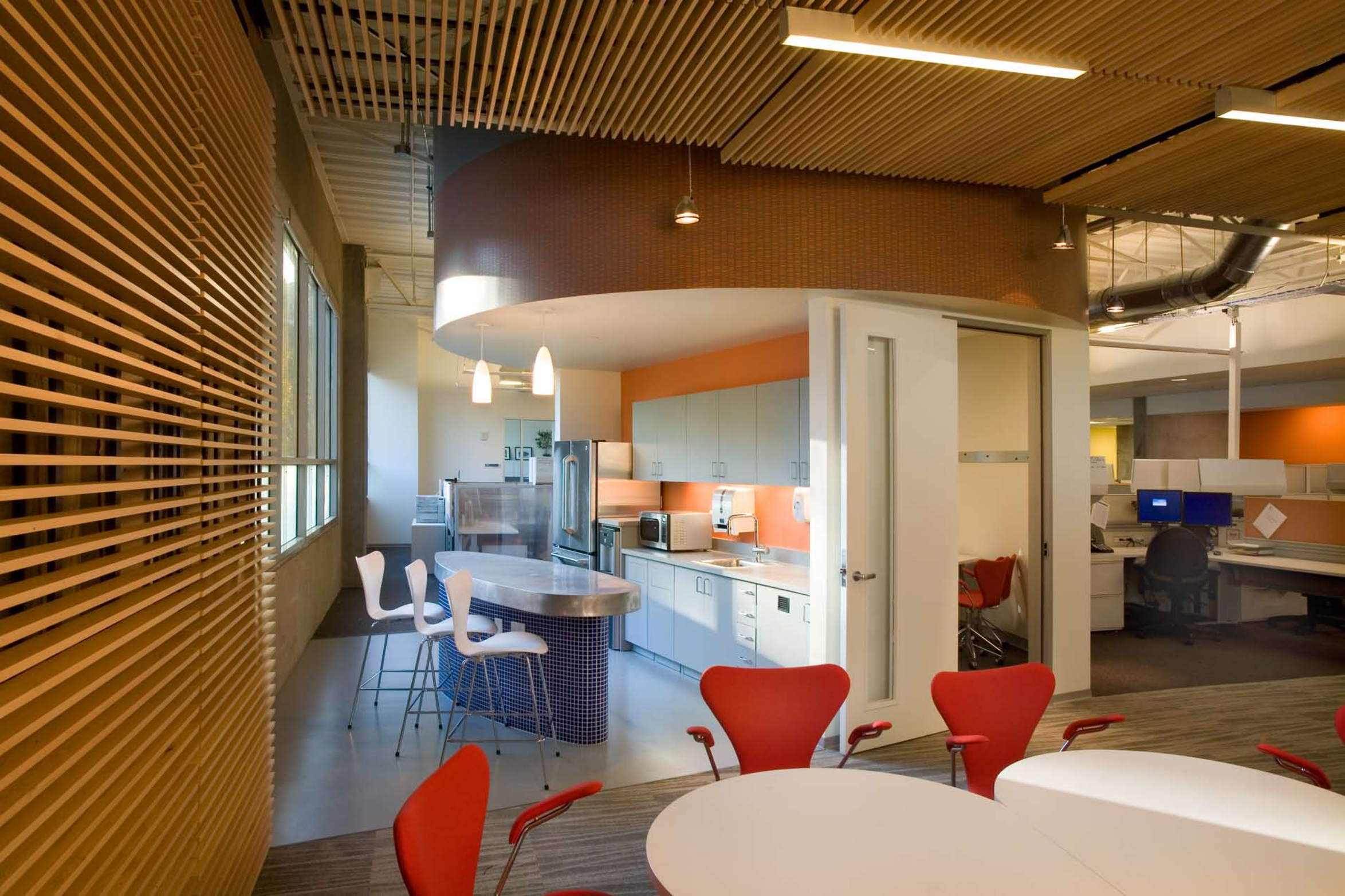
Sustainable finish materials, reduced water usage and high performing mechanical and lighting systems have earned the project a LEED CI 2.0 Certification. This certification is all the more impressive knowing that the decision to submit did not occur until after construction was complete. LEED granted 20 points for design and 5 points for construction.

