#### MEBS6020 Sustainable Building Design http://ibse.hk/MEBS6020/



### **Practical Examples**



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Jun 2021

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- Bullitt Center, Seattle, USA
- Pixel Building, Melbourne, Australia
- Taipei Public Library, Beitou Branch, Taiwan
- Obayashi Technical Research Institute, Japan
- EMSD Headquarters, Hong Kong
- One Taikoo Place, Hong Kong

- General information: <u>https://bullittcenter.org/</u>
  - Location: Seattle, Washington, USA
  - New Construction (public and academic buildings)

ΓER

- Size: 5,100 sq.m, 6 storeys
- Market Sector: Private
- Building Type: Office
- Delivery Method: Integrated Project Delivery
- Total Building Cost: \$30 million
- Completion Date: April 2013

#### Bullitt Center – the greenest commercial building in the world



(Source: https://www.wbdg.org/additional-resources/case-studies/bullitt-center)

#### Bullitt Center, Seattle, USA



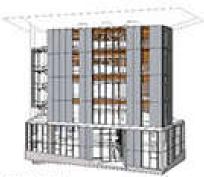
(Source: https://www.wbdg.org/additional-resources/case-studies/bullitt-center)

- Evaluation of green features
  - Structure: timber with low embodied carbon
  - High-performance envelope
  - Closed-loop geothermal system & ventilation
  - Radiant floor heating & cooling with passive cooling & natural ventilation
  - Daylight dimming & efficient lighting design
  - Aggressive reduction of plug loads
  - Net-zero water approach





250 YEAR STRUCTURE HEAVY TIMBER, CONCRETE & STEEL



SO YEAR SKIN HIGH PERFORMANCE ENVELOPE

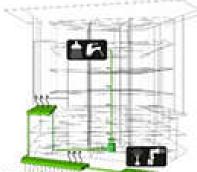


25 YEAR TECHNOLOGY ACTIVE SOLAR CONTROL PHOTOVOLTAICS

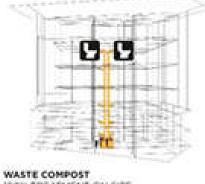




100% DEMAND MET ON SITE 50,000 GALLON DISTERN

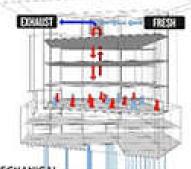


GREYWATER

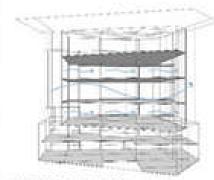


100% TREATMENT ON SITE





MECHANICAL GROUND SOURCE HEAT EXCHANGE RADIANT HEATING/COOLING HEAT RECOVERY AIR SYSTEM



NATURAL VENTILATION NIGHT FLUSH & OPERABLE WINDOWS

ENERGY

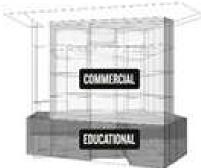
300% RENEWABLE ON SITE

GRID USED AS BATTERY

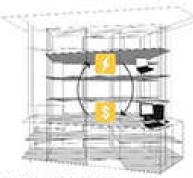
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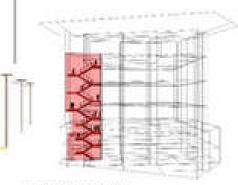




PROGRAM OCCUPANCY PRIVATE USERS ABOVE, PUBLIC FOCUS USERS AT GRADE

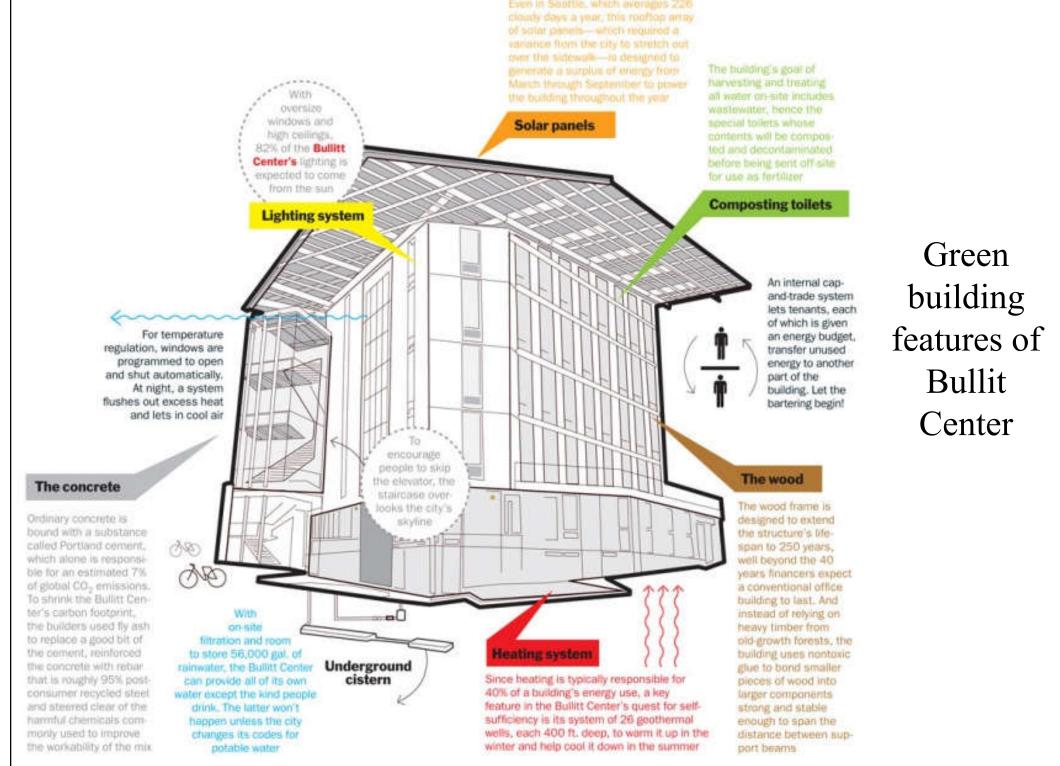


INTERNAL CAP & TRADE EACH TENANT HAS AN ENERGY BUDGET: UNUSED ENERGY CAN BE TRANSFERRED



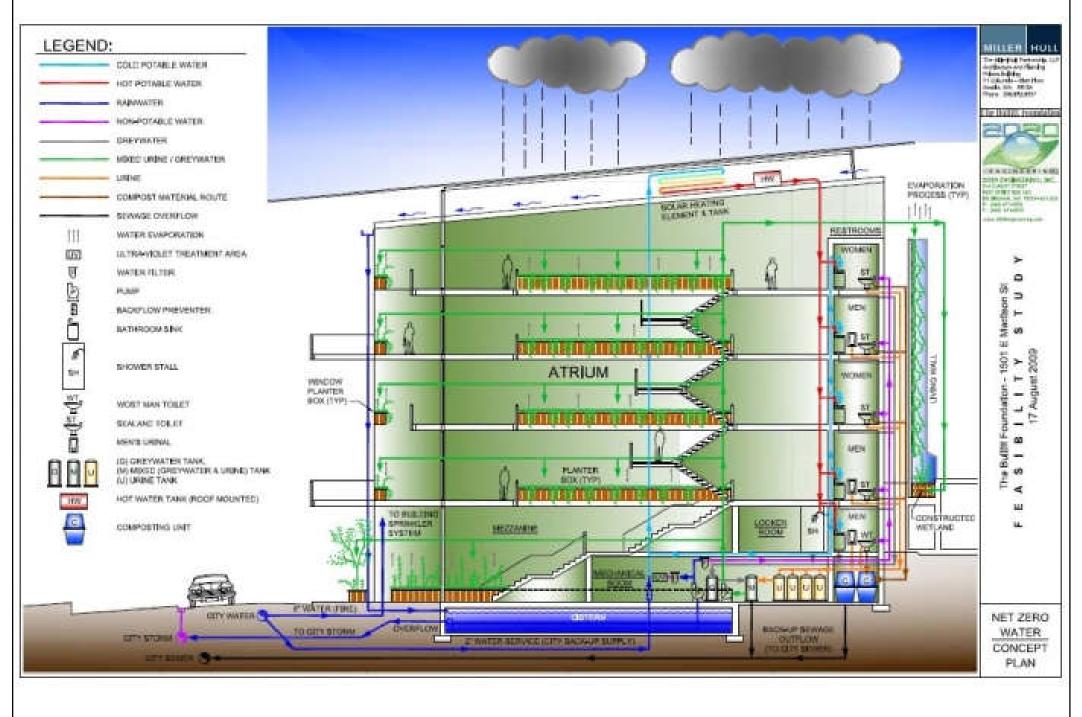
IRRESISTIBLE STAIR ELEVATOR ALTERNATIVE, HEALTHER OCCUPANTS, ENGAGEMENT WITH STREET

