

Conrad N. Hilton Foundation Headquarters

Organization

NAME	ZGF Architects LLP
ADDRESS	515 South Flower Street, Suite 3700 Los Angeles, CA 90071
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FIRM DESCRIPTION	ZGF Architects LLP is a 470-person architecture, planning, urban design, and interior design firm, recognized for its broad-based design practice. With foresight and an enduring sense of responsibility, ZGF has been an industry leader in evolving the progressive practice of sustainability and design of high-performance buildings. The firm has received over 550 design awards, including the national Architecture Firm Award from the American Institute of Architects, and awards for sustainable practices and green design. ZGF maintains offices in Los Angeles, Portland, Seattle, Washington, DC, and New York.

Collaborators

CONSTRUCTION MANAGER Bigelow Development Associates	CONSULTANTS WSP / Built Ecology Mechanical, Electrical, Plumbing Engineer / Security Consultant / Energy and Passive Design Consultant	Alden Water Resource Engineer
ARCHITECT / INTERIOR DESIGNER ZGF Architects LLP	KPFF Consulting Engineers Structural Engineer	GeoSoils Consultants Geotechnical Engineer
GENERAL CONTRACTOR MATT Construction	David Nelson & Associates Lighting Designer	Envicom Corporation Environmental Consultant
	Stantec Consulting Services Civil Engineer	PlanNet Consulting Audio Visual, Information Technology, Security Consultant
	Van Atta Associates Landscape Architect	Kaminski Kaneko Design Signage Consultant
	Davis Langdon Cost Estimator	The Cadmus Group, Inc. Commissioning Agent
	Rocky Mountain Institute Sustainable Consultant	

Stats

CATEGORY	Build - Industrial
PROJECT NAME	Conrad N. Hilton Foundation Headquarters
PROJECT ADDRESS:	30440 Agoura Road, Agoura Hills, California, CA 91301
COMPLETION DATE	10/26/2012
LEED RATING SYSTEM	LEED NC 2009
LEED CERTIFICATION	Platinum
BUILDING USE	Office
TOTAL SITE AREA	66.66 Acres (22.66 donated back to City for open space)
TOTAL BUILDING SQUARE FOOTAGE	22,240 SF
CONSTRUCTION COST	\$23,890,509 (confidential)

