



STATE OFFICE BUILDING AT BUTTERFIELD WAY

Sacramento, CA

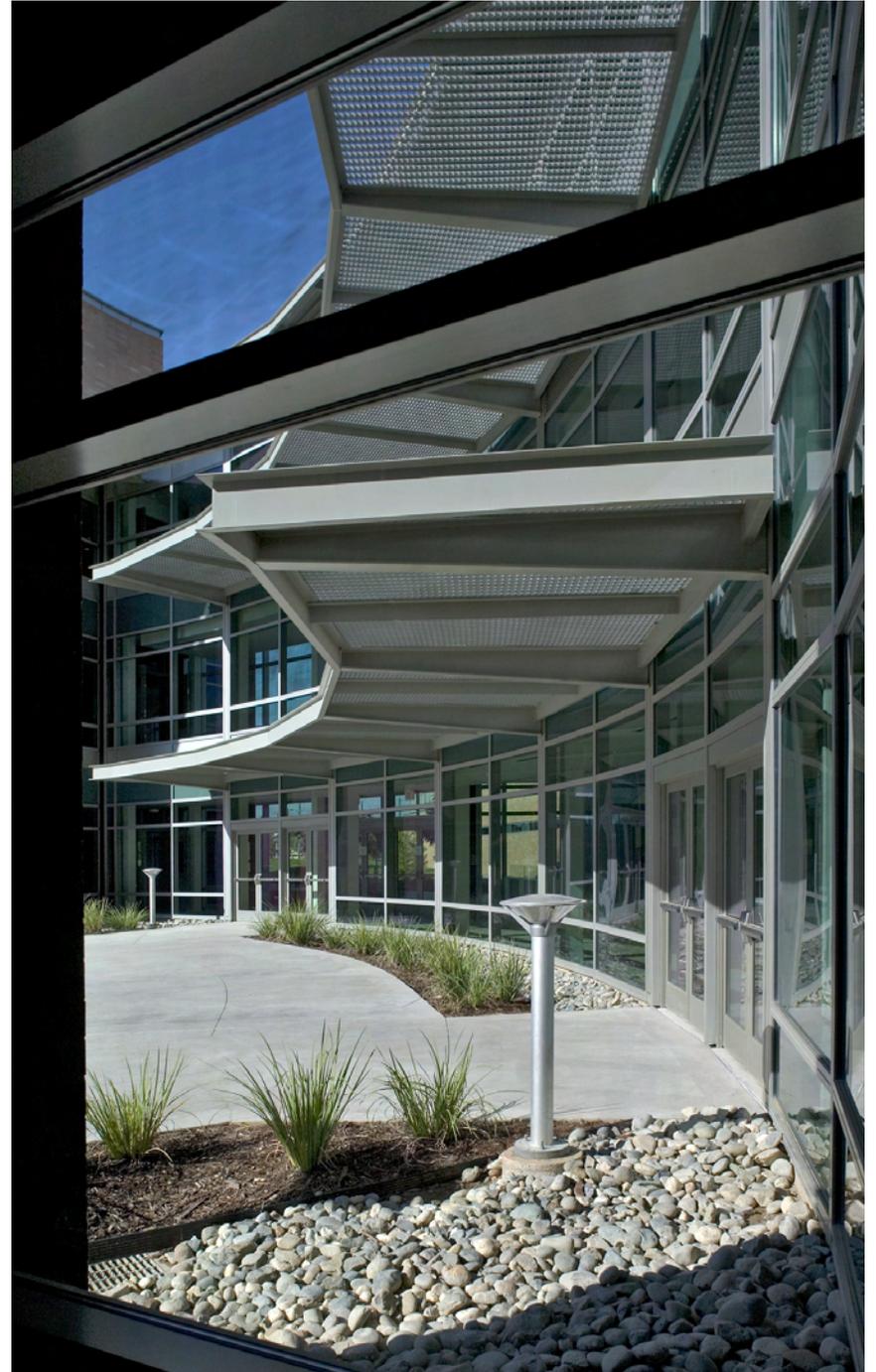
1,000,000 gross square feet

Completed May 2007

Scope of Work: Site acquisition, site development, campus-wide utilities infrastructure, new warehouse, new campus central plant, new office buildings and "town center", renovation of existing buildings



