



UNIVERSITY OF CALIFORNIA OFFICE OF THE PRESIDENT



Project Summary

The UCOP Building, constructed in 1998, is a 12 story-masonry-and-steel office building located in downtown Oakland. In 2006, it became the first LEED Existing Building, Silver Certified project to be certified in the city. This was achieved through programs and initiatives that minimize the building's environmental impact, improve occupant health and safety, and reduce costs. The project was made in part through a partnership with Stopwaste.org and includes a strong focus on recycling, waste diversion, and composting.

Green Building Features

Resource Conservation

- 60% waste diversion from landfill.
- Diversion rate reached through composting, desk-side recycling receptacles, and office supply and furniture reuse program
- Since 2006, compost program has diverted more than 45 tons of waste.

Landscape Management

- Leaf blower and gas powered soil tiller replaced by brooms and shovels.
- 5th floor roof garden soil enriched with compost, mulch and earth worms.
- Green waste composted.
- Chemical weed herbicides and pesticides replaced with least toxic alternative.

Commercial Renovation

1111 Franklin St.
Oakland, CA 94607

**LEED -Existing
Building
Silver Certified**

**Recognition
per City Council
Resolution 81830**

City of Oakland
Green Building
Case Study

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Indoor Air Quality

- All cleaning products meet Green Seal-37 standards, meaning minimal impact on custodian and occupant health.
- Conventional fluorescent lamps converted to low-mercury alternative.
- Carpets, paints, adhesives and numerous other products met rigorous standards (beyond California code) for volatile organic compound content.

Environmental Savings At A Glance

- The building is more energy-efficient than nine of ten office buildings in the nation.
- Energy costs have dropped significantly since certification, including an 16 month savings of almost \$75,000 in utility rates.
- From January 2007 to June 2008, UCOP building reduced electricity consumption by 622,000 kWh, a 12% reduction compared to previous 18 months.

"The University of California is proud to be recognized as a national leader in implementing sustainable business practices. As the central administrative office for the UC system, the Office of the President is committed both to greening its operations as well as by leading the rest of the UC system by its example. We used LEED for Existing Buildings to systematically evaluate our maintenance and operations practices and make concrete changes to increase efficiency, reduce waste, and improve occupant health."

Nathan Brostrom, Executive Vice President of Business Operations
Michael Reese, Associate Vice President of Business Operations.



Project Team

Associate Director of Building Service:

Michael Keleman

Associate Director of Energy and Utilities:

Matric Munn

Director of Facilities Management Services:

George Geigen

Manager of Administration and Space

Planning: Jon Giacomini

Sustainability Manager: Matt St.Clair

Sustainability Specialist: Andy Coghlan

LEED-EB Project Manager: Jubilee Daniels

Facilities Liaison: Linda Furtado

Chief Engineer: Matthew Leet

Strategic Sourcing: Lesley Clark

Stationary Engineer: Michael Gidding

Space Planning: Griselda Balanza

Chief Building Manager: Roman Starno

Building Services: Mark Lozano

Building Manager: Mark Orttinger

Environmental Health and Safety: Larry

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Learn More! www.oaklandgreenbuilding.com