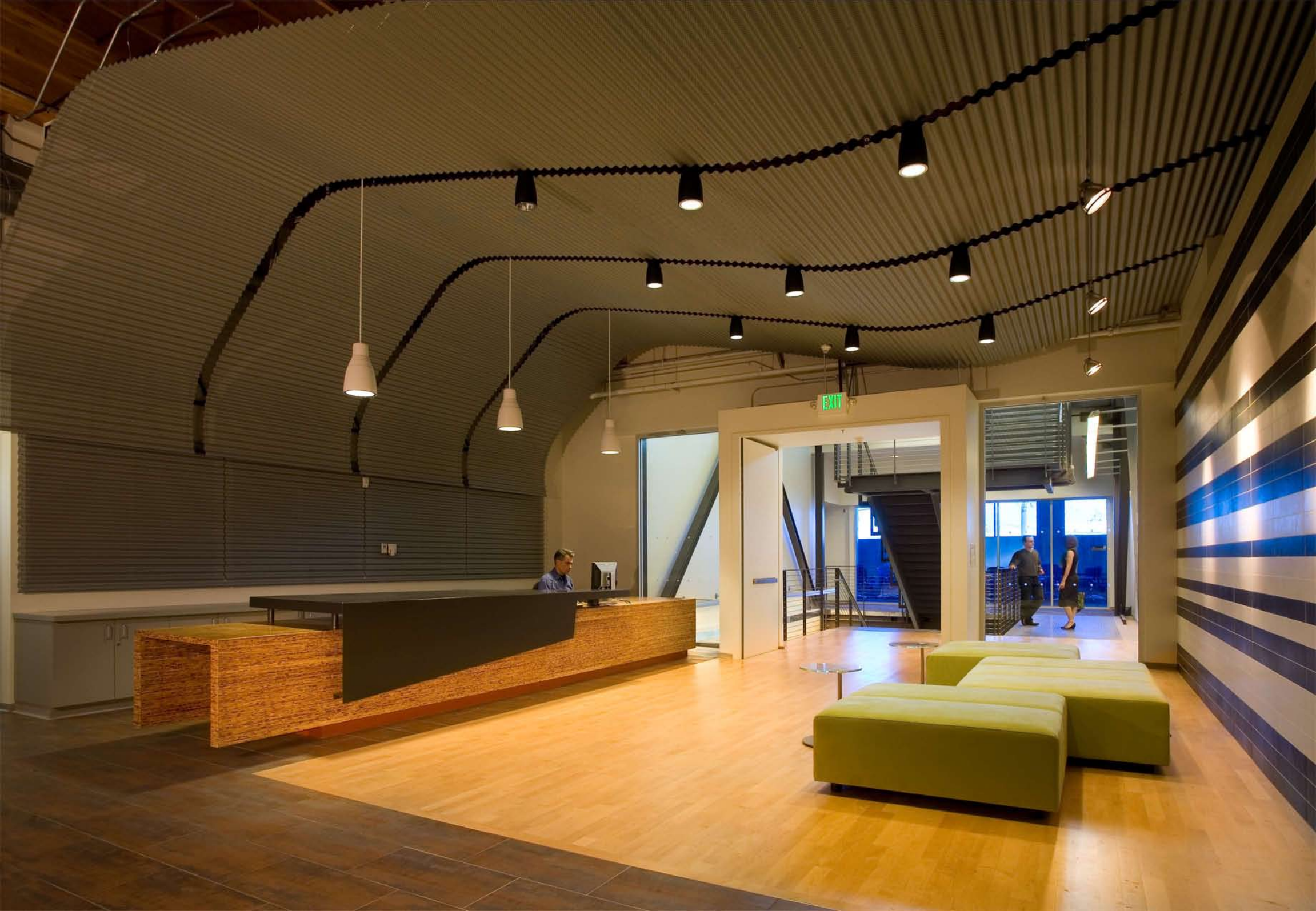
LEED Points:

Development Density & Community Connectedness
Public Transportation Access
Bicycle Storage and Changing Rooms
Parking Availability
Water Use Reduction
Fundamental Commissioning
Minimum Energy Performance
CFC Reduction in HVAC&R equipment
Optimize Energy Performance – Lighting Power
Optimize Energy Performance – HVAC
Enhanced Commissioning
Storage and Collection of Recyclables
Tenant Space, Long Term Commitment
Outside Air Delivery Monitoring
Increased Ventilation
Low–Emitting Materials, Paints and Coatings
Low–Emitting Materials, Carpet Systems
Low–Emitting Materials, Composite Wood & Laminate Adhesives
Low–Emitting Materials, Systems Furniture and Seating
Indoor Chemical and Pollutant Source Control
Thermal Comfort–Compliance
Thermal comfort– Monitoring
Daylight and Views: Daylighting
Innovation in Design
LEED Accredited Professional





