



180 Grand Avenue

Project Summary

This landmark single building project overlooks Lake Merritt and a 122 acre park offering serene lake views as well as unobstructed views of the Berkeley/Oakland hills. Located at the corner of Grand Avenue and Harrison Street, this Class A building was built in 1981. It has 15 stories of office space, an updated plaza, a parking lot with 10 stalls, and a nine-story parking structure on an adjacent block that provides parking for tenants and visitors with its 380-car capacity.

Green Building Features

Resource Conservation

- Adopted a very low mercury lamp purchasing policy
- Maintain a battery recycling program for tenants (drop off)
- Construction debris recycling policy
- Janitorial green cleaning policy and micro fiber cleaning cloths
- Integrated pest management program policy
- Mixed waste recycling program
- Wet trash compacting to reduce land fill impact

Energy Conservation

- Solar window film on west and south exposures to reduce solar heat gain in the building.
- Light retrofitting to energy-efficient fluorescent

Water Conservation

- Drip irrigation
- Drought tolerant plantings
- Low-flow urinals and toilets
- Automated HVAC condenser water chemical feed and water management program to reduce blow down quantities.
- Low-flow aerators installed on all faucets



Commercial Renovation

180 Grand Avenue
Oakland, CA

**LEED- Existing
Buildings: Operation
& Maintenance
Silver Certified**

**Recognition
per City Council
Resolution 82697**

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HVAC Efficiency

- Replacement of original HVAC equipment with new efficient equipment featuring DDC control, VFD fan control, evaporative condensers. Refrigerant circuit design to allow low flow conditions for partial after hours conditioning.
- Installation of floor HVAC dampers to isolate floors when off hours AC is requested. Only the selected floor is conditioned. Installation of DDC zone controls makes isolation of non-occupied space possible.
- Continuous commissioning program to keep HVAC equipment operating at peak efficiency



Project Team

Building Owner Representative
Christopher Bailey, CB Richard Ellis
Investors

Strategic Accounts Director
Cindi Langendoen, CB Richard Ellis

Senior Real Estate Manager
Beth Cobb, CB Richard Ellis

Chief Engineer
John Eckmann, CB Richard Ellis

LEED Consultant
Chris Mullins, Envision Realty

Environmental Savings At A Glance

- Replacement of 36 (to date) 1.5 gpf urinals with .28 gpf. Will replace additional 4 urinals concurrent with upgrades in 2010 and contract to replace fifteen 3 gpf toilets with 1.28 gpf.
- Exterior soffit lighting retrofit from 150W high pressure mercury to 48W compact fluorescent.
- Lighting retrofits from T12 fluorescent to T8.
- Energy Star rated building for three consecutive years from 2007 to 2009

Learn More! www.oaklandgreenbuilding.com



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