

Dear CIIS Community:

Sustainability is a top priority for the facilities team. Our goal is to transform our 100 year old structure at 1453 Mission Street into a low net energy building. I have a proven track record of pioneering and championing sustainability programs and have spearheaded numerous sustainability initiatives. While at a Fortune 500 organization, I revolutionized the approach to maintaining facilities equipment and systems in order to reduce energy consumption and carbon footprint. Some examples include: installed first generation HVAC units with variable speed drives that reduced energy consumption; re-designed HVAC zones to take advantage of natural conditions – sunlight, exterior walls, etc. to reduce demand and; re-lamped 99,000 square feet of office space to energy efficient lighting and control systems. These initiatives reduced utility consumption 30%, within a five year period. For these and other sustainability initiative efforts, the 200,000 square foot campus was recognized as Best-in-Class in a corporate-wide benchmarking study involving over 300 sites throughout North America.

During last September's Ecological Justice breakout sessions, I informed the attendees that Facilities had identified much needed upgrades to building equipment and systems to improve efficiency, reduce energy consumption, and minimize our carbon footprint. This included: a) upgrading inefficient HVAC units; b) re-lamping floors 2 thru 6; and replacing the exterior windows with non-operable, energy efficient, dual pane windows.

The limitation we currently face is not the lack of knowledge, nor the desire, but simply the funding needed to initiate and complete the aforementioned equipment upgrades. Couple this with a competing priority list of urgently needed upgrades to a century old building exterior and conveyance system, we are hard-pressed to achieve these goals in the short-term. However, we have been extremely creative in our approach thus far, taking advantage of funded construction projects to upgrade HVAC and lighting equipment in each of the construction zones – most recently, the second floor Tech Center. During these projects we have:

- Right-sized/ installed energy efficient HVAC equipment which uses 30 – 40% less energy
- Designed mini-climate HVAC zones that take advantage of natural sunlight/ heating, reducing demand for heating/ cooling
- Replaced all exterior windows on the first floor with triple-silver low-E technology, high performance glass with an extremely low solar heat gain coefficient of .23 that allows more natural sunlight to filter into the space, produces less heat gain, and provides greater energy savings by reducing demand for heat/ cold temps
- Installed energy efficient lighting that utilizes state-of-the-art sensors that harvest natural light in 8 foot increments, automatically adjusting light intensity during the day
- Replaced flooring with recycled, zero VOC carpet tiles
- Installed Marmoleum flooring in selected areas – recognized as the most green-friendly flooring in the US
- Installed electrical outlets that are controlled by motion sensors that turn off power to the outlet when the area is unoccupied

CIIS was only the 2nd project out of hundreds currently taking place in San Francisco to pass the stringent Title 24 Certification process in which 75% of the applicants fail to meet the requirements. This in itself is a major milestone for the University and provides a glimpse of how far ahead we are when compared to the rest of the industry when it comes to the Title 24 mandate – a major achievement indeed.

As you can see by the above, our Facilities team is extremely knowledgeable in all facets of sustainability, with a proven track record of success in this arena. In addition, our creativity and resourcefulness in seizing opportunities to upgrade our infrastructure speaks volumes about our dedication not only to our profession, but to sustainability in particular. I welcome your thoughts and suggestions on how we can best achieve our mutual goal of developing a low and eventually net zero energy building as well as how best to balance the needs of an aging building.

Regards,

Frank Talamantez
Director of Operations and Facilities at CIIS