(Source: https://www.wbdg.org/additional-resources/case-studies/bullitt-center)



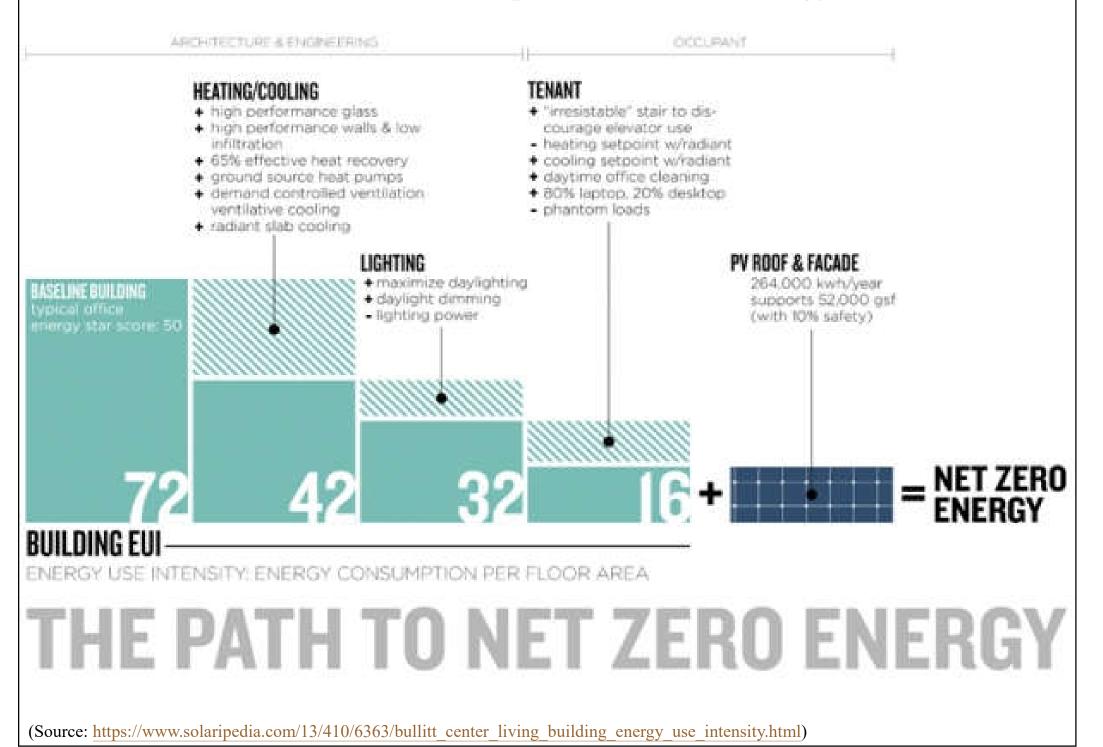
(Source: https://www.solaripedia.com/13/410/6338/bullitt\_center\_living\_building\_green\_features\_by\_time\_magazine.html)

#### Bullit Center: net zero water concept plan



(Source: https://www.solaripedia.com/13/410/6336/bullitt\_center\_living\_building\_feasibility\_diagram.html)

#### Bullit Center: the path to net zero energy



- Further Reading:
  - Living Proof: The Bullitt Center <u>https://bullittcenter.org/wp-</u> content/uploads/2015/08/living-proof-bullitt-center-case-study.pdf
  - Bullitt Center (WBDG case studies) <u>https://www.wbdg.org/additional-</u> resources/case-studies/bullitt-center
  - Bullitt Center Thrives (Seattle, USA) Solaripedia http://www.solaripedia.com/13/410/Bullitt+Center+Thrives+%28Seattl e%2C+USA%29.html
  - Urban Land Institute (ULI) case study about the Bullitt Center <u>http://uli.org/wp-content/uploads/ULI-</u> Documents/TheBullittCenter.pdf
  - Bullitt Center: Seattle, Wash. HPB Magazine <u>https://www.hpbmagazine.org/bullitt-center-seattle-wash/</u>

- Videos:
  - Bullitt Center Tour Produced by the UW IDL (15:31) <u>https://youtu.be/BkgRgo3Qaeo</u>
  - Seattle's Bullitt Center: A Green Building Inspiring Visitors (2:35) <u>https://youtu.be/u41E1HsrI-c</u>
  - The Bullitt Center: A Living Building (6:15) https://youtu.be/6TvlwAgi-vQ
  - Climate Of Change Bullitt Center (5:19) <u>https://youtu.be/2j9wJpiFYto</u>
  - ULI Case Studies: Bullitt Center (6:15) <u>https://youtu.be/svg59BlEpVA</u>



- Lessons learned
  - Net-zero energy goal
  - Integrated high-performance based design
  - Safe & secure
  - Productive/healthy
  - Accessible
  - Aesthetic
  - Cost-effective
  - Functional



(Composting units)

## Pixel Building, Melbourne, Australia

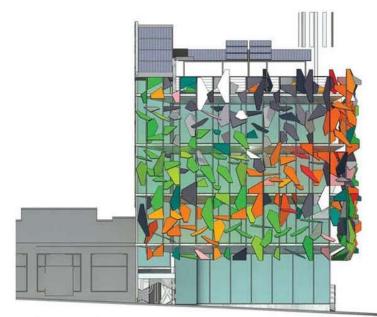
- General information: <u>https://www.pixelbuilding.com.au/</u>
  - Location: Melbourne, Australia (former Carlton Brewery site)
  - New Construction (commercial offices)
  - Gross floor area 1,136.4 sq.m, 4 storeys
  - Total Building Cost: AUD \$6 million
  - Completion Date: July 2010
  - Project objective: carbon neutral & water balanced

#### Pixel Building, Melbourne, Australia



(Source: https://www.pixelbuilding.com.au/greenicon.html)

#### Pixel building – elevations and facades



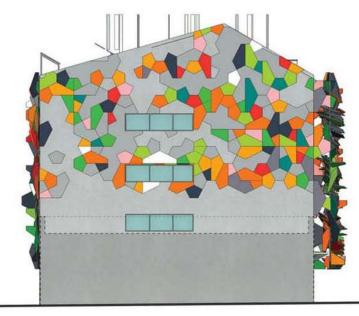
North Elevation

PIXEL

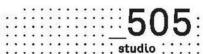




West Elevation







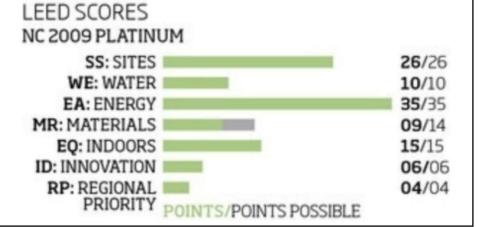
#### (Source: https://www.livinspaces.net/projects/architecture/pixel-office-building-australia-studio-505/)

#### Pixel innovations, green features and achievements

Carbon neutral	Reliance on natural daylight
Water balanced	Green concrete
100% fresh air system	Gas fired absorption chillers
Ammonia refrigeration	Extensive recycling
Chilled structure	Free night cooling
Green roof	Bio-gas energy
Photovoltaic & wind power generation	High performance façade
Reed bed water treatment	

