

KAISER GEARY MEDICAL OFFICE BUILDING

SAN FRANCISCO, CALIFORNIA

■ Mechanical

Innovative Mechanical System

First Place, Regional
ASHRAE
Technology Award, 2004

National ASHRAE
Technology Award, 2005



This new ambulatory care center is tailored to the concept of a “one-stop shop” for clinical services. Program areas include 150 physician/healthcare provider offices, outpatient surgery and special procedures areas, cancer center, diagnostic imaging, laboratory, pharmacy, cafeteria, three-story entrance lobby and atrium, and five-story underground parking garage. For flexibility, a typical floor features a common waiting zone and four modules that can function independently or be combined as needed. Natural daylight is introduced far into the clinic core through the high perimeter ceilings, windows, and interior transoms, providing natural lighting to all offices and public corridors. In keeping with the flexibility requirements of interior spaces, our mechanical design includes an innovative variable-air-volume zone-control system providing individual temperature control in every room of the building for a lower initial cost than conventional VAV box design. Separate VAV air-handling systems for interior and exterior zones optimize energy efficiency. Complete life safety systems meet code requirements for both high-rise buildings and atrium spaces. Central plant equipment includes efficient CFC-free chillers and fiberglass cooling towers, with 24-hour cooling capability for telecommunications equipment. **The building’s energy usage is 27 percent below California’s 1998 Title 24 energy standard, with the air-handling system alone at 53 percent below Title 24.**

OWNER

Kaiser Permanente

SCOPE

260,000 SF

8 Floors

SERVICES

HVAC, Plumbing, Medical Gases

COST

\$60 Million

COMPLETED

2000