Best Practices Awards Program
A program created by the UC/CSU/IOU Energy Efficiency Partnership Program, and funded under the auspices of the California Public Utilities Commission

UC/CSU Sustainability Conference
Santa Barbara, 2006
LA KRETZ HALL

- Best Overall Sustainable Design
- University of California, Los Angeles
- George Conde, AIA, Project Director
PROJECT DESCRIPTION

- 22,000 ft² new construction project
  - 350 seat general assignment auditorium
  - 45 seat distance learning classroom
  - Two 24 seat seminar rooms
  - 5,000 ft² office space
• Building cost: $6,933,000
• Cost per gross ft$^2$: $315
• Total project cost: $9,600,000
• Construction duration: 20-months
• Occupancy: September 2005
PROCESS

• “Walk the Talk”
  • Home for the UCLA Institute of the Environment (IoE)

• Needed to find a building site on a land-poor, urban campus
  • La Kretz is built on top of 5 million gallons of chilled water
  • Stacking projects is an innovative and environmentally responsive solution to dwindling land resources
La Kretz Hall
PROCESS
TECHNICAL INFORMATION

- Sustainable Site
  - Transportation
    - Near public transit
    - Bicycle storage and showering facilities
  - Exterior design
    - Reflective paving reduces heat island effect
    - Energy Star roof

- Water Efficiency
  - Low water-use fixtures
    - 20% reduction below EPA standards

- Energy and Atmosphere
  - 32% energy savings below Title 24
  - Natural ventilation and operable windows
  - Photo-sensor, office lighting controls
  - Building systems commissioning
  - Metering
• **Renewable Energy**
  • Landfill gases
    • contribute 17% by volume to heating and cooling campus buildings; 8% of electricity
  • Provisions for future photovoltaic system

• **Materials and Resources**
  • Construction waste management
    • 77% diverted from landfill
  • Recycled content
    • Ceiling tiles, plastic toilet partitions, steel, gypsum wall board, flooring, office furniture
TECHNICAL INFORMATION

• Indoor Environmental Quality
  • CO₂ monitoring and control
  • Indoor air quality management
    • Systems and materials protected during construction
    • Building flush before occupancy
  • Low-emitting materials
    • Paints, sealants, adhesives, carpet
  • Thermal comfort
    • Temperature, humidity monitoring
  • Daylight in office areas, low e glass

• Innovation and Design Process
  • Innovative land use
  • LEED-AP consultants
BARRIERS

- Inexperienced with sustainable buildings
  - A new process with new goals
ACCOMPLISHMENTS

• UCLA's first LEED NC Silver building

First LEED-NC Silver building at UCLA
LESSONS LEARNED

• Provide thorough “Basis of Design”

• Empathize LEED aspect during pre-bid conference

• Require a pre-construction meeting with contractor and applicable subs to discuss LEED related contract requirements

• Designate a Point-Person to focus on LEED compliance and documentation
TEAM

• **Mark Voltz**, UCLA Project Manager
• **SmithGroup**, Executive Architect
• **Englekirk and Sabol**, Structural Engineers
• **Ideas for the Built Environment**, MEP Engineers
• **KPFF**, Civil Engineers
• **Katherine Spitz and Assoc.**, Landscape Architect
• **Eileen Kopelson**, Specifications
• **CDC**, Curtain Wall Consultant
• **CTG Energetics, Inc.**, LEED/Sustainability
• **Davis Langdon Adamson**, Cost Estimating
• **Martin Newsom and Assoc.**, LLC, Acoustical
• **RolfJensen & Assoc.**, Fire/Life/Safety
• **WestCoast Nielsen**, Santa Fe Springs, Contractor
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