The entry vestibule provides a transparent, welcoming experience for guests while graphics painted on the exposed concrete columns nod to interior design education and the study of anthropometrics. Benches are upholstered in 100% post-consumer recycled polyester.

In lieu of a traditional receptionist a recessed touch screen acts as a virtual receptionist, allowing guests to quickly call the staff member they are visiting.

The entry sequence is based on biophilic principals to evoke natural sequences of compression and expansion, with folding planes that gradually open up to higher ceilings beyond.

In support of utilizing the office as a living laboratory, a variety of sensors and software applications are integrated into the space, enabling the display of real-time metrics on a variety of environmental attributes about the space. A series of monitors displays data on electrical load consumption, air quality (temperature, humidity, CO2, and particle count), sound levels, and the results of quarterly water testing.

The space includes a Material ConneXion library, which displays innovative and sustainable materials. The library is a subscription-based service which allows designers, private companies, and government agencies to research new materials and technologies.

A large board room also serves as a multipurpose space that can accommodate meetings, lectures, and events. The carpet is manufactured from the recycling of salvaged nylon fishing nets from Southeast Asia as part of a program to protect sea life and provide income for local families.

Two set of glass doors can be opened from the board room to connect to the adjacent cafe. Pendant lighting created from sustainably-managed bamboo designed by David Trubridge anchors the island clad in Cradle to Cradle certified quartz countertops.

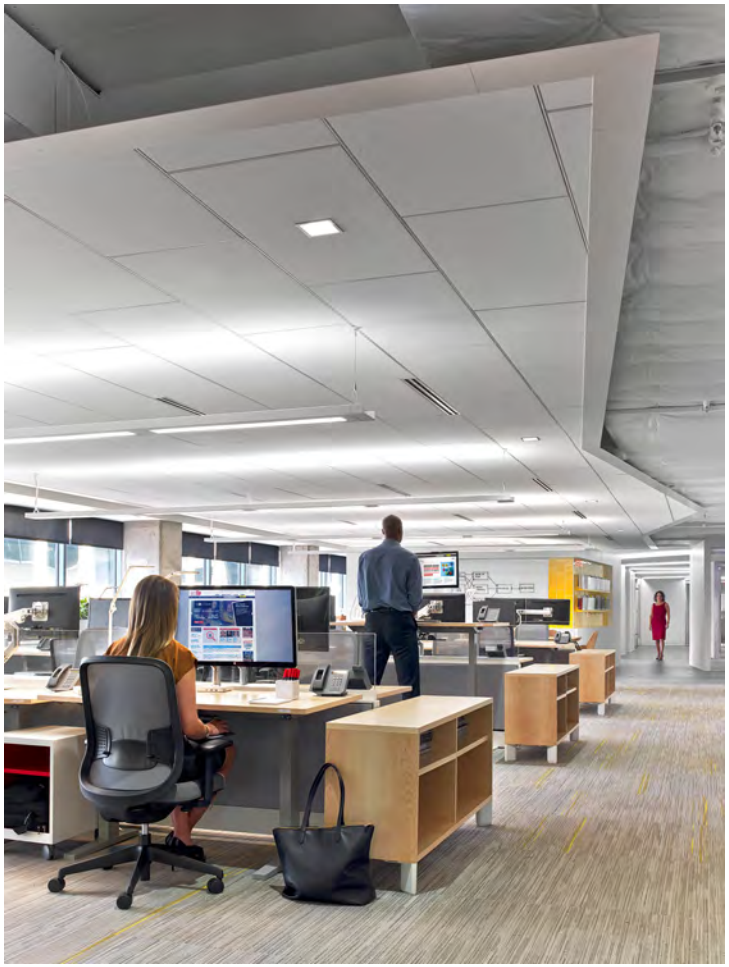
Additional work space extends into the cafe along the windows with easy access to surface-mounted power. Anthropometric figures painted on the concrete floor diagram typical counter clearances and mimic the activity in this space.

A large custom table top allows for the staff to collaborate throughout the day. The top is formed by maple planks with a contrasting walnut inlay. The organic edge of the boards allowed the yield from the tree to be optimized instead of milling straight planks, allowing more boards per forest.

Bookcases along the perimeter of the space provide a surface for planters that allow 100 square feet of greenery throughout the space.

Biophilic strategies developed by Terrapin Bright Green were integral into the design and planning of the office environment. Bill Browning writes that humans are inherently drawn to spaces that create a sense of prospect by providing the ability to visually survey surroundings across an expanse while remaining protected. The Focus Rooms offer an enclosed location where staff can see across the open office area at short-depth range while maintaining feelings of safety and control over their environment.

Custom printed PVC-free wallcovering depicts an abstracted ripple across the surface of water which corresponds to carpet tile that is Cradle to Cradle certified and has a published Health Product Declaration.



