

# The William and Flora Hewlett Foundation



“Our hope for our building was that it would both inspire our work and contribute to increased interest in environmental technologies. Our design team has more than met our aspirations with a building that is truly a delightful place to work, a welcoming place to visit, and a reminder that good design can be environmentally sensitive and beautiful at the same time.”

Paul Brest, President  
The William and Flora Hewlett Foundation

The Hewlett Foundation headquarters building is a 2-story 48,000 sq ft structure with underground parking. It is located in an unincorporated portion of San Mateo County, California on land leased from Stanford University. From the outset, guided by green building consultants, the project team and representatives of the Owner agreed upon sustainable principles that would guide the design team. This is the first building in California and only the fifth in the nation to receive a LEED™ 2.0 Gold certification from the U.S. Green Building Council. The building was occupied on May 6, 2002.

## Project Team

<b>Owner:</b>	The William and Flora Hewlett Foundation Menlo Park, CA (unincorporated San Mateo County)
<b>Architects:</b>	B.H. Bocook Architects, Inc. Palo Alto, CA (shell)  Hawley Peterson & Snyder Architects Mountain View, CA (interiors)
<b>Project Manager:</b>	Bennington/Conover & Associates Cupertino, CA
<b>Developer:</b>	Ford Land Company Menlo Park, CA
<b>General Contractor:</b>	Vance Brown Builders Palo Alto, CA
<b>Landscape Architect:</b>	The Office of Cheryl Barton San Francisco, CA
<b>Environmental Building Consultant:</b>	Simon & Associates San Francisco, CA

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## Building Statistics

Completion Date:	May 2002
Size:	48,000 sq ft
Footprint:	24,500 sq ft
Construction Type:	New construction, Type V office building
Use Group:	Non-profit
Lot Size:	6.8 acres
Projected Annual Energy Use:	96.45 kBtu/sqft/year
Projected Occupancy:	110 staff

## Project Highlights



## Sustainable Sites

- Alternative Transportation: Served by three bus lines within ¼ mile, linking building to fixed rail station; bike racks and shower facilities for bicycle commuters; preferred carpool parking in underground garage
- Reduced Site Disturbance: 60% of site retained as open space
- Stormwater Management: Bioswales and detention pond ensure no net increase in stormwater runoff; storm drains filtered to remove additional suspended solids and phosphorous

- Reduced Heat Islands: Used light-colored, non-petroleum based paving surfaces
- Light Pollution Reduction: Night-friendly site lighting

## Water Efficiency

- Water Efficient Landscaping: Native and drought tolerant vegetation and drip system irrigation reduce water usage over 50%
- Water Use Reduction: Waterless urinals, dishdrawers and low-flow fixtures reduced water consumption by 15 percent

## Energy and Atmosphere



- Optimize Energy Performance: Exceeds California Title 24 by 35% using daylighting, spectrally selective glazing, motion sensors, underfloor HVAC system, thermal energy storage, photovoltaic panels on roof

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- Additional Commissioning: Best practice commissioning applied
- Ozone Depletion: No HCFCs or Halon in air conditioning system
- Measurement & Verification: Continuous measurement at device/system level

## Materials and Resources

- Construction Waste Management: 69% of construction debris recycled
- Recycled Content: 64% of materials (by cost) contain at least 20% post-consumer and/or 40% post-industrial recycled content in aggregate: wheatboard and soyboard for countertops, denim insulation, rubber tires in fitness center flooring, carpets
- Local/Regional Materials: 33% of materials (by cost) were manufactured within 500 miles



- Certified Wood: Over 83% of all wood (including furnishings) was derived from forests certified by the Forest Stewardship Council.

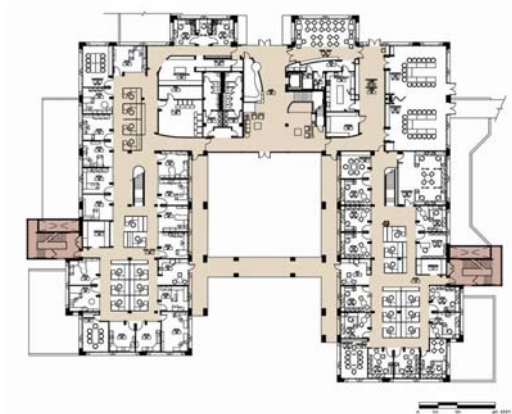


## Indoor Environmental Quality

- Carbon Dioxide Monitoring: CO<sub>2</sub> sensors located in conference rooms and return air ducts
- Increase Ventilation Effectiveness: Underfloor air diffusers and operable windows in all perimeter spaces
- Construction IAQ Management Plan: HVAC system and underfloor supply air plenum were protected during construction and cleaned before occupancy; two-week flush-out after construction and before occupancy
- Low-Emitting Materials: All adhesives, sealants, paints, carpets and composite wood emit low or no volatile organic compounds
- Indoor Chemical & Pollutant Control: Permanent walk-off mats, deck-to-deck separations and independent ducted exhaust system around chemical use areas, use of toxic or hazardous chemicals for maintenance prohibited

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- Controllability of Systems: Every office and conference room has at least one operable window, as well as task lighting and motion sensors installed; all workstations have task lighting and underfloor air diffusers
- Thermal Comfort: High level of comfort provided for building occupants



- Daylight & Views: All regularly occupied space has access to exterior views; strategies included skylights, glazed office partitions and doors, glazed workstation partitions, light wells and clerestory windows
- No-smoking campus

- Building as an Educational Tool: Proactive program to host community and professional groups including building tours, LEED presentation, materials sample boards
- High Degree of Certified Wood: Over 83% of wood in the building comes from sustainably managed forests, including formwork, roof framing, interior doors and frames, millwork, office furniture, workstations, and exterior siding
- LEED™ Accredited consultant

## Innovation & Design Process

- Alternative to AC Paving: Over 50% of paved surfaces use pine-pitch and rosin based paving material which is 20° cooler than asphalt, and doesn't leach hydrocarbons into the earth
- Sustainable Cleaning & Purchasing Practices: No toxic or hazardous cleaning materials used by maintenance staff; use only recycled paper products