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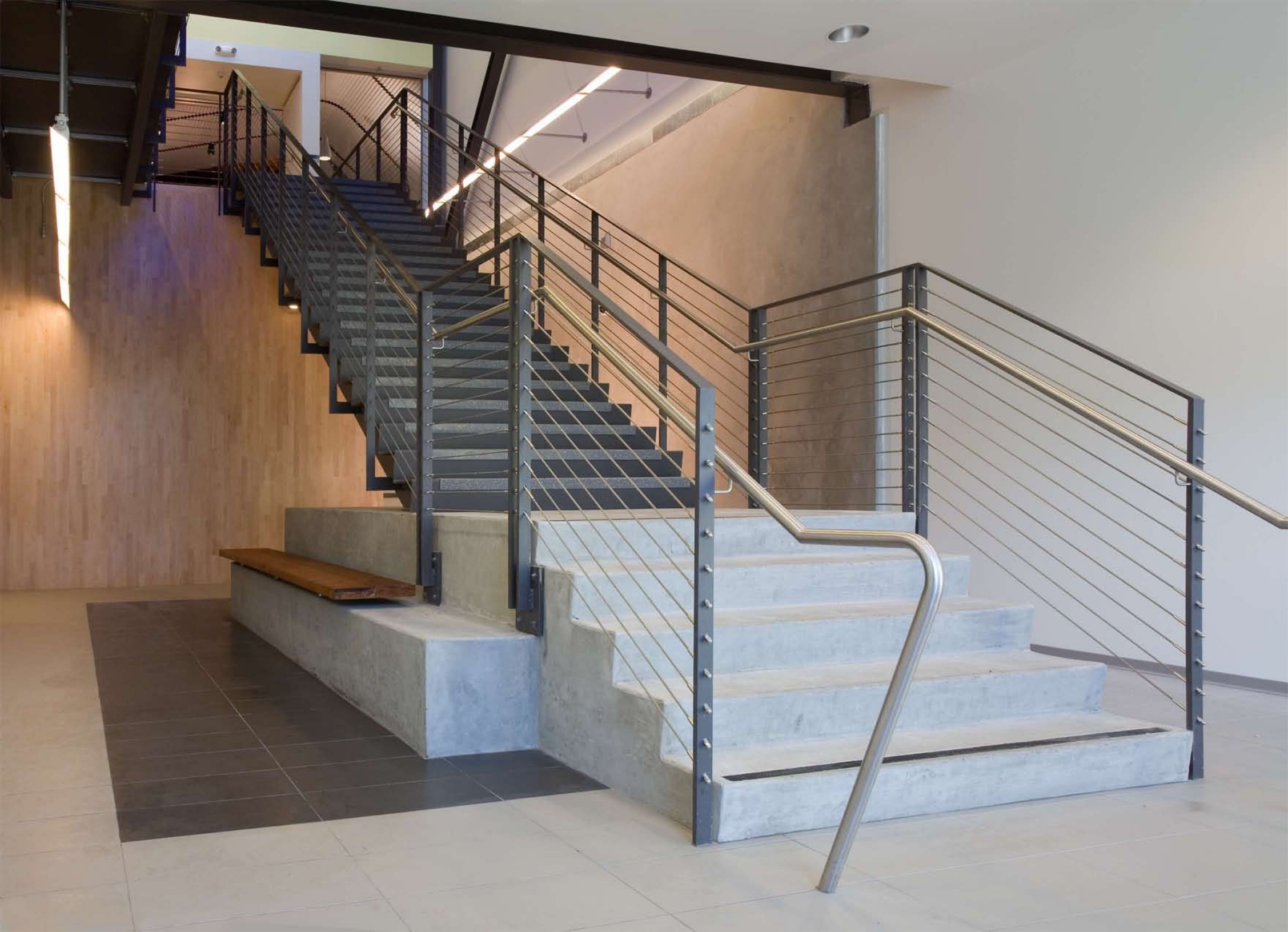

