



KEMA OFFICE



Project Summary

After outgrowing the old office space, KEMA recently built out a new 34,000-square-foot Oakland office in Lake Merritt Tower, which is near the 19th Street BART station, several bus lines, and within walking distance of restaurants, grocery stores, and other amenities—in addition to being just a block away from Lake Merritt. While perfect in terms of location and square footage, the new space had to be redesigned to accommodate KEMA's needs. As a leader in energy and sustainability consulting services that counts among its staff, a cadre of Leadership in Energy and Environmental Design (LEED) Accredited Professionals, KEMA determined to complete the build-out according to LEED standards and to pursue LEED for Commercial Interiors (LEED-CI) certification.

Green Building Features

Resource Conservation

- 59 percent of project furniture and furnishings were salvaged, refurbished or reused.
- 30 percent of total building materials content have been manufactured using recycled materials.
- 66 percent of total building materials and products have been manufactured within 500 miles of the site.
- Most of the wood used in the project is from Forest Stewardship Council-certified forests.
- Bamboo flooring was installed in the reception area and main conference room.
- Carpet was made at local plants (within 500 miles).
- Office and meeting room furniture was reused from old office when possible.
- New furniture and workstations were made with high recycled content.
- Comprehensive recycling and composting program for our building

Commercial Interiors

155 Grand Ave., 5th/6th Fl
Oakland, CA

**LEED for Commercial Interiors
Gold Certified**

**Recognition
per City Council
Resolution 82700**

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Indoor Air Quality

- Low emitting carpeting was chosen.
- Low/no VOC (volatile organic compound) paints, coatings, adhesives and sealants were used.
- Office space was flushed with outdoor air prior to occupancy, to remove any residual off-gassing.

Green Education

- Educational signage about green building features throughout space

Site Design

- An open floor plan was instituted to allow more employees exposure to natural light and views and to promote discussion and collaboration among colleagues.
- Secured bicycle storage and showers



“KEMA would not have approached our buildout any other way than to shoot for LEED Gold. Our team of Brandywine, KEMA and Skyline made it easy and we accomplished our goals in record time.”

Andrea Traber
KEMA Director of Sustainability

Project Team

Owner:

KEMA (Rich Barnes, Anna Edejer)

LEED Consultant:

KEMA (Andrea Traber*, Elaine Hsieh*, Megan Janssen*)

LEED Commissioning Agent:

KEMA (Erik Dyrre*, Dan Denning*, Lawrence DeHart*)

Building Owner:

Brandywine Realty Trust
Real Estate Broker CB Richard Ellis
(Sid Ewing)

Architect: Huntsman Architects*

Contractor: Skyline Construction*

Mechanical Engineer: Johnson Controls*

* Denotes a LEED Accredited Professional

Environmental Savings At A Glance

- Water consumption was reduced by 44 percent.
- Electricity use was reduced by 37 percent.
- Over 89% of the construction and demolition waste was diverted from landfills.
- KEMA employees now divert 68 percent of office waste away from landfill.
- Lighting design is 37% more efficient than standard design - including LED lighting, daylight harvesting, occupancy controls, and high efficiency overhead fixtures.
- Significant reduction of materials and resources was achieved by careful selection of green products listed above.



Contact Info :
Heather Klein
Planning and Zoning Division
(510)238-3659
hklein@oaklandnet.com

Learn More! www.oaklandgreenbuilding.com