Description

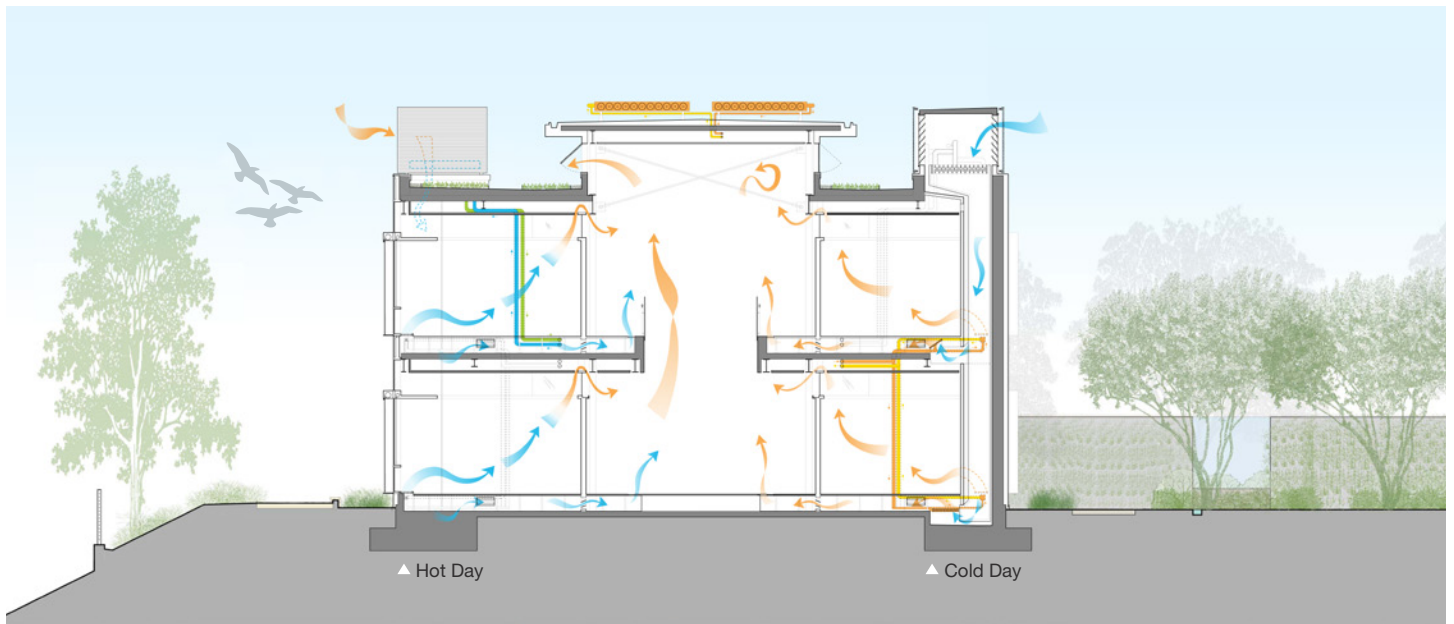
Environmental stewardship, preserving the integrity of the surrounding environment, and crafting a sustainable, peaceful workplace were among the primary goals in creating a new headquarters for this philanthropic foundation. After nearly 70 years of renting office space in and around Los Angeles, and due to projected growth, this Foundation's Board of Directors decided to build a permanent home. Realizing the impact that new construction can have on the environment, the Foundation committed to using the selected site, and the structures that would be added, to advance the understanding of sustainable design and construction practices.

The first of four buildings planned for the campus was completed in October 2012. The 22,240 SF, two-story, Phase I office building includes offices (both private and open plan), a reception area, meeting rooms, and a convenience kitchen with casual seating. Certified LEED-Platinum by the U.S. Green Building Council, the building is designed as a net-zero energy facility. It is positioned to respect the site's natural slope and to enhance the experience of the native hillside setting, while keeping the best possible solar orientation. The architecture is the result of an artful encounter between nature and technology, and sets a precedent for the future phases of the campus. As the product of a sustainability-driven design process, the building is a minimalist architectural

ensemble. All elements of the built form serve at least one, and in most cases two or more, performance-driven requirements that create a resulting environment that expresses the integrated systems that work passively to make the building an uplifting place to work. Through the careful use of natural materials—stone, wood, glass—the architecture attains a sense of warmth and textural richness.

The building is almost entirely conditioned using a passive downdraft system, which uses thermal buoyancy forces to drive the flow of ventilation and cooling air through the building without the use of fans. Additional cooling is provided in the air stream through the use of cooling coils. The passive flow of air is supplied via downdraft shafts, or chimneys, integrated into the building's perimeter and structural lateral system through a raised floor. Air is exhausted from the offices into the central atrium space and out through the digitally controlled clerestory windows at the top of the atrium.

Other innovative systems include solar thermal heating, a water cooled chiller, renewable energy, daylighting, an automated shading system on the south side of the building, recycled water for toilets and cooling tower, potable water conservation, a debris basin, preserved natural landscape, a green roof, and permeable pavement.



Sustainability Features



PASSIVE DOWNDRAFT VENTILATION

Innovative chimney system provides 100% outside air contributing to reduced energy loads and quality indoor air.



NATURAL DAYLIGHTING AND VIEWS

A thin floor plate and the building's orientation on the site bring direct sunlight into all building interiors, while maximizing views.



THERMAL COMFORT

A user control option in combination with thermal displacement provides a unique opportunity for the building occupants to improve the energy savings over time.



