

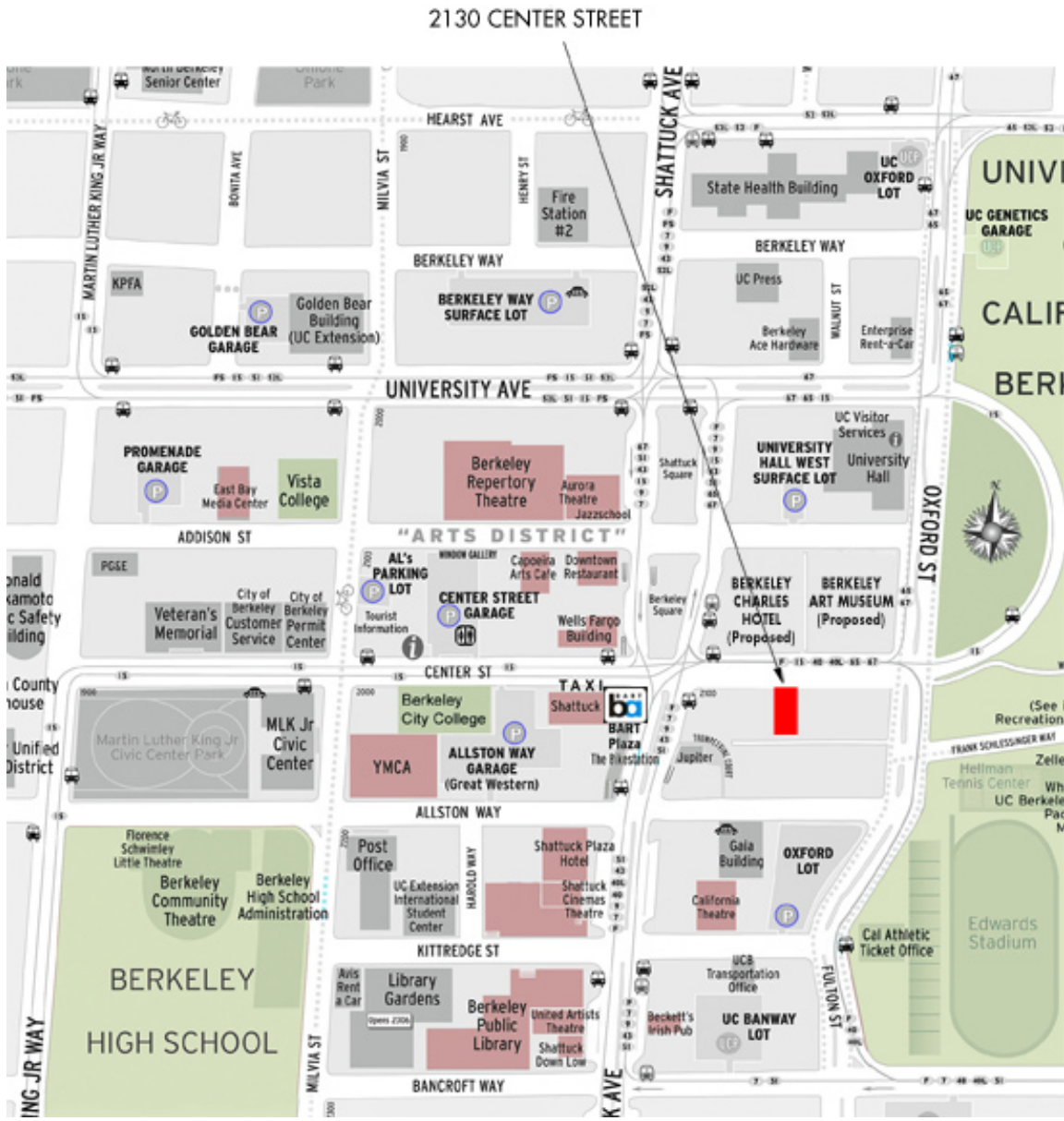


2130 Center Street | Berkeley CA 94704





Map





Photos/Images

Before, During, and After

**Original Building
(1923)**



**Before Restoration
(2006)**



**After Restoration
(2009)**





Photos/Images

2nd Floor Rendering



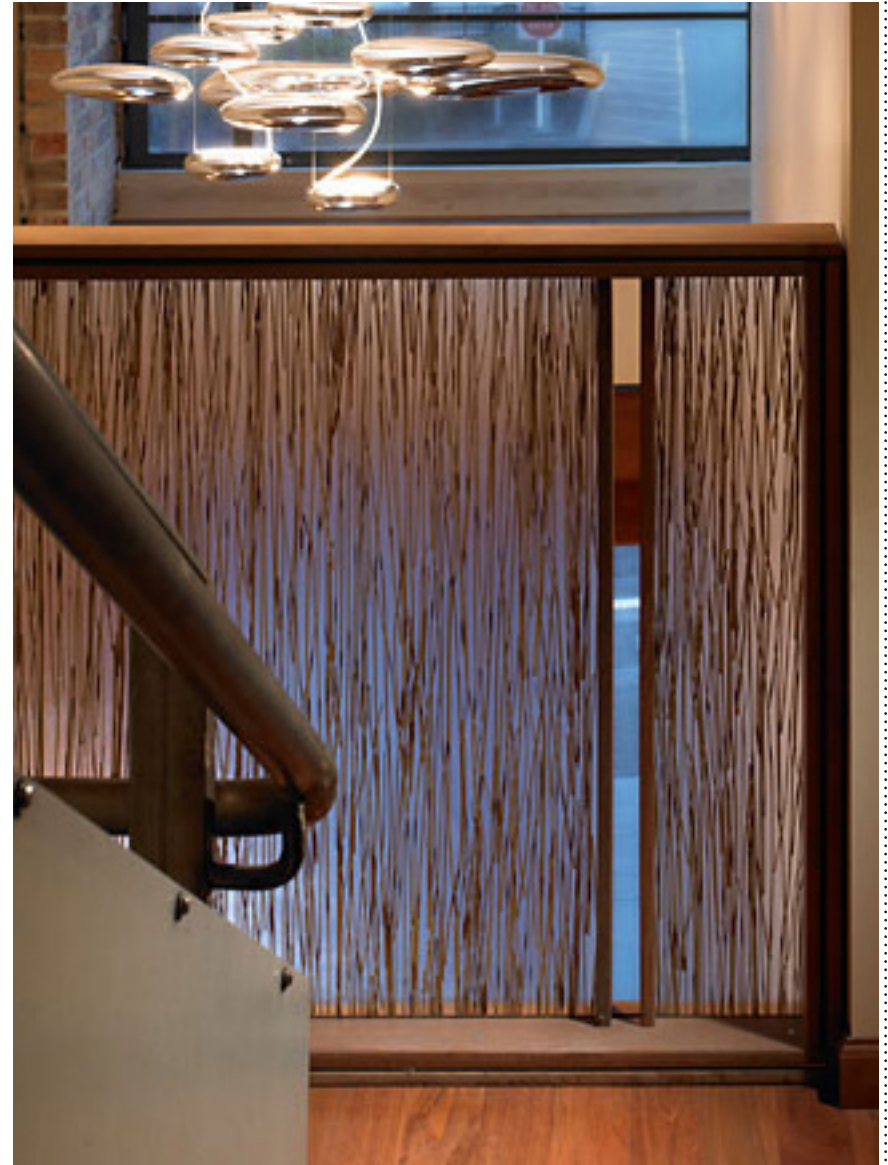


Photos/Images

3rd Floor Rendering



Stairwell



Project Team



Project team (l-r):

Charles Kahn, Architect Todd Poliskin, Architect Cara Houser,
Project Manager Patrick Kennedy, Developer Pat O'Hara,
Contractor Niloo Nouri, Consultant Jim Pantera, Contractor
Darshan Amrit, Architect Erin Duncan, Architect Bob Jessup,
Superintendent Hugo Avila, Carpenter



Sustainable Features

Sustainable Features

Utility monitoring system



RC-Studio® 2.0 is a powerful and intuitive BACnet® Operator Workstation (B-OWS peading) that allows building engineers and operators to think outside of the box and create control programs and interfaces that are limited only by the imagination.

Compatible with Windows 2000, and higher, RC-Studio® 2.0 provides efficient BACnet® object discovery, drag and drop programmability, and intuitive object creation and manipulation. Programmers have the freedom to automatically discover BACnet devices, cut and paste sequence of operations, and to link Shockwave and Flash animations into interactive and empowering graphic systems.