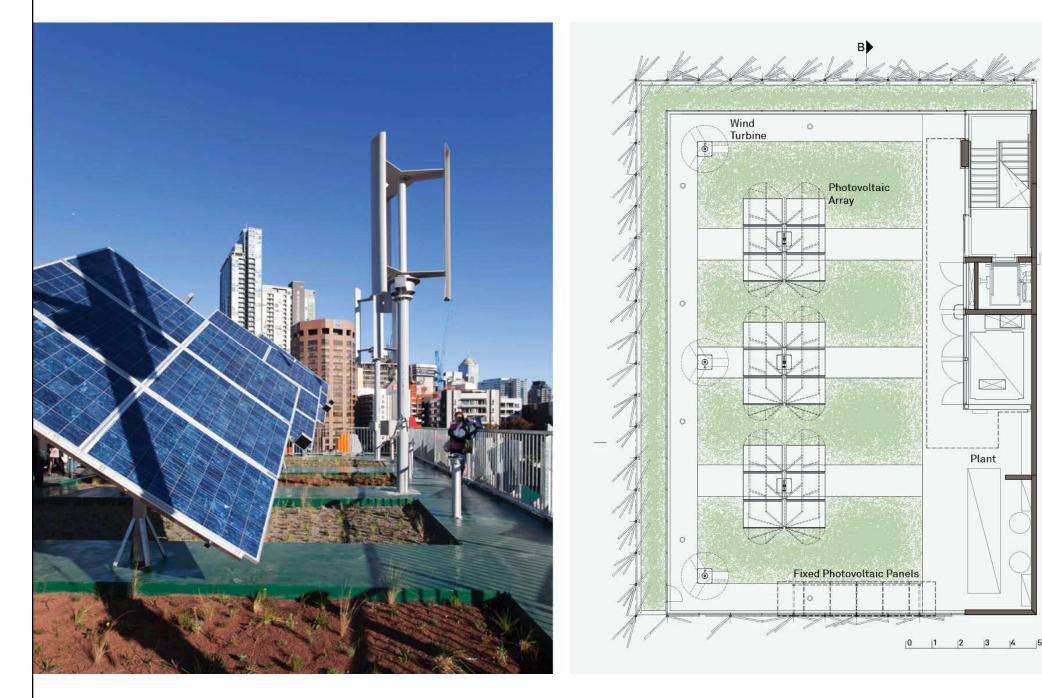
#### Green building assessment results:

- 6 star Green Star Australia (105 points, full perfect)
- LEED Platinum (105 points, highest rating in the world)
- BREEAM outstanding

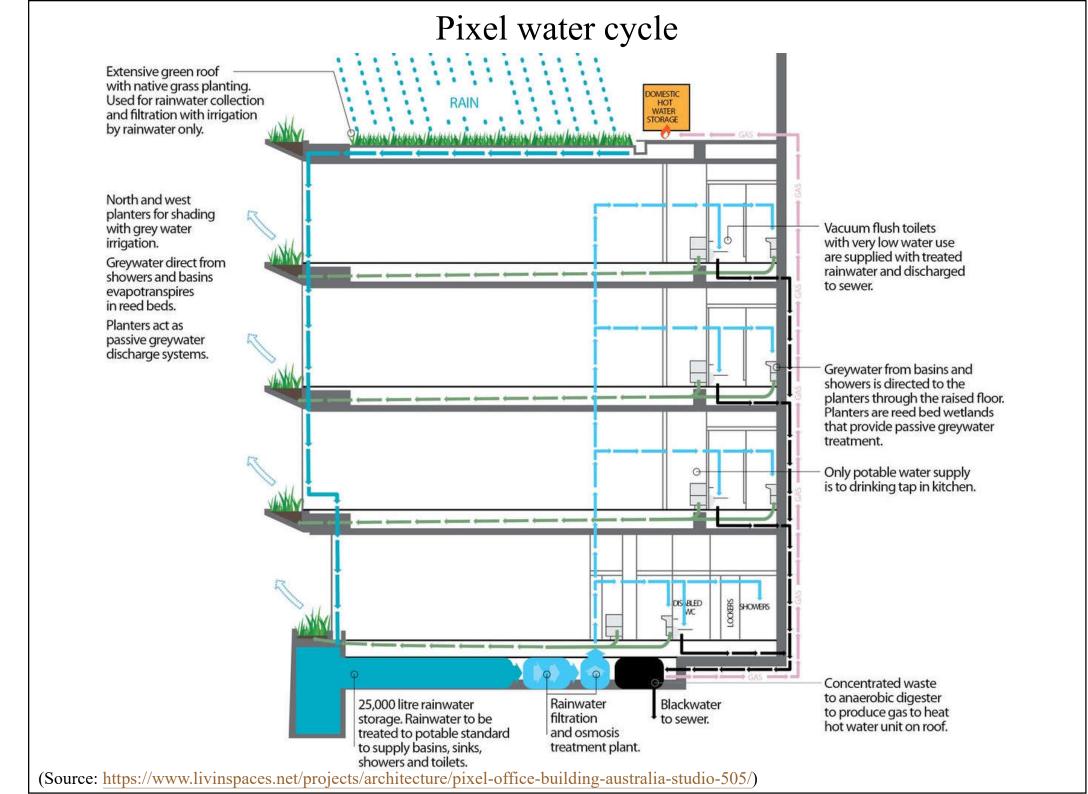


#### Pixel building: green roof and renewable energy systems

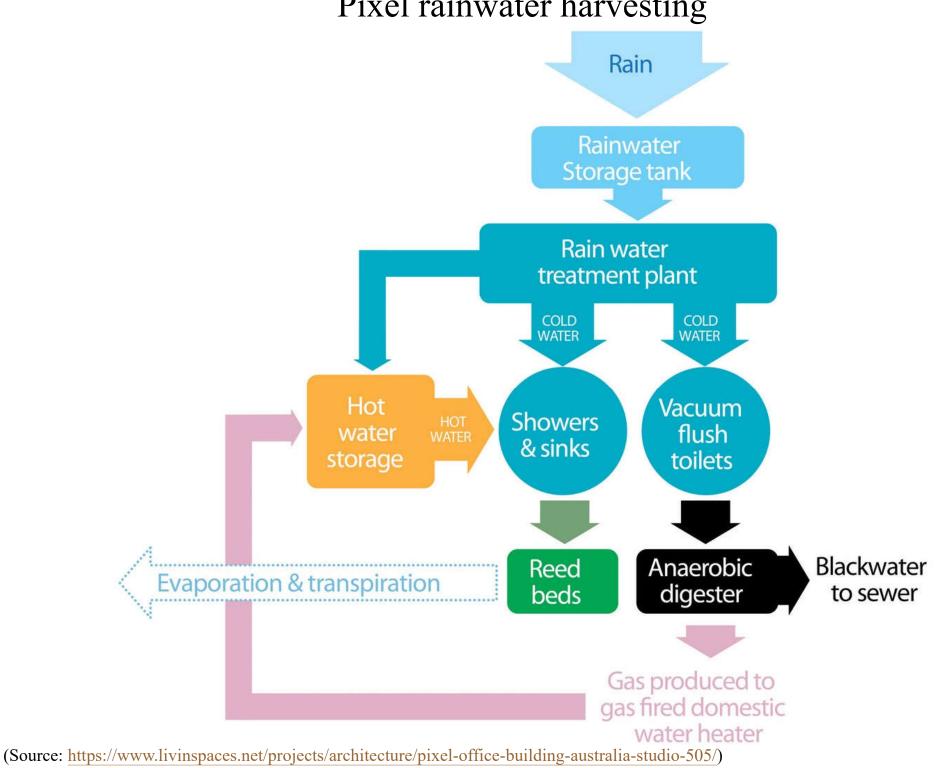
Plant



(Source: https://www.db-a.co/work/pixel-building/)