Workstations have a Declare Label and all work surfaces are made with FSC-certified wood and are electronically height-adjustable. Private offices are used for focused work and the furniture is Cradle to Cradle and BIFMA level certified.

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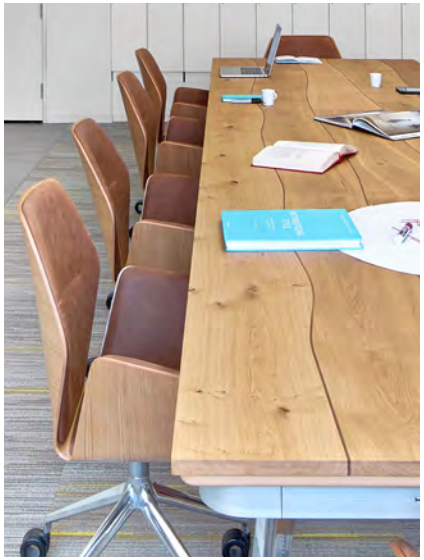
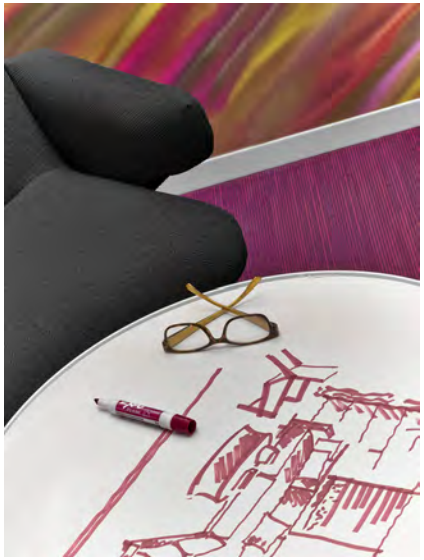
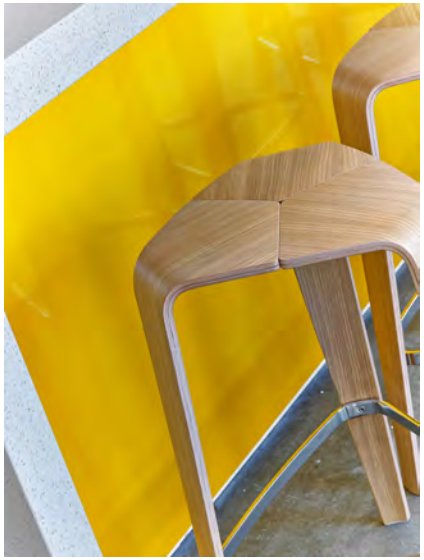
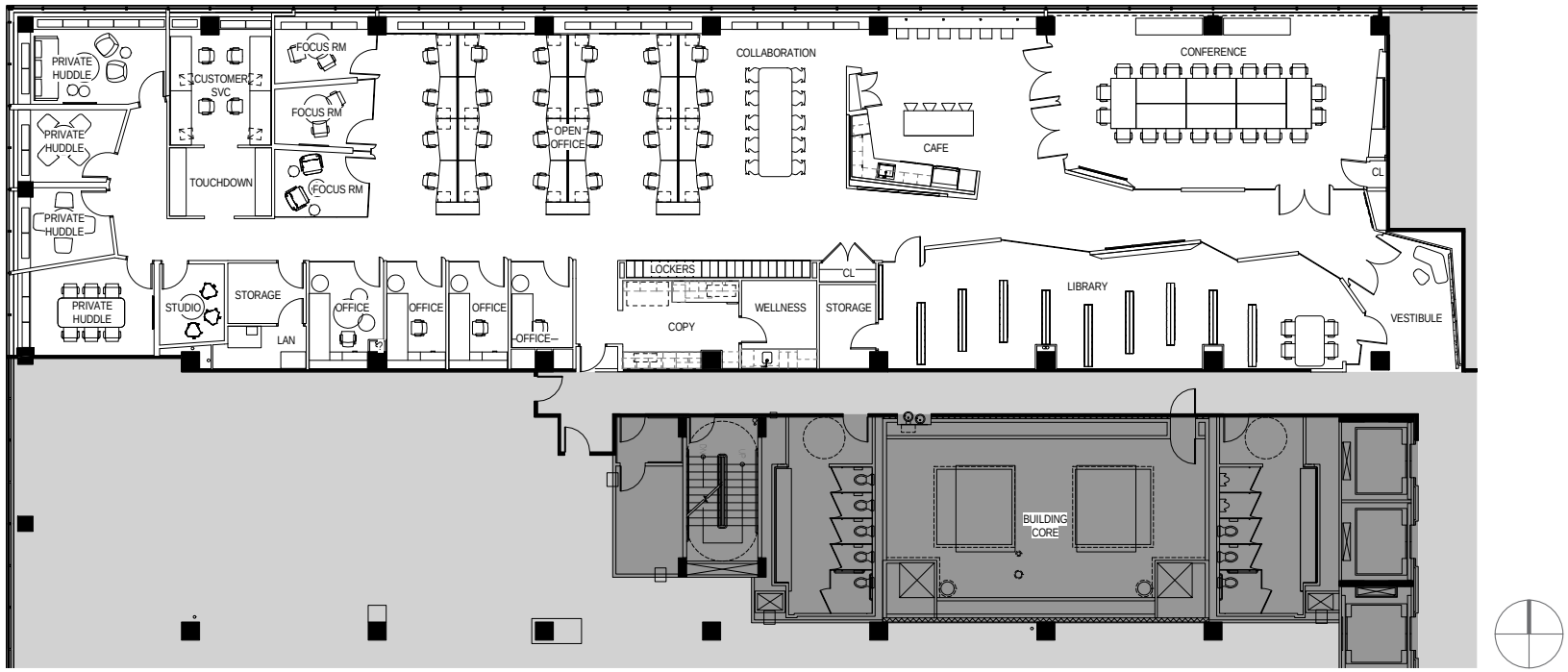








