

USAA Real Estate and Steelwave differentiate Silicon Valley spec office with cutting-edge amenity and unobstructed Bay views



- View Dynamic Glass, Intelligent self-tinting glass, vital to differentiating building in competitive real estate market
- Iconic Bay views without obstructive blinds or shades
- 9.5% annual energy savings compared to traditional dual pane
 - Saving on overall energy and operating cost
 - Making the property more competitive
- 5 more hours daylight per day with View glass compared to shades
 - Providing occupants a better exposure to nature, spectacular views and sunlight
 - Without the discomfort of radiant heat load of typical curtain wall glass
- Title 24 compliant without decreasing glazing or upgrading HVAC requirements
 - Saving on long term energy consumption
 - Reducing impact to the environment

America Center Phase II

- Developer: Steelwave
- Investment Partner: USAA Real Estate
- Architect: LARGE Architecture
- 2 buildings, 6 stories, 457,000 RSF
- LEED Core & Shell - Gold (anticipated)

America Center Phase II, Sunnyvale, C

“View Dynamic Glass saves energy and operating expenses, affording building occupants an enhanced work place environment with unobstructed views and access to natural daylight. We are excited to prove this concept, and to potentially implement View Dynamic Glass on future projects.”

Dirk Mosis

Executive Managing Director, USAA Real Estate

“The America Center project is designed to be a leading state of the art campus. Installing View Dynamic Glass has been key in enabling us to realize that goal by providing a technology that improves occupant comfort, wellness, and productivity. Energy efficiency was also a major driver, and View helped the project reach ambitious sustainability targets resulting in a LEED Gold level pre-certification.”

Steve Dunn

Senior Managing Director, Steelwave

USAA Real Estate and its development partner, Steelwave, identified a unique opportunity to develop America Center, one of the last large parcels available in the North Santa Clara and North San Jose areas of Silicon Valley. The 13-acre campus is right off the Highway 101/237 corridor and on the edge of a 30-acre open space preserve that forms the very south end of the San Francisco Bay.

The competition for top tenants is fierce among new and recently completed buildings in Silicon Valley. It is no longer enough to offer modern open floor plans and to achieve a LEED certification. Building on the success of the first Phase of America Center, USAA Real Estate and Steelwave's vision for Phase II is to stand out to tenants by providing state-of-the-art technology and amenities that facilitate employee attraction, engagement and wellness. The buildings will feature multiple fiber connections, a roof deck with putting green, 16,000-square-foot fitness center/café as well as access to jogging and bike trails in the adjacent nature preserve, an outdoor bar and entertainment center, 36 electric vehicle charging stations, and a dedicated Caltrain shuttle.

While the site has dramatic views of the San Francisco Bay and surrounding valley, heat gain and glare issues means that occupants would be hot and window shades would be closed on at least one façade 74% of the time. The team decided to use View Glass to take advantage of the location in a more

Construction Team

General contractor:

Lusardi Construction Company

Glazier:

Walters & Wolf

MEP:

Southland Engineering

Installation

Project type:

New Construction

Glass sq ft:

90,000

System type:

Walters and Wolf All Wall Unitized System

IGU makeup

Overall thickness:

1"

Outboard lite:

6mm tempered clear with EC on surface #2

Spacer:

1/2" black warm edge spacer

Inboard lite:

6mm tempered Solarblue



meaningful way, allowing occupants to see the water, sunlight and nature all the time without being uncomfortable.

In addition, in order for the building to meet California's stringent Title 24 Energy Code, the baseline design would have required a reduction in window area reducing views even further or changing the HVAC to a Variable Refrigerant Flow (VRF) system, an additional \$600,000 cost. By using View glass instead of Solarban 60 dual pane glass, the buildings will save 150,000 kWh per year, a 9.5% energy reduction. This brings the buildings into compliance with Title 24 without making other changes to the design. This innovative value engineering addressed energy performance issues while also providing cutting-edge feature in keeping with the development vision. The buildings are projected to achieve an 99 Energy Star Score based on the EPA's Target Finder.

USAA Real Estate was founded in 1982 as the real estate investment arm of USAA, with more than \$18 billion in assets under management. Steelwave is a full-service real estate company and investment management firm that has acquired, developed or managed over \$10.7 billion of multi-family, industrial and office product across the Western United States in the past 45 years.