

## Sonoma Mountain Village Projects Gets Solar Energy Boost

By Robert Carlsen

**A** new city core is rising in some vacant buildings on a 200-acre site in downtown Rohnert Park, powered by one of the largest solar energy systems in the state.

On one of the four core buildings that formerly made up the high tech campus of Agilent, Power Light Corp., a subsidiary of SunPower Corp., recently installed a \$7.5 million, 1.3 megawatt system. The 90,000-sq-ft array of photovoltaic panels will power the majority of the commercial core of the redevelopment, called Sonoma Mountain Village. Planned are up to 2,000 residential units along with commercial, retail and entertainment space.

Brad Baker, CEO of Coddling Investments, the owner/developer of the project, says that excess energy from the system not used by the businesses is redirected to the utility grid.

Baker says care is being taken to reuse and recycle as much of the buildings as possible, while still creating "an entirely fresh new urban live-work environment." One of the key "recycling" goals is to benefit the Rohnert Park region at large by replacing the 3,000-plus jobs that existed when Agilent Technologies occupied the site, he adds.

Sonoma Mountain Village has applied for inclusion in the LEED-Neighborhood Development pilot program, targeting platinum LEED certification of the entire site plan, as well as LEED certification for the buildings. The community is endorsed by the Sonoma County Housing Coalition, and is seeking endorsements from the Sierra Club Conservation Committee, the Greenbelt Alliance and the Accountable Housing Coalition.

Sonoma Mountain Village is centered around an urban Village Square, which will include an assortment of retail, dining and entertainment options, integrating seamlessly with a broad variety of planned residential choices. A generous area will be

offered for civic uses, such as a post office and other necessities, to enhance the self-contained, pedestrian-friendly lifestyle.

"Sonoma Mountain Village is an extremely unique,



environmentally sound and comprehensively sustainable new community," says Baker. "By making the business center 100 percent solar-powered, we're able to create a truly one-of-a-kind development on a scale that hasn't been realized before and at the same time provide our customers with stable energy costs. Solar provides clean, emissions-free electric power; it is a power solution that's in keeping with our sustainability goals."

Baker says target clients for Sonoma Mountain Village will come from such fields as alternative energy, medical device research, high-tech, natural products and financial services.

Coddling Investment's approach has drawn broad support from California government officials, Sonoma State University, and other regional stakeholders, Baker adds. Rohnert Park Mayor Tim Smith notes, "While any approvals for this project will, of course, require full review by the city of Rohnert Park, I'm impressed with Sonoma Mountain Villages' thoughtful concept, as well as the environmentally-focused components incorporated into this new proposed mixed-used community."

The Village Square will be surrounded by a combination of buildings ranging from three to seven stories. The street level plan is to offer a boutique hotel, multi-screen cinema, restaurants, grocers, coffee houses, personal services and shops. The upper levels will contain single- and multi-story lofts and condominiums, with balconies overlooking the square. Preference will be given to retailers whose businesses contribute to Sonoma Mountain Village's mission of an environmentally-sustainable, pedestrian-friendly lifestyle. ■



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# Adobe Systems Awarded Third LEED Platinum – An Industry First

**W**ith the recent awarding of a LEED-EB platinum certification for Adobe Systems' East and Almaden towers in downtown San Jose, the high tech company can now boast of being the world's first commercial enterprise to achieve a total of three platinum certifications under the LEED program. Adobe's West Tower was awarded platinum certification in July 2006.

"The LEED certifications are a validation of Adobe's ongoing efforts to promote environmental stewardship and create healthy work environments for our employees," said Bruce Chizen, CEO of Adobe. "We are proud to have achieved this level of success through our green practices and hope our accomplishments will serve as a role model for the global business community."

Platinum certification of Adobe's Almaden and East Towers was based on ratings in six categories: sustainability; water efficiency; energy efficiency and atmospheric quality; use of materials and resources; indoor environmental quality; and innovations in upgrades, operations and maintenance.

"With the certification of Adobe's Almaden and East Towers, Adobe has again raised the bar for other companies seeking to introduce sustainable, environmentally-friendly practices into their facilities," said Rick Fedrizzi, founder, president and CEO of the USGBC. "The USGBC is honored to congratulate Adobe on its substantial achievements. Not only has Adobe achieved the highest environmental honor for a commercial building with the West Tower platinum certification, but these two additional certifications make Adobe the only company in the world to have three LEED platinum buildings."