9th Floor Partial Plan

SUSTAINABLE HIGHLIGHTS

BUILDING / SITE SELECTION

- Building is LEED-EBOM Silver certified.
- Site is located in a lively mixed-use area with shopping, restaurants, entertainment, offices, hotels, and residential buildings.
- Site is located within one half mile of 2 subway stations and at least 10 bus lines.
- Lease provides for 6 secure bicycle racks for ASID use. Showers and changing rooms are provided in the building.

WATER

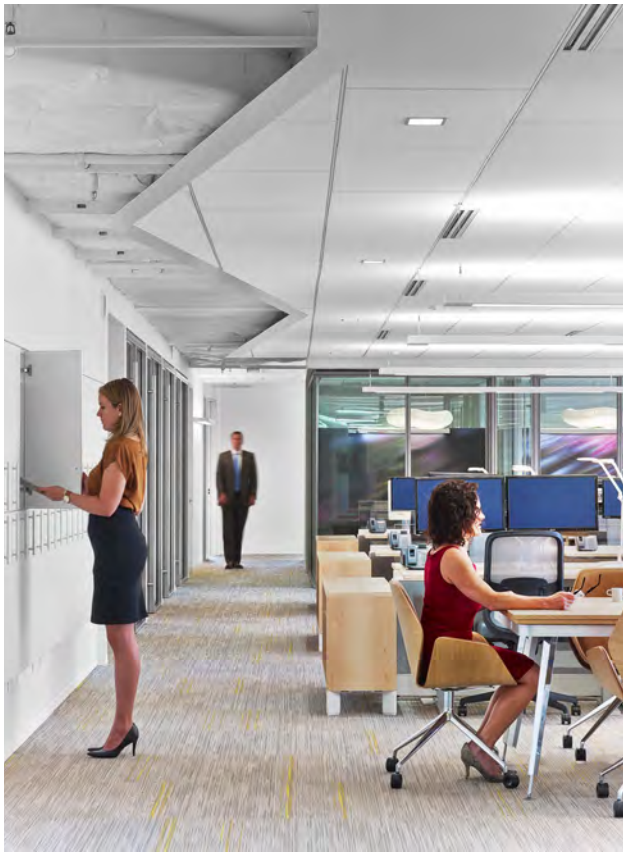
- Base building toilet room fixtures were changed to water efficient models and included low flow aerators providing hands free faucets and dual-flush valves at water closets. Low-flow Café and Wellness room faucets were installed. These measures equate to a total wastewater reduction of 41.31% per EPA 1992 Guidelines with 2005 Amendments. Annual regulated potable water use is calculated at 3.28 gallons per sf per year.
  - Quarterly Water Testing Protocol: Water tested quarterly for lead, arsenic, mercury, nickel, and copper.
  - Drinking Water Promotion: Drinking water dispensers located within 100 feet of all parts of regularly occupied floor space.