#### Pixel rainwater harvesting



## Pixel Building, Melbourne, Australia

- Further Reading:
  - Small Building, Big Picture Pixel <u>https://photos.state.gov/libraries/australia/39176/pdf/Pixel.pdf</u>
  - Pixel Office Building in Melbourne by Studio 505 https://www.livinspaces.net/projects/architecture/pixeloffice-building-australia-studio-505/
  - Carbon neutral offices The Pixel Building Case Study https://www.sustainability.vic.gov.au/~/media/resources/documents/ser vices%20and%20advice/business/srsb%20eeob/srsb%20eeob%20case %20studies/srsb%20eeob%20case%20study%20pixel.pdf



- Videos:
  - Grocon Pixel Building (1:52) <u>https://youtu.be/E0IEOseKV\_I</u>
  - Pixel Perfect (1:44) <u>https://youtu.be/TuwemQu6Ls8</u>

## Pixel Building, Melbourne, Australia

- Lessons learned
  - Inverter systems for wind turbines are problematic
  - Copper pipe of the bio-gas system was plastic sleeved to enable use with methane
  - Light fittings were adjusted to avoid wrong signal to the DALI lighting control system
  - Vacuum toilets are relatively new & the contract cleaning community has limited experience in cleaning and maintaining them
  - Tracking PV control system were adjusted & time clocks was added to prevent wasting energy

## Taipei Public Library, Beitou Branch, Taiwan

### • General information:

- Location: Beitou, Taipei, Taiwan
- New Construction (library building)
- Gross floor area 803 sq.m, 3 storeys (1 below grade, 2 above grade)
- Completion Date: Nov 2006
- Post-occupancy evaluation (POE) in 2007
- Taiwan Green Building Label (EEWH) diamond level

#### Taipei Public Library, Beitou Branch 臺北市立圖書館 北投分館



(Image source: https://architecture-tour.com/world/taiwan/taipei-public-library-beitou-branch/; http://www.taiwangbc.org.tw/tw/modules/news/article.php?storyid=86)

#### Taipei Public Library, Beitou Branch – indoor environment



(Source: https://architecture-tour.com/world/taiwan/taipei-public-library-beitou-branch/)

#### Green roof farming and solar photovoltaic (PV) system

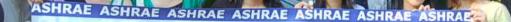


Videos: A Visit to Taipei Public Library, Beitou Branch (1:52) <u>https://youtu.be/Q9M7HVXeGKA</u> 臺北市立圖書館北投分館(英文簡介影片) (14:39) <u>https://youtu.be/fyI2d7VWjQ0</u>

**92** 

(Source: <u>http://twgbqanda.com/english/e\_gbt.php?Type=14&menu=e\_gbt\_class</u>)

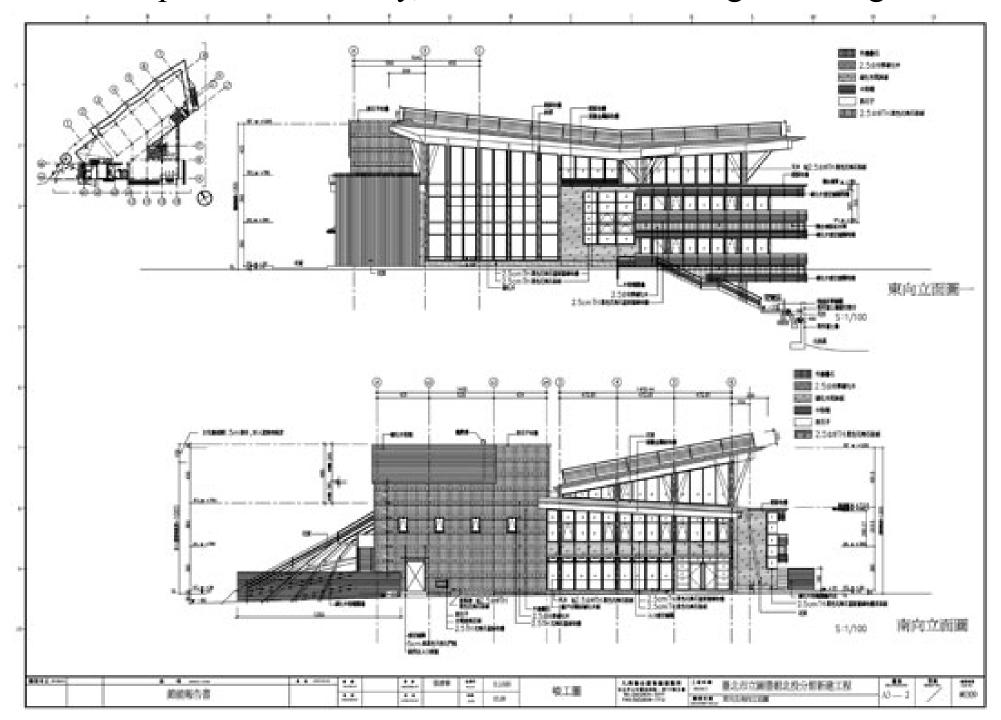
#### ASHRAE Hong Kong Chapter – Taiwan Study Tour 2007



Taiwan Study Tour 台灣交流團 2007 Building Energy & Environmental Technology Jointly Organized by: ASHRAE HKU, CityU, HKUST, PolyU Student HONG KONG CHAPTER HONG KONG CHAPTER

> 臺北市立圖書館北拔分館. Taipei Public Library Beitou Branch

#### Taipei Public Library, Beitou Branch – design drawing



(Source: http://forgemind.net/xoops/modules/news/article.php?storyid=863)

Green features of Taipei Public Library, Beitou Branch

1. Eco roof (extensive type)	8. Availability of materials
2. Variety of garden plants deriving	recycling area
biodiversity from nature	9. Natural lighting and
3. Multiple layers of greenery on south	ventilation
side, lowering ecological impacts onto	10. Outdoor reading
surrounding park	platforms with wood-tiled
4. Photovoltaic (PV) modules (16 kW)	boardwalk
5. Rainwater recycling system	11. Porous vegetative walls
6. Wooden lattice frames with ecromat	with floral greenery, attracting
for greenery cultivation	honeybees & butterflies
7. Clustered service space modules on	12. Wood-tiled staircases with
west side, enhancing	living grass on gentle slope
electromechanical efficiency while	
conserving pipeline kinetics	

## Taipei Public Library, Beitou Branch, Taiwan

- Further Reading:
  - Green library design and evaluation: the Taipei Public Library, Taiwan https://pdfs.semanticscholar.org/f070/31223fad758af90a83fde31cdc15 5b889d6e.pdf
  - Green Building Label Case Studies <u>http://twgbqanda.com/english/e\_gbt.php?Type=14&menu=e\_gbt\_class</u>
  - 臺北市立圖書館北投分館 (Taiwan GBC case study)(in Chinese) http://www.taiwangbc.org.tw/tw/modules/filelist/download/get/54
  - 台北市立圖書館北投分館 (Taiwan GBC)
     <u>http://www.taiwangbc.org.tw/tw/modules/news/article.php?storyid=86</u>
  - 台北市立圖書館北投分館 準建築人手札
     <u>http://forgemind.net/xoops/modules/news/article.php?storyid=863</u>

## Taipei Public Library, Beitou Branch, Taiwan

- Lessons learned
  - Harmony with surrounding natural environment
  - Use of wooden materials & greenery
  - Post-occupancy evaluation & user survey to verify performance & receive feedback
  - Additional benefit to tourist attraction & movie
    - Movie in 2003 "Turn Left, Turn Right" (幾米電影向左 走向右左拍攝處)

## Obayashi Technical Research Institute, Japan



- General information:
  - Location: Kiyose City, Tokyo, Japan
  - New Construction (research offices)
  - Total floor area 5,535 sq.m, 3 floors + 1 penthouse
  - Completion Date: Sep 2010
  - CASBEE 5 star rating (Sustainable, BEE = 7.6)
  - LEED O+M Platinum (95 points)
  - Low carbon, zero energy building

