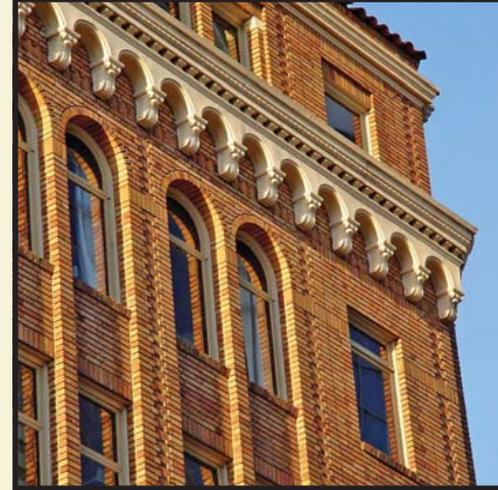




THE WAKEFIELD BUILDING



Project Summary

The Wakefield Building, located in downtown Oakland, is the headquarters of Earthjustice. The building, originally built in 1924 as a medical office building, is a Designated Historic Property and on the Local Register of Historic Places. The project included a complete renovation of 4 floors, still preserving all the beautiful architectural details on the building's facade. The use of a pre-existing building in downtown helped conserve resources, avoid sprawl and ensure access to public transportation.

Green Building Features

Site Design & Community

- Located in already-developed downtown area.
- Building is within 1/4-mile of public transport.
- Bike storage, showers and changing rooms for cyclists.
- Blooming gardens on outside deck and in dining area to support relaxing work environment.

Resource Conservation

- Floors made from recycled car tires.
- Original, exposed brick left untouched to add color and texture to the overall design.
- Green build-out preserved as many unfinished structural components as possible.
- Materials removed during renovation, such as steel, gypsum board, and framing wood, were recycled.
- Recycled steel was used for doorframes and metal tabletops.

Energy Efficiency

- Large arched windows with recycled glass for natural lighting.
- Many materials were manufactured locally.
- Earthjustice mechanical system uses no CFCs, minimizing ozone depleting effects.

Historic Preservation & Commercial Renovation

1537 Wakefield St
Oakland 94609

**LEED -Existing
Building
Silver Certified**

**Recognition
per City Council
Resolution 85128**

City of Oakland
Green Building
Case Study

THE WAKEFIELD BUILDING

Indoor Air Quality

- Sisal carpet made from agave plants.
- Countertop laminate made with natural plant fibers.
- Humidity-moderating sisal carpets and fans for improved air circulation.
- Recycled Douglas fir was used to create shelving, office dividers, and flooring for the building.
- The doors, reception area wall, signage, and conference were manufactured using FSC-labeled wood.

Environmental Savings At A Glance

- Uses equipment and appliance loads that are lower than 1.25 W/ Square Feet.
- 2 tons of metal stud cutoffs and drywall cutoff scraps diverted from landfill and recycled. 13% of material used for build-out were salvaged, refurbished, or reused.
- 30% of furniture and furnishings was salvaged, refurbished, or reused.
- Uses at least 20% less water than baseline fixture performance requirements of the Energy Policy Act of 1992.

The upper levels of the historic building were renovated with a green focus, still preserving all the beautiful architectural details on the building's facade.

David Adams



Project Team

Earthjustice Contacts: David Adams and Elisa Tsang, 426 17th Street, 6th floor, Oakland, CA

LEED Consultant: Ann Edminister, Design Avenues, 115 Angelita Avenue, Pacifica, CA

General Contractor: Farren Crabtree and John Perricone, West & East Bay Construction, 91 Cernon Street, Vacaville, CA

Architects: Marek Slosar and Lucien Rosciszewski, Metropolitan Architecture, 230 California Street, Suite 508, San Francisco, CA

Commissioning Authority: Treasa Sweek Constructive Technologies Group, Inc., 16 Technology Drive, Suite 109, Irvine, CA

Electrical Engineers: Igor Tartakovsky and Enrico Martín, C & B Consulting Engineers, 449 10th Street, San Francisco, CA



CITY OF
OAKLAND

Contact Info :
Heather Klein
Planning and Zoning Division
(510)238-3659
hklein@oaklandnet.com

Learn More! www.oaklandgreenbuilding.com