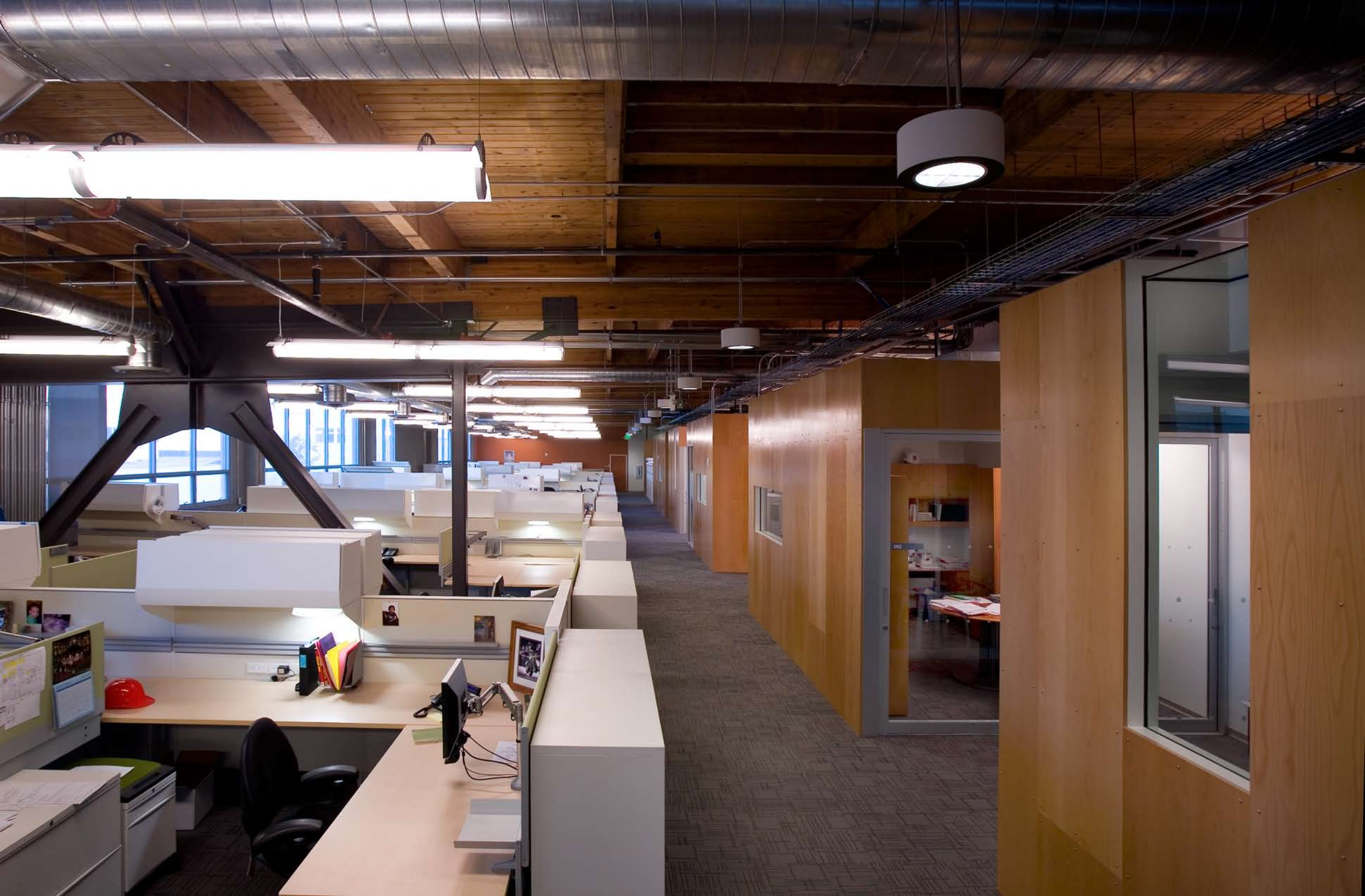


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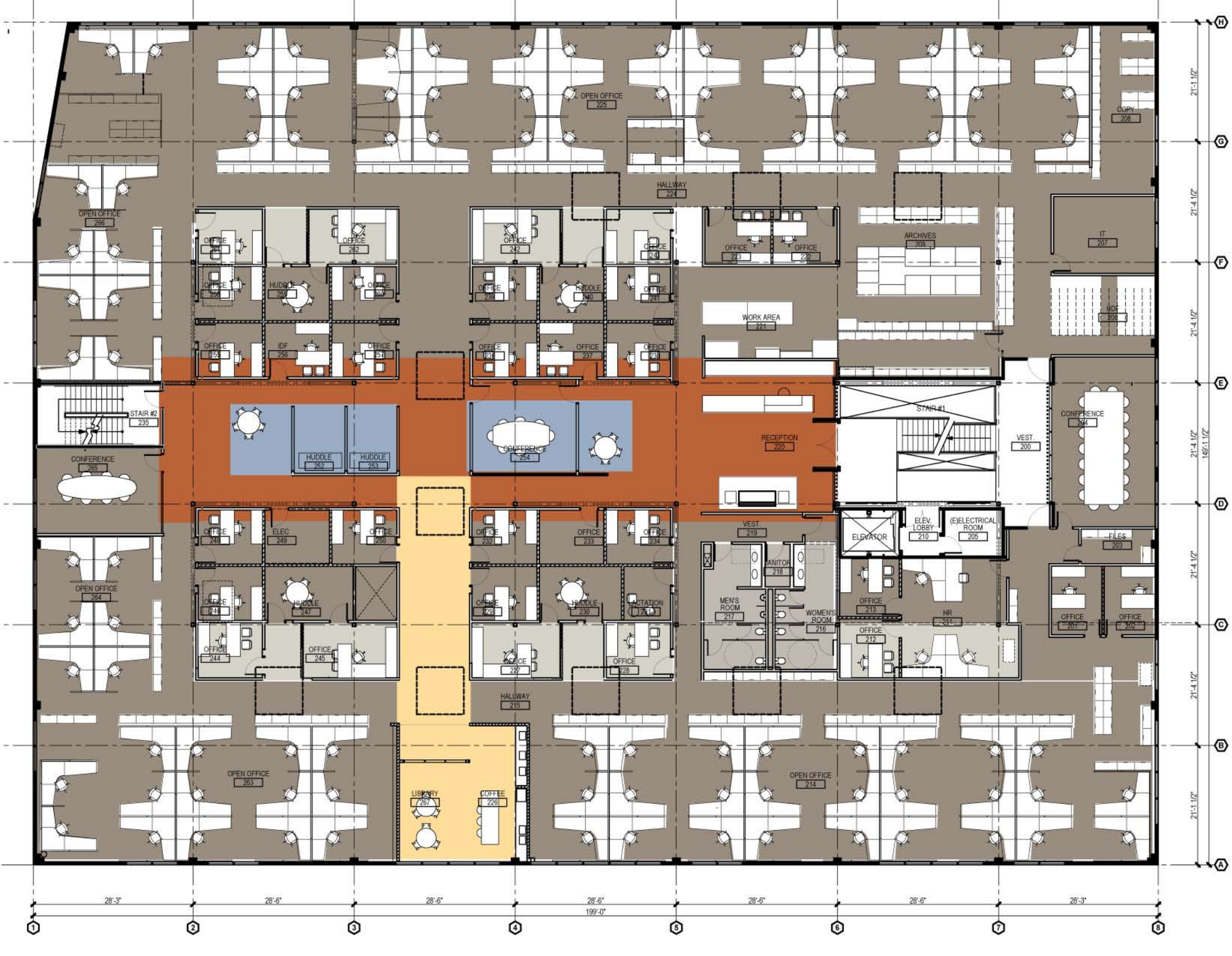