ARCHITECTURAL SUNSCREENS



ARCHITECTURAL SUNSHADES



MAIN STREET CORRIDOR



GROUND FLOOR PLAN

Overview

The State Office Building at Butterfield Way project added 1,000,000 square feet of new office space, plus a warehouse, and a central plant to the campus of the Franchise Tax Board (FTB) at Butterfield Way in Sacramento, California. Combined with the 850,000 square feet of office space in existence before the project was started, FTB's 90+ acre campus consists of 2,000,000 square feet of sustainable and energy efficient office and support space that can accommodate up to 7,500 workers during peak the tax season. Of these workers, thousands are permanent employees who work in spaces with plenty of natural daylight and ample views to the outside.



EAST ELEVATION—SACRAMENTO BUILDING

By connecting these buildings, the design established a “town” with well-designed outdoor spaces and long sweeping views. Situated less than 100 feet from the Butterfield Light Rail Station, the California Building serves as the campus’s town center, as well as FTB’s front door and public face.

An expansive plaza at the front of the California Building was designed to be accessed and enjoyed by both public and FTB staff alike. Within the building there is a cafeteria, auditorium, meeting rooms, as well as a daycare center. The Sacramento and San Francisco



CONNECTING BREEZEWAY

these buildings reflects a different level of California terrain: Waterways, Valleys, Foothills and Mountains. Conference and public rooms have been named for cities and towns found in each building’s region.



COURTYARD



SACRAMENTO BUILDING, WATERWAY LEVEL



COURTYARD



PERFORATED SUNSCREENS



WINDOW AWNINGS

- Infrastructure for a future photovoltaic (PV) system was incorporated into the design of the project: The roofs of the Sacramento and San Francisco buildings were designed to accommodate the weight of PV panels to generate electrical power from the sun. Electrical rooms were designed so that when the PV system is installed, it can literally “plug” into the building’s electrical system.

Wayfinding

The campus has been organized for wayfinding by using major cities in California. The main public building is the California Building. The office buildings are named for the cities of Sacramento, San Francisco, Los Angeles and San Diego. The interior design for each floor of



WATERWAY LEVEL MURAL

buildings connect the California Building with the San Diego and Los Angeles buildings at the southern end of the site. The massing of these buildings was varied to create the feeling of being in a town: the Sacramento Building, to the east, is 4 stories high, and the San Francisco Building, on the west side of the campus, is 3 stories high. Between these buildings lies a landscaped courtyard that is available to staff for breaks, impromptu meetings and formal gatherings.

Another important driver of the design was the design of the campus’s circulation network, inside and out, and the layout of interior work environments. The floor plates are large and expansive and were designed for maximum openness and flexibility. Interior circulation pathways, known as “Main Streets”, are located along the inside perimeter of the Sacramento and San Francisco buildings to provide views to the landscaped courtyard. These Main Streets also allow ample daylight to reach interior workspaces.



JUMBO BRICK VENEER MASONRY

Jumbo brick veneer masonry was used for the exterior skin, with strategically placed curtain walls of metal panels and glass. The brick brings both the Sacramento and San Francisco buildings down to a human scale. Windows are protected from direct sunlight with sunscreens or sunshades.

The concept behind the selection of materials, both exterior and interior, was to keep the palette to a few key materials: brick, glass and metal. The coloring and finishes for these materials is consistent with how their base materials are found in nature. The brick reflects the orange, red and gold hues found in the clay from which it was formed and fired, the glazing has a natural soft green tint, and all metal used on the project is finished (not colored) to reflect the natural metallic hues of aluminum and stainless steel.



