

Project Type

Office

Size (ft²)

305,000

Stories

18

Services Provided

Full design of HVAC systems, Building Automation Systems, and life safety system. Design/build for Plumbing and Fire Sprinklers.

Completion Date

2019

Owner

Ellis Partners

Architect

Gensler

Contractors

Mechanical: Marelich
General: Hathaway Dinwiddie
BAS: Air Systems

LEED Certification

LEED Gold (pending)



Image Credit: Gensler

1100 Broadway is an 18 story high rise office building in downtown Oakland. It includes the renovation of an historic 8 story building. The project began as a design/build project where Taylor Engineering produced performance specifications for HVAC and plumbing, but we ended up completing the HVAC design for the contractor. We also were engineers of record for the Building Automation System.

The HVAC system consists of a single 240000 cfm VAV mega-air handler with 36 fan supply fan-array, field-built in the penthouse. The AHU is served by an all variable-speed 600 ton chiller plant with magnetic bearing chillers piped in series. Heating is provided by condensing boilers with variable speed distribution system.