

555 12th Street - Oakland City Center

Project Overview

- Downtown Oakland, California
- 21 Story Class A Office Building
- 487,000 Sq. Ft.
- Constructed May 2000 – April 2002
- \$75,000,000 Project Cost
- Design – Build Delivery

Project Team

- Developer/Owner – The Shorenstein Co.
- Architect – Korth Sunseri Hagay Architects
- General Contractor – Charles Pankow Builders
- Structural Engineer – Mishkian Menninger Inc
- Mechanical – Acco Air
- Electrical – Schwartz and Lindheim
- Plumbing – L.J. Kurse Co.
- Lighting – Auerbach and Glasow

Structural

- Structural Steel-Frame Building with composite floors
- Lateral system - Dual system with steel braced frame core and special moment resisting frames at the perimeter. Concrete shear walls stiffen braced frame from basement to 2nd floor.
- Two story below grade parking garage is constructed of precast concrete columns, beams, and girders and Reinforced concrete slabs



Architectural

- Base – Granite and glazed store-fronts, textured wall panels
- Middle - clad in warm limestone-colored precast concrete
Blue-green glass curtain wall on all sides
- Top - Conceptualized as an expansive curved lantern that will Glow on the Oakland skyline in the evenings.

Mechanical/Plumbing

- HVAC is “built up” system with mechanical equipment in penthouse
- Conditioned air distributed up/down lined shafts to each floor, then to main duct loop above ceiling - Diesel Fuel No. 2
- “Warm” shell with VAV boxes to control supply and reheating
- “Purple-pipe” system – dual plumbing system uses recycled H2O

Lighting/Electrical

- 1600 Amp, 277/480V, 3 Phase, 4 Wire Switchboard (East) Primary
- 1000 Amp, 277/480V, 3 Phase, 4 Wire Switchboard (West) Primary
- 480-120/280V, 3 Phase, 4 Wire Switchboard/Floor typical - Tenant
- 1100 KW, 3 Phase, 4 Wire 277/480V Emergency Generator