GREEN ROOFS

Roof gardens mitigate the building temperature, create new wildlife habitat, and integrate the building mass into the landscape.



ON-SITE RENEWABLE ENERGY: SOLAR

A roof-mounted solar thermal system in combination with photovoltaic canopies will completely offset the building and site energy use while providing shade in the parking lot.



NATIVE LOW-WATER LANDSCAPING

A palette of local plant species minimizes the need for maintenance, irrigation, and mowing, contributes to protected plant life preservation, and creates a natural habitat for local wildlife.



HIGH-PERFORMANCE BUILDING ENVELOPE

The building orientation, ventilation, and envelope design work together to balance heat gain.



BUILDING MONITORING SYSTEM

Data on the various uses of the building is displayed on flat screen monitors.



WATER-USE REDUCTION

High-efficiency plumbing fixtures and stormwater are used for non-potable applications.



WATERSHED MANAGEMENT

Watershed management is achieved through decentralized approaches, including bioswales to catch, convey, and filter runoff water from hardscape to the first flush basin.



SITE WATER

An enhanced strategy that combines various water sources--reclaimed stormwater, roof water, and potable water (if needed)--into a storage tank for varied future use.



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2



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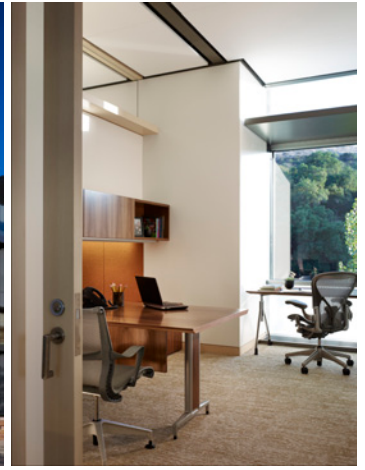
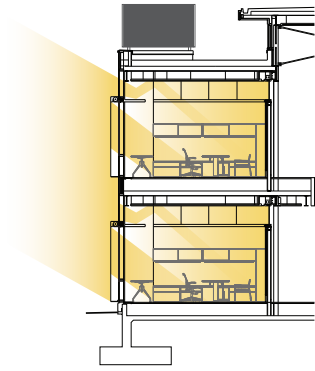


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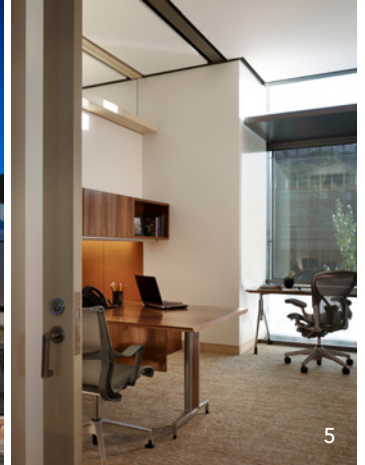
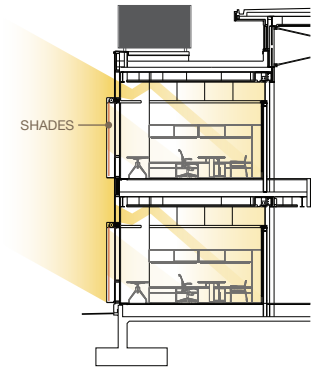
1 Tucked into the hillside to preserve the landscape, the building incorporates a unique passive downdraft system for natural ventilation. 2 An open atrium at the NW end of the building reveals the structure and systems. 3 Greenroof, downdraft chimneys, and automated windows above the atrium contribute to the building's net-zero energy performance. 4 Photovoltaic panels over parking stalls double as sunshades.

PHOTOGRAPHER Nick Merrick © Hedrich Blessing (All Photos)

Shades Open



Shades Closed



5 The automated shading system on the building's south side contributes to overall energy efficiency.
6 A courtyard on the building's north side offers outdoor seating in a serene setting.