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654 MINNESOTA
TENANT IMPROVEMENTS
CPFM JULY 11, 2007

UCSF
FINISH

Utilities Report at 654 Minnesota Street

Fiscal Year 2009-10	GAS		ELECTRICITY *								WATER	
			Office			*Data Center*			Office + Data Center	Offices + Data Center		
Month	**Consumption**	**Cost**	***Offices %***	***Consumption***	***Cost***	***Data Center %***	***Consumption***	***Cost***	**Total Consumption**	**Total Cost**	**Consumption**	**Cost**
July	267	$ 296.22	*17%*	*24,803*	*$ 4,452.43*	*83%*	*119,197*	*$ 21,396.82*	144,000	$ 25,849.25	141	$ 1,404.07
August	194	$ 215.60	*15%*	*26,601*	*$ 4,083.92*	*85%*	*155,799*	*$ 23,919.17*	182,400	$ 28,003.09		
September	267	$ 289.18	*16%*	*30,606*	*$ 4,710.81*	*84%*	*166,194*	*$ 25,579.94*	196,800	$ 30,290.75	140	$ 1,442.00
October	354	$ 380.48	*15%*	*28,411*	*$ 4,129.99*	*85%*	*163,589*	*$ 23,779.96*	192,000	$ 27,909.95		
November	338	$ 343.91	*14%*	*25,327*	*$ 2,559.57*	*86%*	*161,873*	*$ 16,358.81*	187,200	$ 18,918.38	63	$ 1,045.87
December	478	$ 447.28	*12%*	*21,388*	*$ 2,181.80*	*88%*	*161,012*	*$ 16,424.79*	182,400	$ 18,606.59		
January	427	$ 352.23	*12%*	*22,104*	*$ 2,322.52*	*88%*	*155,496*	*$ 16,337.96*	177,600	$ 18,660.48	157	$ 1,162.14
February	661	$ 534.12	*15%*	*29,013*	*$ 2,961.34*	*85%*	*162,987*	*$ 16,635.83*	192,000	$ 19,597.17		
March	285	$ 262.16	*14%*	*25,328*	*$ 2,674.86*	*86%*	*157,072*	*$ 16,588.34*	182,400	$ 19,263.20	109	$ 1,135.03
April	238	$ 279.81	*14%*	*22,693*	*$ 2,723.16*	*86%*	*140,507*	*$ 16,861.22*	163,200	$ 19,584.38		
May	216	$ 233.47	*13%*	*27,828*	*$ 5,142.10*	*87%*	*178,572*	*$ 32,996.73*	206,400	$ 38,138.83	113	$ 1,182.97
June	174	$ 195.04	*15%*	*26,452*	*$ 5,221.19*	*85%*	*155,948*	*$ 30,781.24*	182,400	$ 36,002.43		
Total	**3,899**	**$ 3,829.50**		***310,556***	***$ 43,163.69***		***1,878,244***	***$ 257,660.81***	**2,188,800**	**$ 300,824.50**	**723**	**$ 7,372.08**

Note: The usage calculations below are based solely on the Office Areas and do not include the Data Center which is separately metered.
There is approximately 9000 square feet of unoccupied shell space in the building which is not conditioned and has minimal lighting and therefore is not included either.

