

City College of San Francisco Balboa Reservoir/Ocean Avenue Campus

San Francisco, CA

Client

City College of San Francisco

Value

US\$52,000,000 — Classroom Building

US\$40,000,000 — Site Work

Completion

2010

Assignment

Construction Management



Bovis Lend Lease is managing two projects at the City College of San Francisco Balboa Reservoir/Ocean Avenue Campus, extensive site work and the construction of a joint-use, classroom building. All components of the project are targeting LEED Platinum rating.

The site work and landscaping project includes the import of approximately 280,000 cubic yards of fill for an existing PUC dry water reservoir used for parking and the installation of a geothermal grid under the fill material, which will heat/cool the buildings. The ground loop geothermal well system uses geothermal bores and collection piping to provide the heating/cooling. The project also includes the demolition of the gymnasium and dance studio, and construction of two parking areas.

The 112,000 square foot, three-story, joint-use classroom building will feature classrooms, laboratories, and an open atrium for natural ventilation system and radiant floor heating and cooling; it is the first building at the CCSF campus planned to utilize the geothermal system and attain a LEED NC — Platinum rating.

Sustainable Elements

- Impact equipment fitted with mufflers and/or noise blankets

- Concrete wash off water is treated before being discharged to the storm sewer
- Project waste sorted on site with specific materials salvaged for resale/reuse
- Dewatering and pumped surface water is filtered and reused, e.g. fugitive dust control and wheel washing
- Green roof
- Operable windows
- Adhesives, sealants, paints and coatings, and carpet products are low VOC (volatile organic compounds)
- Developed/Managed a Moisture Mitigation and Mold Prevention program, which involved preemptive measures to prevent mold growth in the building, regular walk-thru inspections by a mold specialist and a rapid response plan for conditions that could foster mold growth.
- High performance window systems, which eliminate the need for perimeter heating
- Photovoltaic (solar) panels generating electricity
- Third-party commissioning authority to validate the performance of the mechanical, lighting and domestic water systems