



OFFICE/R&D BUILT | FORTINET



TOMAS OVALLE | SVBJ

Fortinet's office building in Sunnyvale was designed to be certified LEED Gold and will use nearly 30% less energy per year than a standard office building.

KEY FACTS

Address:
909 Kifer Road, Sunnyvale

Owner:
Fortinet Inc.

Development manager:
Sares Regis Group
Northern California

Contractor:
DPR Construction

Architect:
Heller Manus

Landscape architect:
Thullot Associates

Engineer:
Clark Pacific

FORTINET USHERS IN LOTS OF FRESH AIR

Fortinet, a Sunnyvale-based network security company, is celebrating its commitment to sustainability with its move into a newly constructed 172,000 square-foot LEED Gold Net Zero office building. By using a precast structural system, the project was completed early, reducing construction time from over 24 months to just 20 months from start to finish.

The company, which employs more than 3,000 people around the United States — many of them local — has more than 10,000 U.S.-based business partners for the integration, distribution and servicing of its products and services.

"Our new headquarters building is a reflection of our commitment to environmental sustainability," said Brian Hill, senior director of real estate and facilities.

"The building's state-of-the-art systems reduce overall energy usage by 30% as compared to a standard office building. The large number of solar panels will offset 100% of annual energy use, making the project both zero-net energy and zero-net carbon, because the building does not burn fossil fuels," Hill said.

Clark Pacific constructed everything using a concrete structural precast that was fabricated in Woodland, California, and then shipped to Sunnyvale and assembled onsite. This streamlined process allowed for speedier construction, less truck traffic, and a reduction of carbon

emissions.

The project took into consideration many small details that help bring fresh California air inside. Automated operable windows on every floor of the building are triggered by outdoor and indoor temperatures. The building has three atriums with a state-of-the-art natural ventilation system. Fresh air enters, then circulates through the building and its various work-spaces. Once the air is warmed, it rises and is flushed out through the building at night, bringing cooler evening air in to reduce the temperature of exposed precast concrete pieces.

This unique circulation system is used in tandem with ceiling fans around the building and significantly reduces energy consumption while maximizing indoor air quality. The result: an atmosphere that

is healthier and more comfortable for employees.

► **Size:** 172,000 square feet on a 17-acre site

► **Cost:** Not disclosed

► **Status:** Construction began in September 2019, and the company's occupancy permit was received in April 2021.

► **Background:** In early 2018, Sares Regis Group of Northern California was brought on as the development manager, and Heller Manus as the project architect. The project received planning approval in December 2018.

► **Challenges:** Fortinet needed to be entitled, designed and constructed as quickly as possible to accommodate its rapid employee growth.

► **Tidbit:** The project was designed to be certified LEED Gold and uses nearly 30% less energy per year than a standard office building.

— Brooke Strickland, Contributor