Gas usage in Therms/year	**3899**
Gas Usage in Therms/Year.G.SFT	0.09
Gas usage in MBH/Year	389,900
Gas Usage in MBH/Year.G.SFT	9.16
Electricity usage in kWh/Year	***310,556***
Electricity usage in kWh/year.G.SFT	7.29
Total Energy Usage(Gas + Elect) in MBH/Year.G.SFT	34.05

Occupied Office Space Only	GSF
1st Floor	10,166
2nd Floor	29,030
3rd Floor	3,378
Tot GSF	42,574

These calculations are based on actual energy used and don't account for source inefficencies for other losses.

Project Team

Architect:	STUDIOS Architecture
M/P Engineer:	Taylor Engineering
Electrical Engineer:	The Engineering Enterprise
Structural Engineer:	DASSE Design
Shell Contractor:	Gonsalves & Stronck Construction
Interior Contractor:	PSP Construction

WELCOME GERALD
654 Minnesota (LEED CI 2.0)

LEED-Online Home | Credit Scorecard & Status | Project Summary | Team Admin | Documents | CIR Detail | Help | Project Selector | Sign Out

SCORECARD

CONSTRUCTION APPLICATION REVIEW

Registration | Design Application | Design Review | Design Appeal | Design Appeal Review | Construction Application | Construction Review | Construction Appeal | Construction Appeal Review | Certification /Denial

MY ACTION ITEMS

Displays the next steps for the project. Depending on your project role, the project status and number of points anticipated or awarded; different action items will appear.

This Project has achieved LEED Certification.

Customer Satisfaction Survey

You have 2 new Notifications

LEED RATING

Displays LEED level which is based on number of points attempted. *

CERTIFIED

This Project has achieved enough points for Certified Rating.

* Actual Certification Level will be based on the number of points awarded and successful completion of all Prerequisites.

View Review Summary

ATTEMPTED CREDIT SUMMARY

Displays attempted points for the project by status.

Status	Points		
	Design	Construction	Total
Earned:	20	5	25
Denied:	4	0	4
Total Attempted:	24	5	29

CREDIT SCORECARD

Displays all credits and points per LEED sections. Depending on project access, one can attach team members, view attempted credits or click credits to display template.

Expand All Credit Categories

design construction

= Marked Complete = Needs Attention
= Not Marked Complete = Credit Assigned to You

25 Points Documented **Points Available: 59**

4	Sustainable Sites					Possible Points:	7
0	SS	Credit 1	Site Selection	HVAC Engineer	Denied		3
1	SS	Credit 2	Development Density and Community Connectivity	Architect	Earned		1
1	SS	Credit 3.1	Alternative Transportation, Public Transportation Access	Architect	Earned		1
1	SS	Credit 3.2	Alternative Transportation, Bicycle Storage & Changing Rooms	Architect	Earned		1
1	SS	Credit 3.3	Alternative Transportation, Parking Availability	Architect	Earned		1
2	Water Efficiency					Possible Points:	2
2	WE	Credit 1.1-1.2	Water Use Reduction	Architect	Earned		2
5	Energy & Atmosphere					Possible Points:	14
Yes	EA	Prerequisite 1	Fundamental Commissioning	HVAC Engineer	Earned		0

