



INTUIT REGIONAL HEADQUARTERS SANTA FE SUMMIT, SAN DIEGO

HIGHLIGHTS

LEED-CI Certification: The Intuit project has received LEED Silver Certification and is now targeting Gold.

Water and Energy Savings: The Intuit campus uses 30% less water and 35% less energy for lighting than a typical office campus.

Green Materials: More than 44% of the materials used to build the project were manufactured locally (within 500 miles.) In addition, many materials are made of recycled content and rapidly renewable products.

Air Quality and Comfort: Due to the use of low emitting materials, clean construction practices, and an efficient VAV system, the employees of Intuit enjoy excellent air quality and control of their thermal comfort.

Waste-less: Over 65% of the trash generated by the construction of the Intuit space was recycled instead of going to the landfill.

SUSTAINABLE BUILDING FACTS ABOUT THE INTUIT CAMPUS

What makes the Intuit campus **Green**?

- **LEED Certification:** The Intuit project has received LEED Silver Certification and is now targeting Gold. The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings. LEED for Commercial Interiors is the recognized standard for certifying high-performance green interiors that are healthy, productive places to work, are less costly to operate and maintain, and reduce a building's environmental footprint. To attain Silver Certification for Commercial Interiors, the Intuit project must score at least 27 out of 57 possible points. For more information about LEED, visit www.usgbc.org.
- **Air Quality:** Low VOC (Volatile Organic Compound) carpets, paints, sealants, and adhesives were used inside the building. Low VOC products have reduced off-gassing of potentially harmful chemical compounds found in many products and will improve the indoor air quality. Ductwork was clean and bagged at the manufacturer and the ends were bagged again during construction. DPR used Pro-press fittings to reduce the air contamination from soldering and welding of piping. At the end of

construction and prior to occupancy, the air quality was tested to ensure the highest indoor air quality.

- **Regional Materials:** Nearly 44% of the products installed during construction were manufactured within 500 miles of the project address.
- **Recycled Content:** Nearly all of the flooring products and many of the laminate and core products installed are comprised of recycled contents. In addition, the metal studs, drywall, ceiling tile and furniture contain recycled content. Also, all wood cores containing no added formaldehyde were used in case goods.
- **Rapidly Renewable:** All of the wood paneling in the tenant improvement portion of the buildings is made from "Plyboo" (plywood made out of bamboo). Bamboo is a rapidly renewable plant material.
- **Thermal Comfort:** The campus uses a "Variable Air Volume" system, which is a highly efficient HVAC system. The system offers a lot of control in terms of the amount of energy being used. Increased controllability of mechanical systems allows greater energy savings. In addition, the more control employees have over their climate, the more satisfied they are with the environment.
- **Water Efficiency:** Low-flow fixtures for all plumbing (toilets, sinks, urinals, faucets), over and above Title 24 requirements, were installed to significantly reduce water use.
- **Energy Efficiency:** The lighting system is extremely efficient. High efficient lighting fixtures using one T-5 lamp each, which are 25 percent more efficient than typical office fixtures, were used campus-wide. Rather than two light fixtures in each private office, the efficient, one-lamp fixture provides enough lighting at the work space to eliminate the second light fixture. In addition, lighting control panels ensure that lighting is turned off after work hours. Motion sensors turn off lights in unoccupied spaces. Photo-cells on the roof of the buildings turn off perimeter lighting on each floor on sunny days.
- **Waste Diversion:** It is estimated that 2.5 lbs of trash is deposited in landfills for every square foot of construction. DPR has reduced construction waste from being deposited into local landfills by separating lumber, metals, drywall, paper, plastic, and cardboard on site, which is then diverted to the recycling facilities. Some materials will be used in the United States, while other materials (like drywall) are being used in Mexico. More than 65 percent of the waste generated from the construction project was recycled.
- **Operating Efficiency:** Intuit also engaged "enhanced commissioning," which involves using a third party commissioning agent (Tom Lunneberg with IES.) IES reviewed the design and specifications for the mechanical systems as well as the installation and start-up of new systems. The third party system provides an extra set of eyes to ensure a quality installation. A building that uses this approach in the design and construction process will run approximately five percent more efficiently.

- **Building Performance:** The Building Management System contains a building “EKG” screen to monitor the use of electricity, water, and gas by system. This report will allow Intuit Facilities Supervision to monitor different systems at different times of the day, week, month and year and compare to the “baseline” historical performance. Based on the performance of each system and the season, the staff will be able to make changes to provide the best efficiency and comfort possible.
- **Collaboration:** One of the most effective green strategies this project utilized was to start the sustainability analysis of the project at the beginning of design. Intuit hired the general contractor (DPR) early in the design process to help define strategies that would help it achieve the highest number of LEED credits. Constructing a highly sustainable project within a finite budget is difficult. Having the design and construction team work together from the beginning helped Intuit determine what level of LEED certification was achievable within the overall budget.
- **Cost Benefit:** Intuit absorbed some premium costs for some of the sustainable elements included in the building design. However, a conservative analysis of the campus’s energy and water savings demonstrates that the LEED elements of this project will pay off all initial LEED costs within six years. Over the course of Intuit’s ten year lease, Intuit will profit from the sustainable, eco-conscious design and construction of this campus.

PROJECT FACTS

- DPR Construction, Inc. commenced the construction of the Intuit Tenant Improvements on November 6, 2006. The first 200 employees moved into the first new building (7525) on July 6, 2007. DPR turned over the entire campus to Intuit on August 28th, 2007. Total square footage for all four buildings is 465,000.
- The buildings are steel-framed with concrete filled metal deck. Employee offices were built using “demountable” partitions allowing Intuit greater space-planning flexibility. Typically, eight to ten demountable offices are grouped into “neighborhoods.” There are 122 neighborhood centers spread throughout the four buildings.
- The architectural firm for the tenant improvements is Carrier Johnson of San Diego; the project architects are Danette Ferretti and Suzanne Kenney at Carrier Johnson. The Intuit’s Representative is Ron Sutliff with Integrated Project Management. The mechanical engineering company is MA Engineers of San Diego. The electrical engineering firm is Michael Wall Engineers of San Diego.
- The DPR Construction team consisted of Jack Wright, Sanjeev Krishnam, Kelly Devereaux, Kelly Rocha, John McDougall, Barry Hollins, Ken Ziegler, Randy Gomppers, and Whitney Dorn.

Are you interested in finding out more about the LEED Certification process of Intuit campus or DPR Construction, Inc.? Check out www.dprinc.com or contact DPR at (858) 597-7070.

Intuit Regional Headquarters

DPR Construction, Inc.