#### Obayashi Technical Research Institute, Japan 大林組技術研究所本館



(Source: https://www.usgbc.org/projects/techno-station-obayashi-corporation)

#### Obayashi Technical Research Institute, Japan 大林組技術研究所本館



(Source: https://www.usgbc.org/projects/techno-station-obayashi-corporation)

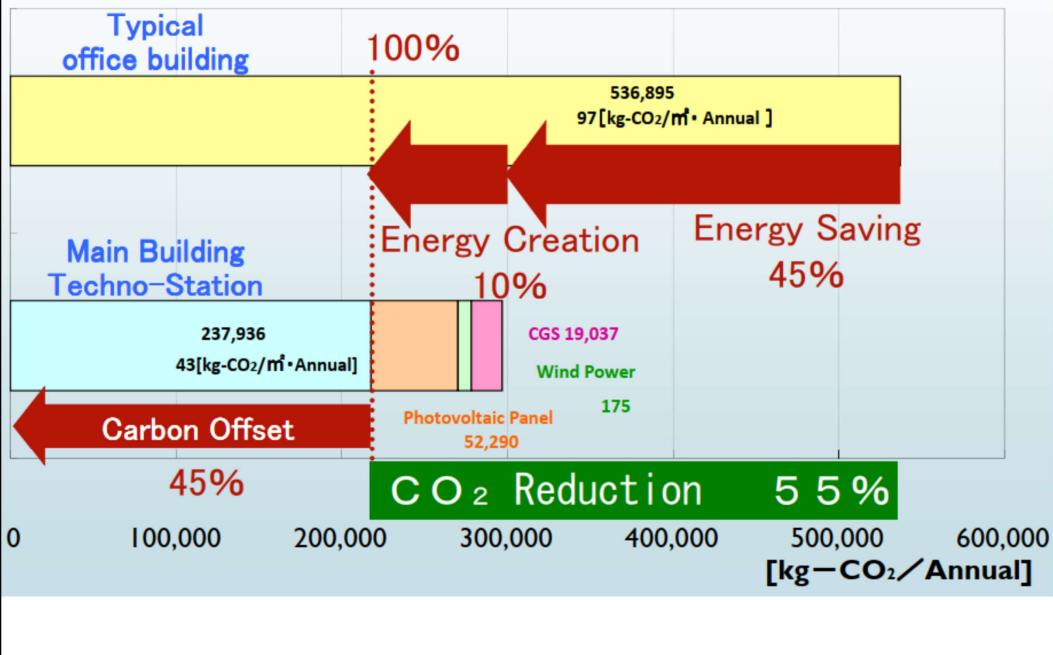
#### ASHRAE Hong Kong Chapter Japan Study Tour 2018



#### Obayashi Technical Research Institute, Japan Map of technologies of CO<sub>2</sub> reduction

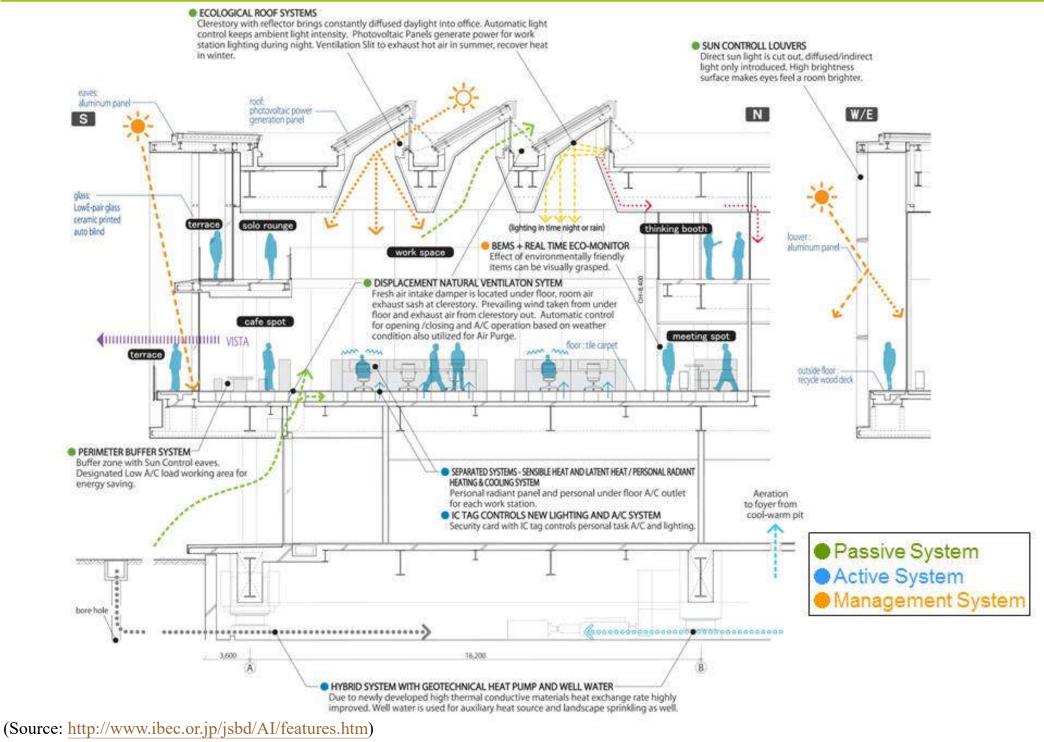
		Active methods	Manegemen	Manegement methods	
Ecorogical roof system Otop light for install daylight Oexhaust air and reuse Ophotovoltaic power generation Perimeter buffer system Natural ventila Odisplacement na Cascade using reading the system Otop light for install daylight Otop light for install daylight	atural ventilation separated perso air-conditioning narural water Midium chilled wa	onal radiant system and well-wate	othermal r heat workplace	isualization system/	
<ul> <li>Wind power generation</li> <li>Wind power generation</li> <li>Wet type of exterior pavement</li> <li>Cool and warm pit</li> <li>Soler water heater</li> <li>ground source</li> </ul>	<ul> <li>high efficiency</li> <li>water thermal</li> <li>large temperation</li> <li>outdoor air co</li> <li>LED lighting /</li> <li>cogeneration set</li> </ul>	heat pump module chiller storage system ture difference water supply oling CO2 control / valuable air volu	<ul> <li>BEMS</li> <li>feedback by comissioning</li> <li>showroom of CO2 reduction technol</li> <li>CO2 reduction technol</li> <li>CO2 reduction technol</li> </ul>	sion	
low-rise structure low convection flat plan for install prevailing win	nd	vorkplace Hall/Exhibition		-new system	
				secti	

### Obayashi Technical Research Institute, Japan CO<sub>2</sub> emission reduction (design value)



(Source: https://www.annex40.net/fileadmin/user\_upload/annex40.net/documents/Annex40\_Workshop\_Nagoya\_Onojima.pdf)