FEATURES

- Freedom to Program
 - Automatic BACnet® discovery
 - Drag and drop BACnet® objects
 - Full priority array control
 - Intuitive database worksheets
 - Cut and paste control strategies using ControlBASIC™ editor
- Full-Featured Programmability
 - Inputs, Outputs, Variables
 - Weekly Schedules, Periodic Schedules
 - Runtime logs, Trend logs
 - Control BASIC for sequence of operations
 - Graphical interface annotation
 - Alarm programming with annunciate
- Simulator
 - Program an entire system offline using the simulator
 - Programs can be written/modified offline without the need of controller hardware

Allows for efficient electricity and gas usage

Recycled/Sustainable Materials



Recycled glass countertops and linoleum bathroom floors

Passive Ventilation



Ceiling fans

Skylights, Operable Windows, and Abundant Natural Light





Demographics



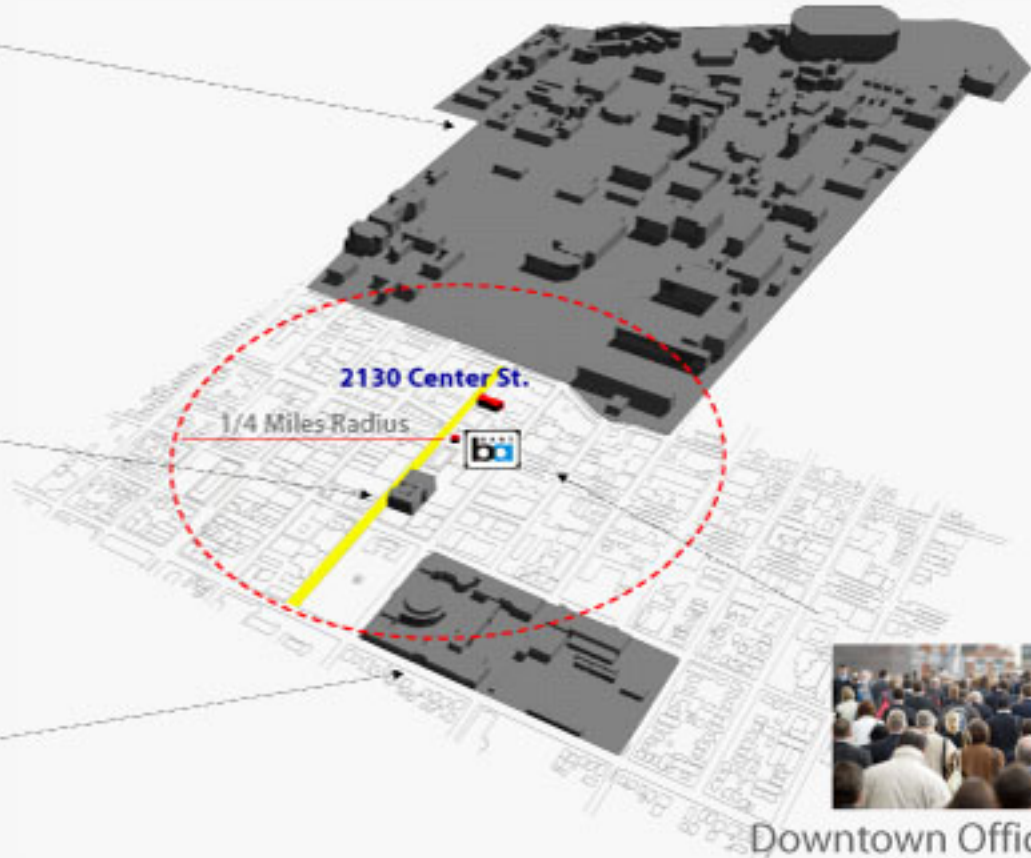
UC Berkeley
54,000 students & workers
(<http://metrics.vcbf.berkeley.edu/calstats.pdf>)



Berkeley City College
4,700 students & workers
(B.C.C. – Admissions Office (510) 981-2800)



Berkeley High School
3,500 students & workers
(B.H.S. - <http://bhs.berkeley.net/index.php?page=general-information>)



Downtown Offices
23,000 workers
(http://www.downtownberkeley.org/index.php?option=com_content&task=view&id=12&Itemid=28)

- Busiest pedestrian corridor in downtown Berkeley
- Over 10,000 people exit through the Downtown Berkeley Station each day
(http://www.bart.gov/docs/station_exits_quarterly.pdf)
- 119,374: City of Berkeley estimated daytime population
(<http://www.bayareacensus.ca.gov/transportation.htm>)

UC Berkeley: 54,000
 City College: 4,700
 High School: 3,500
 Office Workers: 23,000

Daytime Population: 85,200 within 1/4 miles radius

Adjacent Developments

Future Developments on 2100 Block of Center Street

- Berkeley Charles Hotel & Convention Center
- Berkeley Art Museum & Film Archive
- BART Plaza & Transit Area Design updates

Four million passersby a year currently travel on Center Street

[excludes potential added foot traffic resulting from the proposed future developments of Berkeley Charles Hotel & Convention Center and the Berkeley Art Museum & Pacific Film Archive]

(<http://www.bampfa.berkeley.edu/newbuilding/vision.html>)

