

SERA Bay Area

Livable Buildings Award Submission



SERA

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Project Narrative

Having designed workplaces for some of the world's most innovative employers, SERA had the unique opportunity to design an exceptionally healthy and sustainable workplace for our own staff.

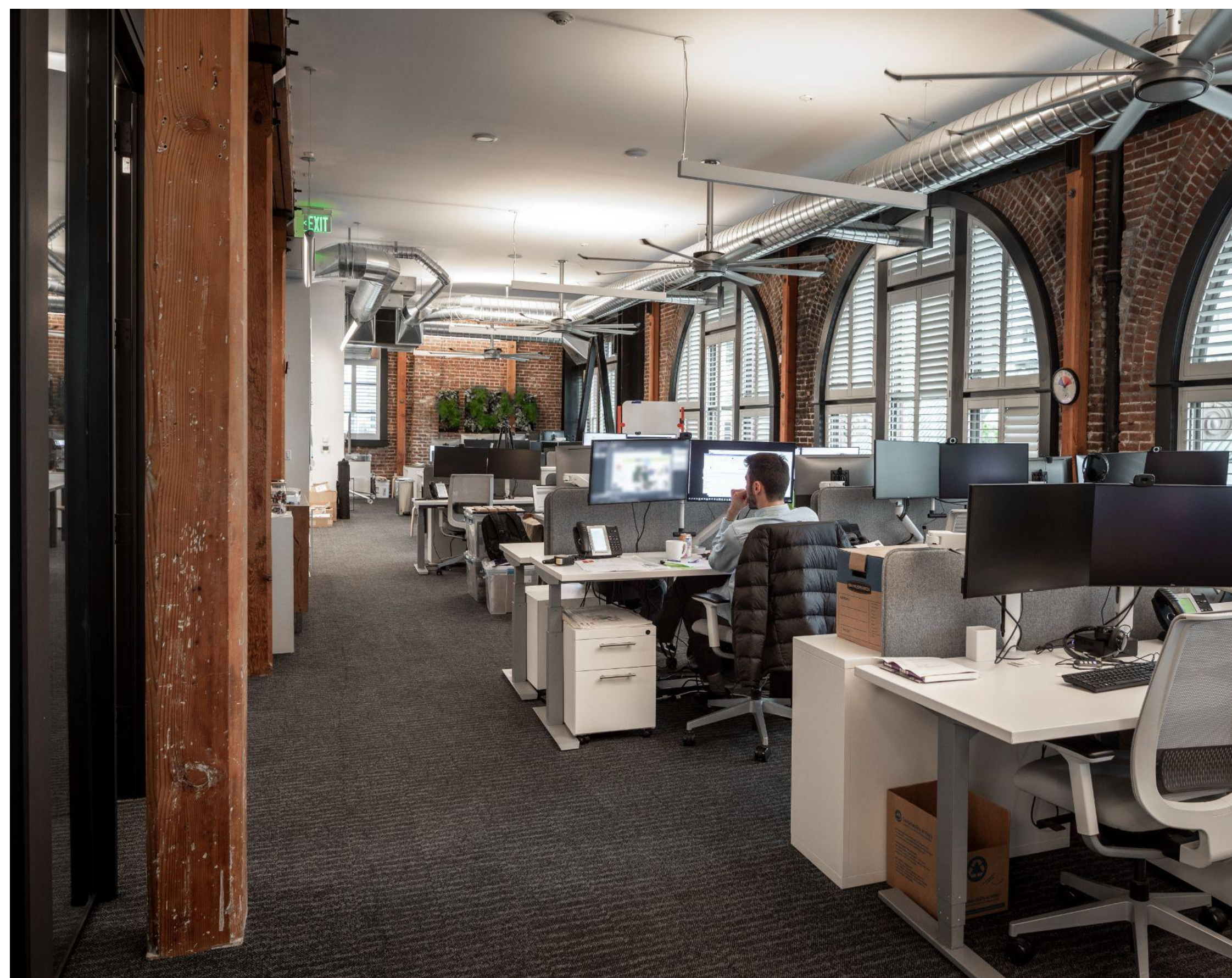
SERA's current Bay Area office space was originally built in 1905 as the Polytechnic Business College. Incorporating all of the workplace research and strategy we have given our clients over the years, we took a human-centric approach to design a healthy, flexible, and safe workplace.

Our team converted the multi-tenant space to a full-floor single-tenant space in 2019, accommodating about 50 staff. By preserving some of the original features of the building, such as the exterior arched windows, all staff have ample access to daylight and views of the city. Space plans also accounted for a variety of workspace needs, such as individual height-adjustable desks, high tables, conference rooms, phone rooms, and lounge spaces for informal collaboration. SERA installed the first ventilation system in the building with MERV 13 filtration, and the first installation of RESET Air monitoring in North America. These strategies protect staff from poor urban air quality and wildfire smoke, providing resilience in times of need.