Yes	EA	Prerequisite 2	Minimum Energy Performance	HVAC Engineer	Earned	0
Yes	EA	Prerequisite 3	CFC Reduction in HVAC&R Equipment	HVAC Engineer	Earned	0
2	EA	Credit 1.1	Optimize Energy Performance - Lighting Power	Environmental Adviser	Earned	3
0	EA	Credit 1.2	Optimize Energy Performance - Lighting Controls	Environmental Adviser	Denied	1
2	EA	Credit 1.3A	Optimize Energy Performance - HVAC	HVAC Engineer	Earned	2
	EA	Credit 1.3B	Optimize Energy Performance - HVAC	Not Attempted		2
	EA	Credit 1.4	Optimize Energy Performance - Equipment and Appliances	Not Attempted		2
1	EA	Credit 2	Enhanced Commissioning	HVAC Engineer	Earned	1
	EA	Credit 3	Energy Use, Measurement & Payment Accountability	Not Attempted		2
	EA	Credit 4	Green Power	Not Attempted		1
1		Materials & Resources			Possible Points:	14
Yes	MR	Prerequisite 1	Storage and Collection of Recyclables	Architect	Earned	0
1	MR	Credit 1.1	Tenant Space, Long Term Commitment	Architect	Earned	1
	MR	Credit 1.2-1.3	Building Reuse	Not Attempted		2
	MR	Credit 2.1-2.2	Construction Waste Management	Not Attempted		2
	MR	Credit 3.1-3.2	Resource Reuse	Not Attempted		2
	MR	Credit 3.3	Resource Reuse, 30% Furniture and Furnishings	Not Attempted		1
	MR	Credit 4.1-4.2	Recycled Content	Not Attempted		2
	MR	Credit 5.1-5.2	Regional Materials	Not Attempted		2
	MR	Credit 6	Rapidly Renewable Materials	Not Attempted		1
	MR	Credit 7	Certified Wood	Not Attempted		1
10		Indoor Environmental Quality			Possible Points:	17
Yes	EQ	Prerequisite 1	Minimum IAQ Performance	HVAC Engineer	Earned	0
Yes	EQ	Prerequisite 2	Environmental Tobacco Smoke (ETS) Control	Architect	Earned	0
1	EQ	Credit 1	Outside Air Delivery Monitoring	HVAC Engineer	Earned	1
1	EQ	Credit 2	Increased Ventilation	HVAC Engineer	Earned	1
	EQ	Credit 3.1	Construction IAQ Management Plan, During Construction	Not Attempted		1

	EQ	Credit 3.2	Construction IAQ Management Plan, Before Occupancy		Not Attempted		1
	EQ	Credit 4.1	Low-Emitting Materials, Adhesives and Sealants		Not Attempted		1
1	EQ	Credit 4.2	Low-Emitting Materials, Paints and Coatings	✓	Architect	Earned	1
1	EQ	Credit 4.3	Low-Emitting Materials, Carpet Systems	✓	Architect	Earned	1
1	EQ	Credit 4.4	Low-Emitting Materials, Composite Wood and Laminate Adhesives	✓	Architect	Earned	1
1	EQ	Credit 4.5	Low-Emitting Materials, Systems Furniture and Seating	✓	Architect	Earned	1
1	EQ	Credit 5	Indoor Chemical and Pollutant Source Control	✓	Architect	Earned	1
	EQ	Credit 6.1	Controllability of Systems, Lighting		Not Attempted		1
	EQ	Credit 6.2	Controllability of Systems, Temperature and Ventilation		Not Attempted		1
1	EQ	Credit 7.1	Thermal Comfort - Compliance		HVAC Engineer	Earned	1
1	EQ	Credit 7.2	Thermal Comfort - Monitoring		HVAC Engineer	Earned	1
1	EQ	Credit 8.1-8.2	Daylight and Views: Daylighting	✓	Architect	Earned	2
	EQ	Credit 8.3	Daylight & Views - Views for 90% of Spaces		Not Attempted		1
3		Innovation in Design Process				Possible Points:	5
0	ID	Credit 1.1	Innovation in Design	✓	Architect	Denied	1
1	ID	Credit 1.2	Innovation in Design	✓	Architect	Earned	1
1	ID	Credit 1.3	Innovation in Design	✓	Architect	Earned	1
0	ID	Credit 1.4	Innovation in Design	✓	Architect	Denied	1
1	ID	Credit 2	LEED™ Accredited Professional	✓	Architect	Earned	1

CENTER FOR THE BUILT ENVIRONMENT

CBE

Below is the information you previously submitted to CBE as complete.
If you'd like to update this information, please contact us at cbe-survey@berkeley.edu
Thank you.

General Information

Building name:	UCSF 654 Minnesota Street
Year building opened:	2008
Year of last major renovation (if applicable):	N/A
Level of commissioning	LEED prerequisite

Address

Location description:	Other urban
Address:	654 Minnesota Street
City:	San Francisco
State/Province:	CA
Zip/Postal code:	94107
Country:	United States

Design Team

Primary architect:	Studios Architecture
Other architect:	N/A
Mechanical engineer:	Taylor Engineering
Electrical engineer:	The Engineering Enterprise
Structural engineer:	Dasse Design
Landscape architect:	
General contractor:	PSP Const. (TI) Gonsalves & Stronck (Shell)

Ownership and Occupancy

Owner: University of California

Owner occupied?: yes

Government owned?: yes

Tenancy: multi tenant

Number of occupants: 186

Maximum occupancy:

Building Features

General Features

Gross building area (non-parking): 65,000 (ft^2)

Floor-to-floor height: 16 (ft) 2 (in)

Floor-to-ceiling height: 15 (ft) (in)

Number of floors, total: 3

Number of floors, occupied: 3

Principal activity:

- (•) Office (Professional services, Governmental offices, Non-profit organizations)
- ( ) Commercial (Retail, Pharmacies, TV & radio stations)
- ( ) Educational (Child care facilities, Schools, Colleges, Libraries, Museums)
- ( ) Public order and safety (Courthouses, Correctional facilities, Police stations, Fire stations)
- ( ) Health care (Hospitals, Medical offices, Medical laboratories, Rehabilitation facilities, Nursing homes)
- ( ) Public assembly (Religious bldgs, Rec & sports facilities, Performing arts & Entertainment venues)
- ( ) Laboratory (Research laboratories)
- ( ) Hospitality (Hotels, Motels, Restaurants, Commercial kitchens)
- ( ) Residential (Single family units, Condominiums, Apartments)
- ( ) Transportation (Parking garages, Airports & Terminals, Train and Bus stations)
- ( ) Industrial & storage (Factories, Warehouses, Agricultural buildings)
- ( ) Other (please specify):

Physical Features

Predominant exterior wall material: other

Window glass (% of wall area): 26-50%

Design Features

LEED Product:

Lighting and Daylighting:

- none -

LEED Version:

2.2

LEED Rating:

- None
- Pending
- Certified
- Silver
- Gold
- Platinum

	Yes	No	Don't know
Daylighting	⊙	○	○
Daylighting controls	⊙	○	○
Occupancy sensors	⊙	○	○
Fixed exterior shading	○	⊙	○
Automated exterior shading	○	⊙	○
Manual exterior shading	○	⊙	○

Predominantly: ⊙ Indirect lighting ○ Direct lighting

HVAC and Indoor Air Quality (check all that apply):

	Yes	No	Don't know
Air conditioning	⊙	○	○
Window air conditioners	○	⊙	○
Evaporative cooling systems	○	⊙	○
Heat pumps	○	⊙	○
Underfloor air distribution	○	⊙	○
VAV air distribution	⊙	○	○
Perimeter heating system	○	⊙	○
Natural ventilation	⊙	○	○
Demand controlled ventilation	⊙	○	○
Energy management system (e.g, EMCS, BAS, EMCIS, EIS/DR)	⊙	○	○

Building Envelope (check all that apply):

	Yes	No	Don't know
Insulating glass (i.e. 2 or more panes)	⊙	○	○
Tinted glass	○	⊙	○
Reflective glass	○	⊙	○
High performance glass	⊙	○	○
Exterior window shading	○	⊙	○
Interior window blinds	⊙	○	○
Operable windows	⊙	○	○

Acoustics (check all that apply):

	Yes	No	Don't know
Electronic sound masking	○	⊙	○

☑ Individual HVAC control:
- ☑ Temperature
- ☑ Airflow velocity
- ☑ Airflow direction

Low Emission Materials (check all that apply):

	Yes	No	Don't know
Low VOC paints & coatings (as specified by LEED 2.1+)	⊙	○	○
Low VOC adhesives & sealants (as specified by LEED 2.1+)	⊙	○	○
Low VOC fabrics	⊙	○	○
Green Label carpet (as specified by LEED 2.1+)	⊙	○	○
Ureaformaldehyde resin free composite wood (as specified by LEED 2.1+)	⊙	○	○
Green cleaning materials	⊙	○	○

☑ Other (please specify):

Energy Use

Annual energy use figures provided are:

- ○ *Typical* average annual energy use
- ⊙ *Specific* year (please specify): 2010

Total energy use:

Total: 1,449,500kBtu/year (kBtu/ft^2 per year)

Energy use intensity:

EUI: 34.05k

Breakdown by fuel (if known):

Electricity:	310,556	(kWh per year)
Gas:	389,900	Btu per year
Fuel oil:	N/A	- choose one -
Other:	N/A	- choose one -
Other:	N/A	- choose one -
Steam:	N/A	(1000 Lbs per year)
Chilled water:	N/A	(1000 Tons-HRS per year)
Biomass:	N/A	- choose one -

Energy star:

Energy star rating:	N/A
Energy star weather normalized EUI:	N/A
Energy star site normalized EUI:	N/A

Water Use

Water use intensity:

WUI: 12.7gal

Building Construction Cost

Original Construction:

Latest Major Renovation (if applicable):

Base cost (Shell & Core):	N/A	($/ft^2)	Base cost (Shell & Core):	128	($/ft^2)
Interiors/TI cost:	N/A	($/ft^2)	Interiors/TI cost:	176	($/ft^2)
Total building cost:		($/ft^2)	Total renovation cost:	304	($/ft^2)

Additional Information

Additional comments:

May we publish your building information? Yes ⊙ No ○

Contact Information

Please include your name, phone number and email address so that we may contact you for clarification. Your personal information will not be used for any other purpose.

Name: Craig Peterson

Phone: 415 476 3943

Email: craig.peterson@ucsf.edu