COOL WHITE ROOFING

For example, the carpet and ceiling tiles contain high levels of recycled content.

- Maintenance and durability are also sustainable considerations: each building's skin consists of hand-laid jumbo bricks, a material that is low maintenance and reusable.
- Large windows, 8'-0" x 8'-0", with exterior perforated sunscreens, control heat gain and glare, and reduce the need for interior lighting and cooling.
- A computer-based lighting control system modulates the amount of interior lighting with the amount of natural daylight entering work spaces from perimeter windows. This results in significant energy savings.
- 190,000 square feet of roofing with a cool white coating was installed atop the new Sacramento and San Francisco buildings.



DAY CARE CENTER



"PIANO" CAFE

Key Sustainable Design Features

- How people get to and from the campus has a huge impact on our environment. Situating the new building complex close to the Butterfield Light Rail Station and accommodating alternative modes of transportation has significantly reduced the number of trips to the campus.
- The campus's surface parking lots use bio-swales to filter stormwater runoff before it is discharged into area streams and rivers. Bio-swales slow the rate of stormwater runoff so as not to overwhelm storm sewer systems, which also reduces erosion. The bio-swales use vegetation to filter pollutants before runoff gets to streams and rivers.
- Material choices were based on sustainability including using products with recycled content. Materials were also selected on the basis of their ability to be recycled once their useful life was over.

Sustainability

Designing a sustainable campus with energy efficient buildings was a major project goal from the outset of the project. From the beginning of the design process, the State of California's Building Efficiency & Design Measures were adopted to design the project to be 20% more energy efficient than standards in place at the time.

During construction of the project the United States Green Building Council's Leadership in Energy and Environmental Design (LEED®) became a full-fledged program for rating sustainable design. The State's commitment to sustainable design during the design process put the project on the footing it needed to later come back and earn LEED Silver Certification. A narrative of the facility's key LEED and sustainable design features can be found on the Sustainable View Sign in the main lobby of the California Building and on pages 10 and 11 of this booklet. The project's LEED Checklist can be found at the end of this booklet (pages 16 and 17).

WHAT?

- 1,000,000 SF of new buildings
- Two new office buildings and a “town center” accessible to the community, and a new warehouse and central plant
- 285-seat auditorium/cafeteria/ credit union/meeting and conference space
- Childcare center for 60 children
- Full campus occupancy: 7,500 persons

WHO?

- Owner: State of California, Department of General Services
- Main Tenant: Franchise Tax Board

HOW MANY?

- 576 new trees
- 90 acre campus
- Over 860 doors
- 930,00 SF total net floor area
- 9 square city blocks of carpet
- 5,500 tons of structural steel
- 390,000 individual exterior bricks
- Indirect lights: 3,350 8' fixtures (5 miles/26,816 feet)
- 64.9M linear feet (1,228 miles) of telephone/data cable



CAMPUS PLAN

HOW GREEN?

LEED®

- Silver Certified, March 2008

TRANSPORTATION

- Reducing single-occupancy trips to site
- 75 feet from light rail station
- Walking trails and bike storage
- Parking for low emission and alternative fuel vehicles, and carpoolers

WATER QUALITY CONTROL

- Interior/exterior low-flow plumbing fixtures
- Plant segregated irrigation systems
- Bio-swales incorporated into parking lots to purify run-off and recharge ground water

INDOOR AIR QUALITY

- Exceeds the highest CEPA IAQ standards

RESOURCE EFFICIENCY

- More than 75% of construction waste diverted from landfill
- More than 2,000 tons of material were re-used on-site
- High-recycled content and low emissions materials used in building components and modular furniture

ENERGY EFFICIENCY

- Exceeds 1998 Title 24 Standard by more than 20%
- Project combines window screens, low E glass and Energy Star® roof
- Dimmable ballast lamps that adjust to maximize use of ambient lighting
- Computer controlled daylighting system