ENERGY

- The Lighting Power Density (LPD) was designed and constructed to be 0.65 W/sf, which is a 42.5% reduction over the Target 2030 LPD of 0.85 W/sf (25% reduction).
- Independent commissioning agents reviewed the systems design and installation to verify that they are installed, calibrated and perform as intended. An enhanced commissioning plan is in place to review the systems again in the future.
- The tenant space and its HVAC systems exceed ASHRAE/IESNA 90.1 – 2007 levels of energy efficiency.
- The project's mechanical system added no CFC based refrigerants.
- Daylight responsive controls are installed in for over 50% of the connected lighting load.
- Occupancy sensors are installed for over 75% of the connected lighting load.
- Daylight sensing photocells dim lighting during time periods where daylight harvesting is possible.
- Motorized automated shades on all exterior facades are connected to solar sensors located on window mullions which track the position and intensity of the sun and automatically adjust height of shades to reduce glare and heat gain as well as maximize benefits of natural daylight.
- Ongoing accountability and optimization of energy is provided through the installation of meters documenting electricity usage. The system monitors lighting load, HVAC load, computer equipment, and general purpose electricity.
- 100% of the tenant's energy requirements are offset by renewable energy through Green-e certificates.

MATERIALS AND RESOURCES

- Materials and furniture specified for the project were rigorously evaluated to eliminate substances that could potentially contribute to negative health effects, where possible, in compliance with ASID's health and sustainability goals. Products with Health Product Declarations (HPDs), DECLARE Labels, or Cradle to Cradle Certification (C2C), make up most of the material specifications, and all furniture on the project has one of those certifications/labels or is certified under the BIFMA Level standard.
  - All materials used on the project were reviewed against a publicly-available list of potentially harmful chemicals to minimize the use of substances of concern to human health in the building products specified.
  - Office furniture is BIFMA level 3 Certified, has FSC-certified veneer.
  - 95.21% of construction, demolition, and packaging debris from the construction have been diverted to uses other than a landfill.
  - Materials were selected to maximize recycled content, rapidly renewable content, regional manufacturing, FSC-certified wood products, and social responsibility.
  - All textiles contain 100% post-consumer recycled content.
  - Ceiling tiles contain 71% - 75% recycled content and the grid system contains at least 61% recycled content. All ceiling tile and grid was manufactured within a 500-mile radius of the project.
  - Primary carpet contains 42% pre-consumer content and is MBDC Cradle to Cradle v2 Silver Certified, NSF 140 Platinum Certified, and CRI Green Label Plus Certified.
  - Conference and Huddle Room carpet contains 35% post-consumer and 45% pre-consumer recycled content and is CRI Green Label Plus Certified. The carpet face is 100% recycled content type 6 nylon from salvaged fishing nets in Southeast Asia.



INDOOR ENVIRONMENTAL QUALITY

- The mechanical system exceeds ASHRAE 62.1-2007 requirements for outside air and ventilation.
- The space is located in a non-smoking building with designated smoking areas.
- An indoor air quality management plan was implemented during construction.
- Low VOC adhesives and coatings meeting the SCAQMD Rule #1168 were used throughout.
- Paints and coatings used throughout construction meet the requirements of SCAQMD Rule #1113, Green Seal Standard GS-03 and GS-11.
- Carpets meet the CRI Green Label Plus criteria for low VOC emissions. Carpet adhesives are rated for zero VOCs.
- All hard surface flooring materials meet Floor Score Certification or CA Department of Health Standard Criteria.
- All composite wood and agrifiber products contain no added urea-formaldehydes.
- All new task chairs, guest chairs and systems furniture meet GreenGuard certification requirements for low emitting products.
- Individual task lighting is provided at each office and workstation.
- HVAC Systems have been designed to meet the requirements of ASHRAE Standard 55-2004.
- A minimum of 75% of all regularly occupied areas have daylight illuminance levels over 25 footcandles.
- A minimum of 90% of all regularly occupied areas have a direct sight line to the outdoors.

INNOVATION IN DESIGN

- Exemplary Performance for Access to Public Transportation
- Exemplary Performance for Green Power
- Exemplary Performance for Construction Waste Management
- Ergonomic Program and Active Design: All workstations and offices have height adjustable sit-stand work surfaces with adjustable keyboard trays, monitor arms, task lights and task chairs to encourage occupants to move throughout the day, and to support proper posture. All employees will receive an educational session on workplace ergonomics and receive a personal session with an ergonomist to help them understand the correct way to use ergonomic tools to support their individual needs.
- Education and Outreach: The space will be used as an educational opportunity for ASID members and Industry partners who visit the space to learn about sustainability and the specific design strategies employed in the space to promote health and wellness. Digital and physical material has been developed that will be available to visitors, and guided tours of the space will be available to all visitors.

HEALTH AND WELLNESS

- Mindful Eating: Café contains tables and chairs to accommodate 25% of ASID employees, is located within 20’ of employees and contains refrigerator, microwave, sink, dishwasher, storage cabinets and reusable utensils, plates and cups.
- Active Furnishing Design: all workstations are height adjustable height sit/ stand desks and all offices include height adjustable monitor arm stand.
- Health and Wellness Awareness Protocol: occupants are provided access to WELL Building Standard Guide and a physical library is included on premises that contains books and magazines focused on mental and physical health.