In recognition of SERA Bay Area's focus on employee health and well-being, the project has been awarded a Fitwel Certification, highlighting the project's commitment to indoor air quality, an active work space, occupant comfort, and alternative transit options. Additionally, the project is pending LEED certification.

Post-occupancy surveys and feedback from staff have allowed us to confirm the design achieved the intended outcomes, and to make adjustments where needed to ensure a positive occupant experience in the space.





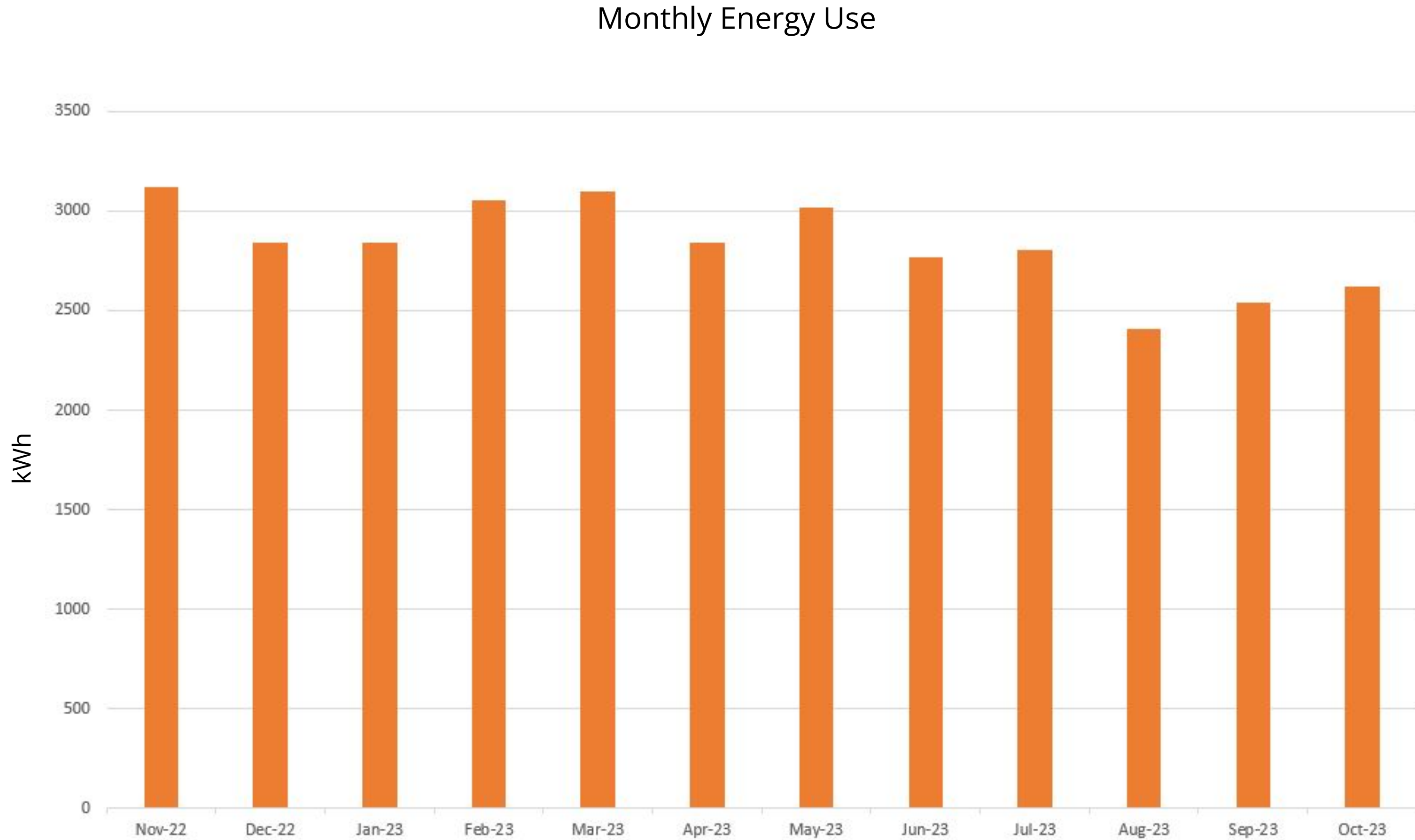
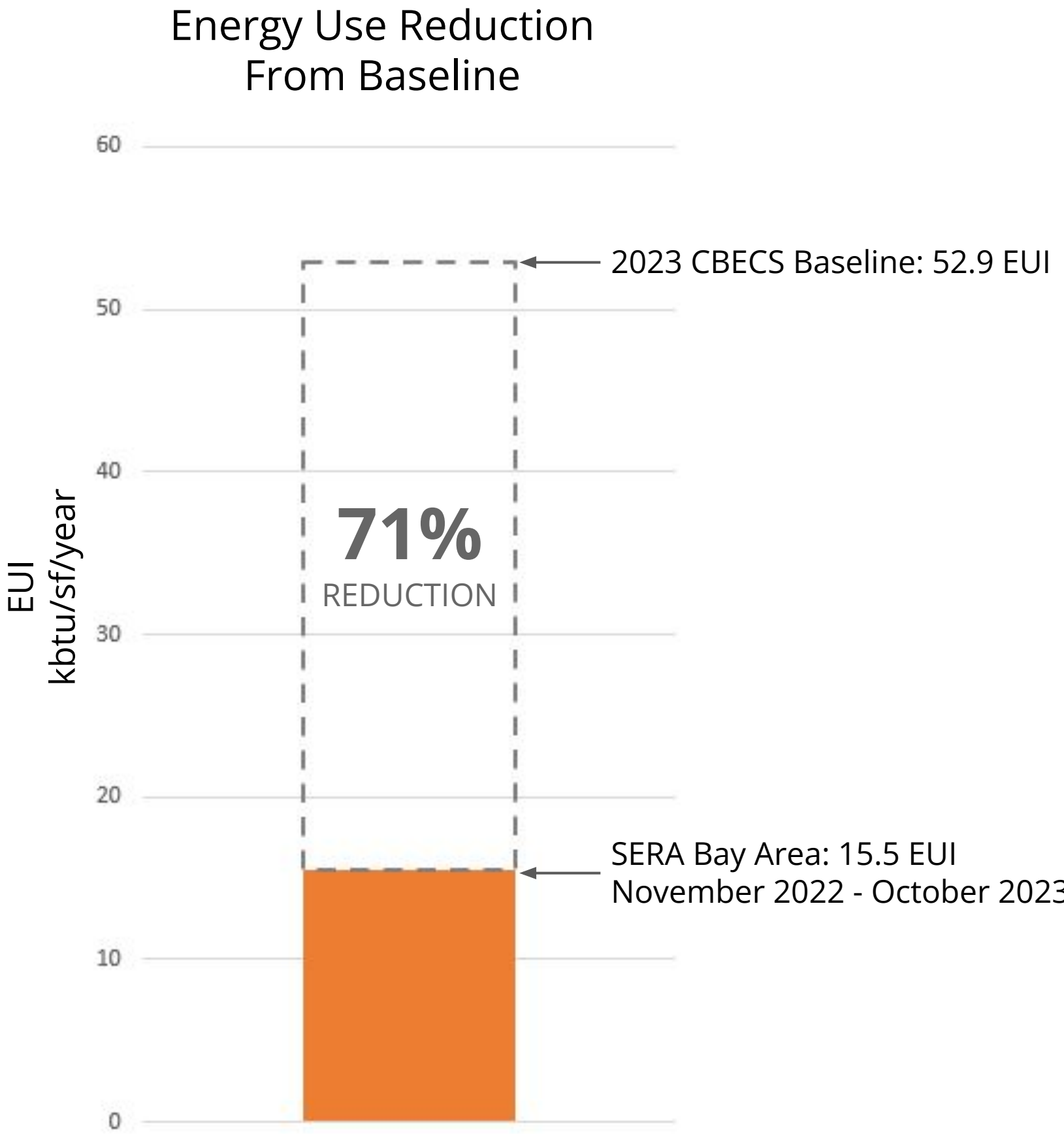
Bay Area



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Energy Performance Data

Several design strategies contributed to significant energy savings in the SERA Bay Area office, including: operable windows for ventilation, ceiling fans for occupant comfort and reduced mechanical cooling, LED lighting and controls, VRF mechanical system, and workstations with laptops and cloud computing. From the last year of metered data, we've achieved a 71% reduction in energy consumption from the CBECS baseline. Additionally, all energy used in the office is 100% electric.



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Project Team

Architect	SERA Design and Architecture
Sustainability	SERA Design and Architecture
MEP Engineers	Introba, Inc.
Lighting Design	O-Lighting
General Contractor	Meylan Construction, Inc.
Mechanical Contractor	RMI Mechanical
Furniture	One Workplace



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Additional Information - Indoor Air Quality Data

Continuous indoor and outdoor air quality monitoring help ensure our staff have a healthy indoor environment to do their best work. This data also helps to inform when operable windows should be used for ventilation in times of clean outdoor air, helping to drive down energy usage when mechanical ventilation isn't needed.