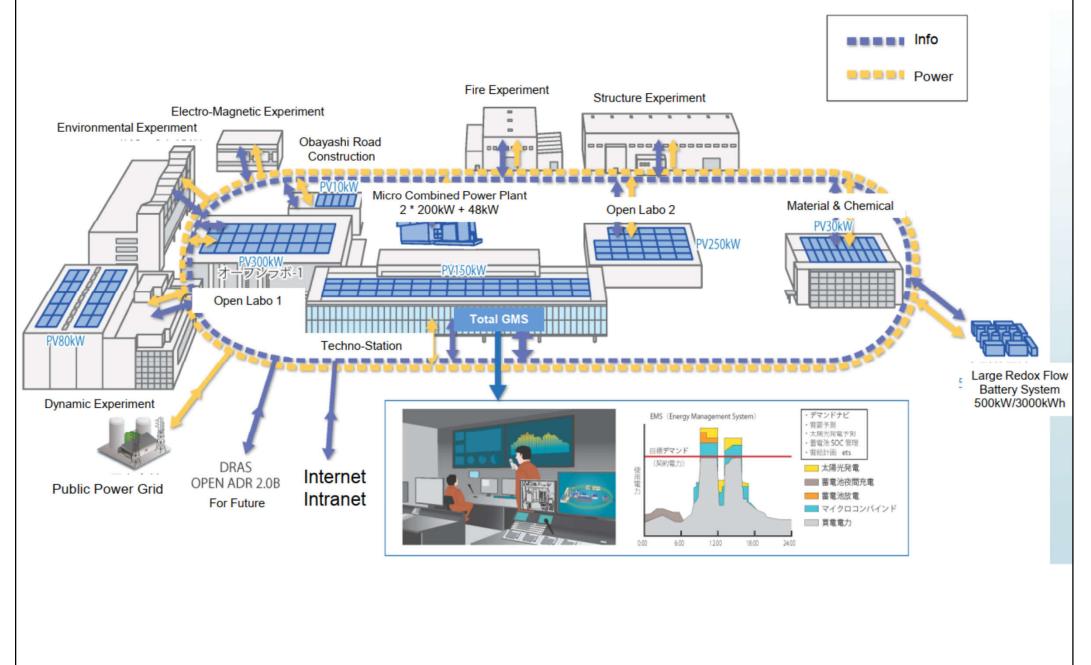
#### Obayashi Technical Research Institute, Japan 大林組技術研究所本館



#### Obayashi Technical Research Institute, Japan – CASBEE score



Planning of smart energy grid (with energy generation & storage) in the campus of Obayashi Technical Research Institute



(Source: https://www.annex40.net/fileadmin/user\_upload/annex40.net/documents/Annex40\_Workshop\_Nagoya\_Onojima.pdf)

### Obayashi Technical Research Institute, Japan



- Further Reading:
  - Japan Sustainable Building Database <u>http://www.ibec.or.jp/jsbd/AI/index.htm</u>
  - Approach to Low Carbon, ZEB and Smart Energy of Obayashi Corporation Technical Research Institute Main Building "TECHNO-STATION"

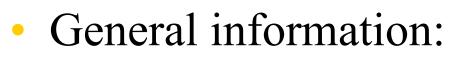
https://www.annex40.net/fileadmin/user\_upload/annex40.net/documen ts/Annex40\_Workshop\_Nagoya\_Onojima.pdf

- A Low-Carbon Office Building using Innovative Methods and Technologies <u>https://www.irbnet.de/daten/iconda/CIB\_DC23290.pdf</u>
- Videos:
  - 大林組 技術研究所 | 大林組 建築設計プロジェクト (2:36) <u>https://youtu.be/EWostZvC47o</u>
  - TechnoStation (7:45) <u>https://youtu.be/7YnTM45Rxog</u>

### Obayashi Technical Research Institute, Japan



- Lessons learned
  - Intelligent workspace & productivity
  - Design for natural daylight & ventilation
  - Integration of HVAC, hybrid heat pump, geothermal, chilled water storage, radiant cooling & cogeneration systems
  - Approach of zero energy building (ZEB)
  - Planning of smart energy grid for energy generation & storage

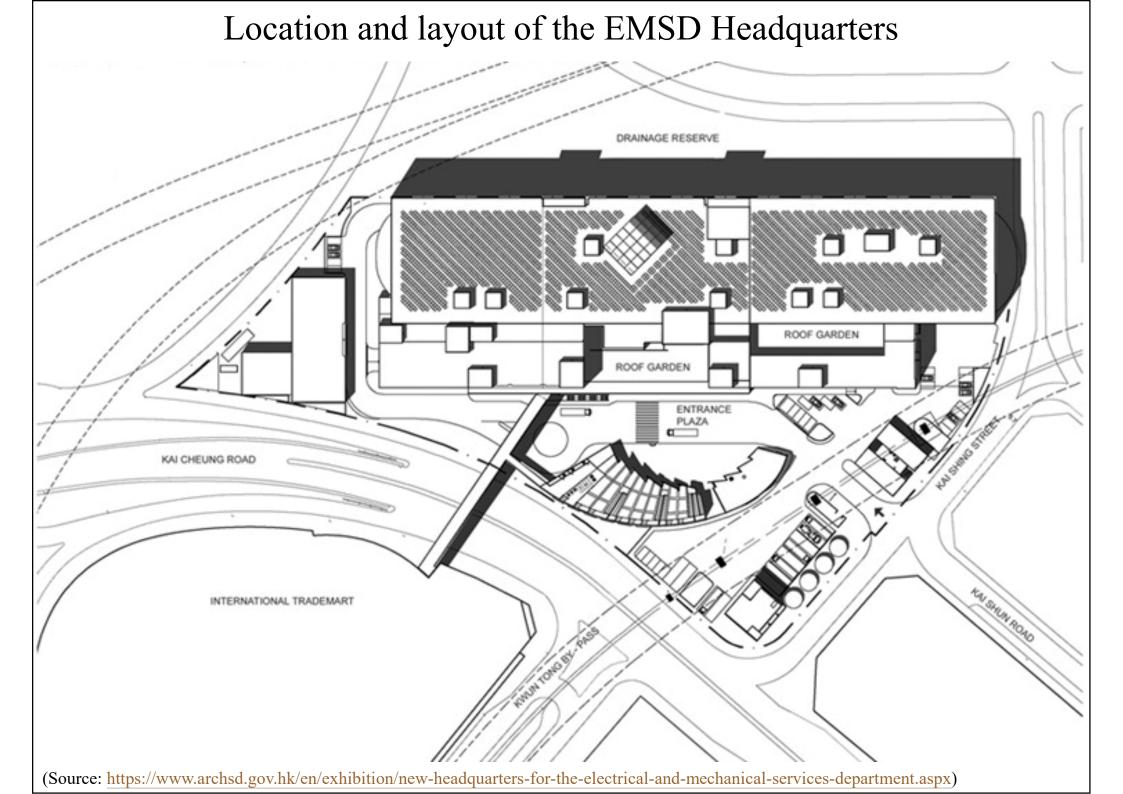


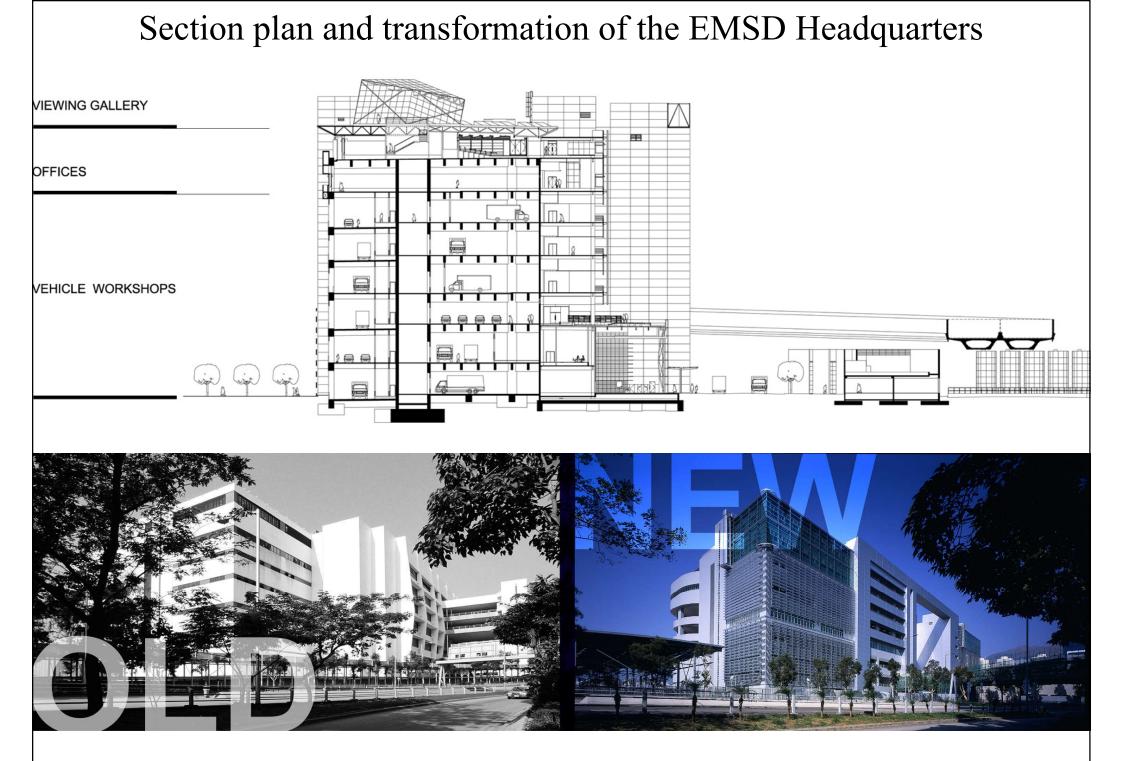
- Location: Kowloon Bay, Hong Kong
- Reuse of former HACTL cargo terminal building
- Completion and in operation since 2005
- Existing building (offices, workshops, car parks)
- Gross floor area 74,000 sq.m, 8 storeys
- Sustainable upgrade of existing buildings
- Use BIM to enhance building O&M
- Connection to Kai Tak District Cooling System

### EMSD Headquarters 機電工程署總部大樓



(Source: http://greenbuilding.hkgbc.org.hk/eng/projects/view/24)





(Source: https://www.archsd.gov.hk/en/exhibition/new-headquarters-for-the-electrical-and-mechanical-services-department.aspx)

#### PV system and interior spaces of the EMSD Headquarters



(Source: https://www.archsd.gov.hk/en/exhibition/new-headquarters-for-the-electrical-and-mechanical-services-department.aspx)

Green features of EMSD Headquarters
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	*
1. Water-cooled ammonia chiller	7. Solar hot water system
2. Oil-free magnetic bearing chiller	8. Sun pipes (as known as light-
3. Ice thermal storage system	pipes)
4. Displacement ventilation at	9. Double layer curtain wall
terminal side	10. External façade shading
5. Daylight & motion sensor for	11. Grey water recycling
lighting control	12. Vertical greening
6. Photovoltaic panels	13. Water saving sensor tap

Green building assessment results:

- BEAM Plus Existing Buildings v1.2 Platinum (score 84.3)
- BEAM Plus Neighbourhood (Pilot Version) Platinum (score 78.5)

(Source: http://greenbuilding.hkgbc.org.hk/eng/projects/view/24; https://www.emsd.gov.hk/en/beam\_plus\_certification/)



- Key success factors for platinum EB rating:
  - 26% lower electricity consumption than similar buildings
  - 30% lower annual water consumption
  - Over 70% of items purchased are now certified as environmentally friendly
  - 22% peak electricity demand reduction
  - 27.6% lighting energy saving in car park
  - 2% annual energy from renewable energy source
  - 87% equipment & appliances are certified with Grade 1 energy label
  - IAQ Good Class for office floors



- Key success factors for platinum ND rating:
  - Nearly 9% of publicly accessible open/green space
  - Covered pedestrian pathway leading to piazza
  - Traffic speed is limited to 20 km/hr for complete safety
  - Design fully comply with "Urban Design Guideline"
  - Reduce surface runnoff by about 14%
  - All open spaces achieve thermal comfort by passive design
  - Recycle 35% of grey water for irrigation
  - Over 2% annual energy from renewable energy source
  - Annual electricity consumption reduction of 1,700 MWh by connecting Kai Tak District Cooling System



- Further Reading:
  - EMSD website <a href="https://www.emsd.gov.hk/en/beam\_plus\_certification/">https://www.emsd.gov.hk/en/beam\_plus\_certification/</a>
  - EMSD Headquarters BEAM Plus Online Exhibition http://greenbuilding.hkgbc.org.hk/eng/projects/view/24
  - Transformation of EMSD Headquarters into a Green Building BEAM Plus Online Exhibition <a href="http://greenbuilding.hkgbc.org.hk/eng/projects/view/76">http://greenbuilding.hkgbc.org.hk/eng/projects/view/76</a>
  - New Headquarters for the Electrical and Mechanical Services Department - ArchSD Exhibition <u>https://www.archsd.gov.hk/en/exhibition/new-headquarters-for-the-electrical-and-mechanical-services-department.aspx</u>
  - Green Transformation of EMSD Headquarters Building https://www.wsbe17hongkong.hk/\_bin/ckfinder/userfiles/files/PDF/Session%206\_10\_3.pdf
- Video: Electrical and Mechanical Services Department Headquarters 機 電工程署總部 (0:30) <u>https://youtu.be/qleCVY3RnV4</u>

- Lessons learned
  - Reuse of old building structures
  - Sustainable upgrade of existing buildings
  - Promotion of PV systems & technology
  - Potential of BIM for building O&M
  - Advantage of district cooling system
  - Education Path & sharing of experience/knowledge



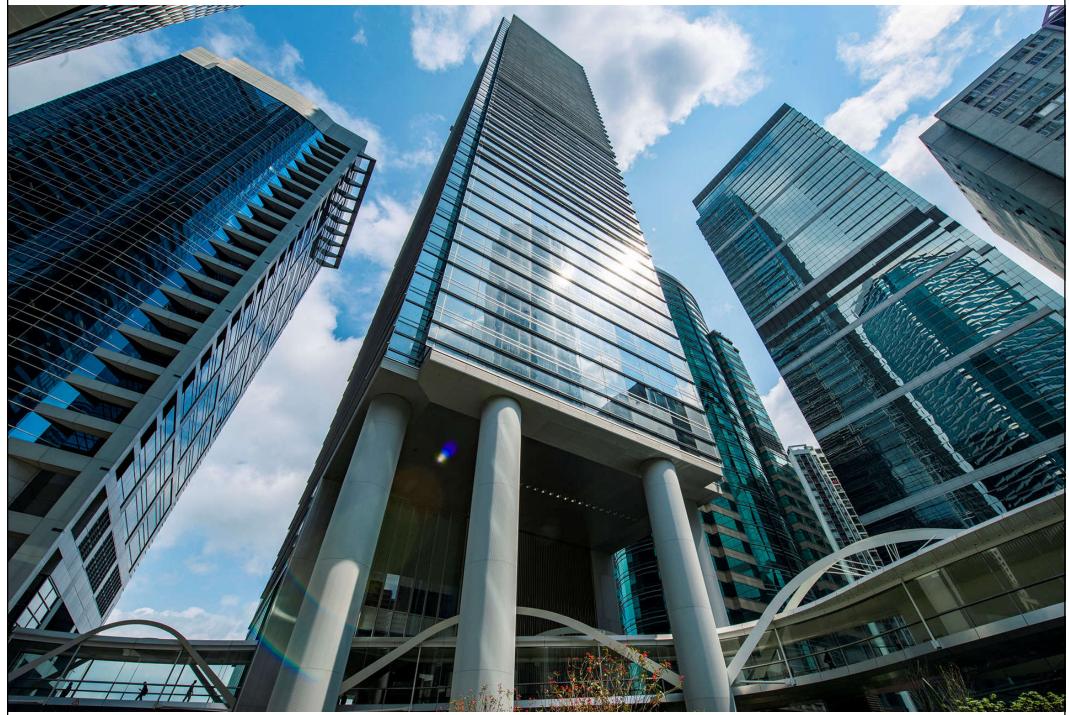
# One Taikoo Place, Hong Kong

• General information:

https://www.taikooplace.com/en/work/onetaikooplace

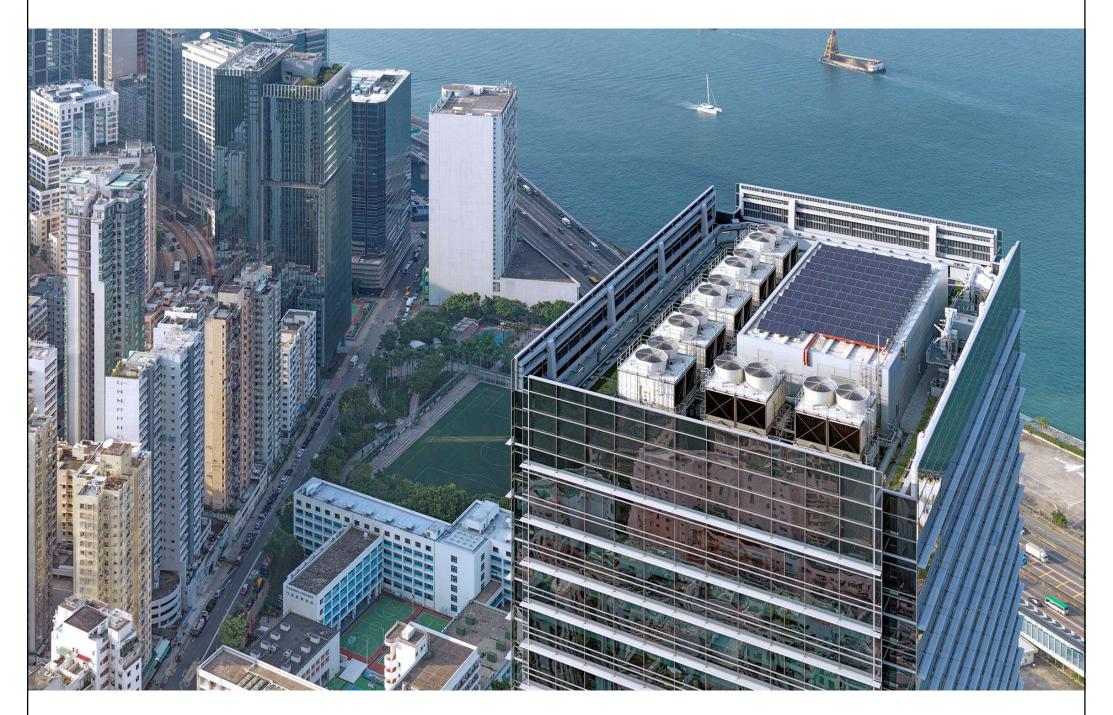
- Location: Quarry Bay, Hong Kong
- New building (commercial office)
- Completion Year: 2018
- Gross floor area ~100,000 sq.m, 48 storeys
- HK\$15 billion redevelopment
- Swire Properties' Sustainable Development (SD) 2030 strategy
- Sustainable demolition & low carbon construction

### One Taikoo Place, Hong Kong



(Source: http://greenbuilding.hkgbc.org.hk/eng/projects/view/211)

#### Solar PV & waste-to-energy tri-generation system at One Taikoo Place



(Source: http://greenbuilding.hkgbc.org.hk/eng/projects/view/211)

Highlight of green elements of One Taikoo Place

### 1. Renewable Energy

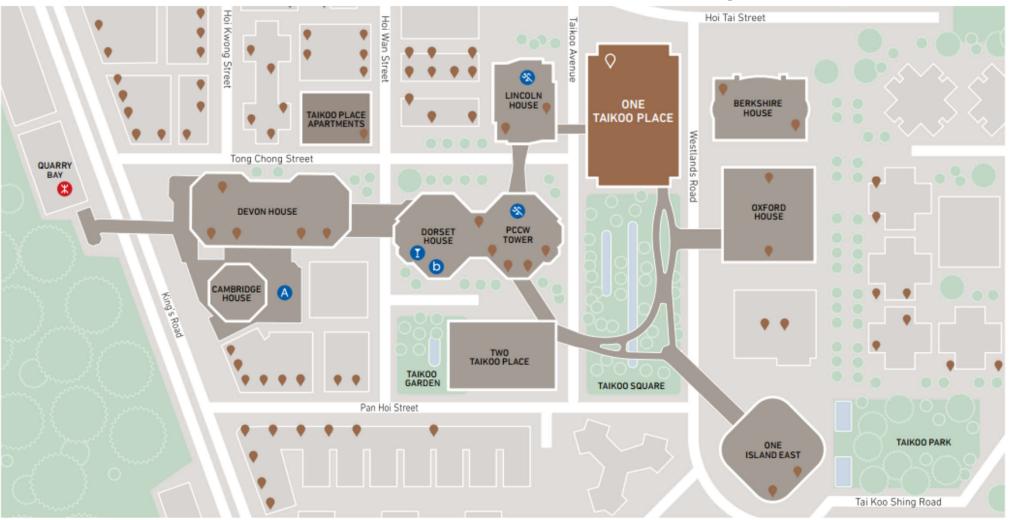
- An integrated solar photovoltaics (PV) system and green roof
- Bio-diesel tri-generation system to supply heating, cooling and electricity. Used cooking oil from tenants is converted into biodiesel by third-party recyclers to power this system
- 2. Energy Efficiency
- Air handling units with electronically commutated (EC) plug fans
- Highly optimized chiller control system with powerful data analytics
- Energy efficient lighting and control system
- 3. Sustainable Water and Wastewater Management
- Harvest rainwater for irrigation and recycle grey water for flushing
- Low-flow sanitary fittings

### Green building assessment results:

- BEAM Plus New Buildings v1.2 Platinum (score 86)
- LEED Core & Shell 2009 Platinum (score 91)
- WELL v2 Certification Platinum

 $(Source: \underline{https://www.polyu.edu.hk/af/cesef/wp-content/uploads/2019/12/4.-Panel-2\_Raymond-Yau-public-version.pdf)$ 

### Location of One Taikoo Place and surrounding environment



1. <u>Connecting Places</u>: Elevated walkways and pedestrian friendly streetscapes enhance existing connections to surrounding buildings and transport hubs.

2. <u>Natural Ventilation</u>: Buildings within Taikoo Place have been situated to introduce natural ventilation and cooling breezes.

3. <u>Liveability</u>: Green spaces and outdoor seating have been carefully designed & positioned to reduce urban heat island effects.

 $(Source: \underline{https://www.swireproperties.com/en/portfolio/current-developments/taikoo-place-and-cityplaza/taikoo-place/one-taikoo-place.aspx})$ 

#### Neuron AI smart building system at One Taikoo Place



(Source: https://arupneuron.com/project-reference-one-taikoo-place/)



# One Taikoo Place, Hong Kong

#### • Further Reading:

- BEAM Plus Online Exhibition <u>http://greenbuilding.hkgbc.org.hk/eng/projects/view/211</u>
- Performance Synergy from Integrated Design, Construction and Operation. Case Study on a High Performance Grade A Office - Swire One Taikoo Place
   <a href="https://wsbe17hongkong.hk/">https://wsbe17hongkong.hk/</a> bin/ckfinder/userfiles/files/Paper/P\_174-1810/20Desformers 0/200

181%20Performance%20Synergy.pdf

- <u>https://www.polyu.edu.hk/af/cesef/wp-content/uploads/2019/12/4.-</u>
   <u>Panel-2\_Raymond-Yau-public-version.pdf</u>
- One Taikoo Place Arup <u>https://www.arup.com/projects/one-taikoo-place</u>
- Video: Transformation of Taikoo Place Our Vision (1:02) https://youtu.be/iy4MrJrJNBk

### **Useful Websites**



- American Institute of Architects (AIA) Committee on the Environment (COTE) Top Ten Projects <u>https://www.aiatopten.org/</u>
- BEAM Plus Online Exhibition 綠建環評網上展覽 http://greenbuilding.hkgbc.org.hk/
- Green Buildings (Energizing Kowloon East) https://www.ekeo.gov.hk/en/green\_map/building/
- Whole Building Design Guide (WBDG) Case Studies <u>https://www.wbdg.org/additional-resources/case-studies</u>
- WorldGBC Online Case Study Library <u>https://www.worldgbc.org/case-study-library</u>