To achieve platinum certification of the East and Almaden Towers, which opened in 1998 and 2003 respectively, Adobe invested approximately \$650,000 for energy and environmental retrofits since 2001. These retrofits have resulted in approximately \$728,000 in savings to date, for a total return on investment of approximately 115 percent. Working with facilities management firm Cushman & Wakefield, Adobe implemented a variety of projects, including: installation of drought tolerant landscaping, installation of an irrigation system linked to local weather stations that automatically adjusts according to real-time weather conditions; and use of sensors to monitor carbon monoxide levels and adjust operation of building exhaust fans



accordingly. Adobe also increased its use of outdoor air and enhanced the overall maintenance of its air systems, resulting in better indoor air quality.

Adobe's green partners in the projects include Allied Waste Industries, Inc., the city of San Jose, CTG Energetics, Inc. (green consulting), Falcon

Waterfree Technologies (waterless urinals), Integrated Business Solutions (energy management consulting), Jensen Landscape Services and Sterling & Associates, Inc. (indoor air quality sampling and testing). ■

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# Green Flooring, Adhesives, Insulation and Cladding Add to Builders' Sustainable Efforts



## Bamboo Flooring

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BuildDirect features A grade and premium Yanchi bamboo flooring; all Yanchi bamboo is harvested from ecologically monitored growth areas in Asia and is of the highest quality.

Style choices include horizontal-cut, offering wider strips, and vertical-cut bamboo, which offers a narrow-strip look. The horizontal-cut style also shows the distinctive growth ring or "knuckle" of the bamboo stalk on the flooring surface. In addition to these two traditional styles, BuildDirect also offers strand-woven bamboo flooring, with its exotic surface pattern and which is even stronger and more durable than the traditional styles.

"We have seen a large and growing demand among consumers for green flooring, with buyers placing a lot more importance on products that come from renewable resources," says Rob Banks, executive vice president, sales for BuildDirect.

Banks adds that a new category in flooring is emerging with Coco Palm flooring. "We think Coco Palm has the potential to really catch on in 2007, particularly in California which is leading the demand for more environmentally friendly products," says Banks. BuildDirect is currently in discussions with several different manufacturers to introduce a new line of Coco Palm flooring this year.

The other trend in flooring expected for 2007 is a shift towards more exotic species taking over market share from traditional choices like oak and maple. "Brazilian cherry was a hot seller in 2005/2006, and now we are seeing more exotic species finding their way to market such as toona, tigerwood and taun," says Banks. These species, which have not commonly been available in North America, provide designers, builders, and developers with a completely new range of looks and styles.

## Handi-Stick Foam Adhesive

Fomo Products

Norton, Ohio

800-321-5585, [www.fomo.com](http://www.fomo.com)



In response to an industry need for a maximum strength adhesive compatible with all polystyrene substrates, Fomo Products, Inc. has developed Handi-Stick, a durable, pressurized polyurethane foam construction adhesive that contains no volatile organic compounds or solvents.

Handi-Stick was developed at Fomo's R&D lab with the objective of creating a fast, strong bonding and durable pressurized polyurethane foam construction adhesive, according to Tom Fishback, technical director. Fishback says Fomo also had a specific goal to maximize bonding with all polystyrene-substrates without having any adverse effect on polystyrene.

As well as providing a strong, durable bond, Handi-Stick provides an absolute airtight seal that meets the American Air Barrier Association's standards for air barrier construction materials.

Using its research, Fomo says it developed the Handi-Stick Polystyrene Construction line with an extremely quick working time specifically for the ICF construction and architectural foam shape markets. Fomo also developed Handi-Stick Subfloor with a longer open time of 20 minutes, which is needed for laying subfloors. In addition, Handi-Stick General Use is available with an open time of 5 minutes.

In order to deliver a cost-effective foam adhesive, Fomo packaged Handi-Stick in pressurized cans; just one can of Handi-Stick will deliver more than 10 times the yield of a tube of caulk-type adhesive.

## Formaldehyde-Free Fiber Glass Insulation

Johns Manville

Denver

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The International Agency for Research on Cancer designated formaldehyde as a known human carcinogen, and manufacturer Johns Manville has followed-up with a line of formaldehyde-free fiber glass building insulation.

Formaldehyde is commonly used in building materials, such as ordinary bonded insulation, pressed wood/fiberboard, plywood and flooring.

Johns Manville's building insulation uses a non-hazardous,

formaldehyde-free acrylic binder to assure thermal and acoustical performance. The result is no formaldehyde-containing substances are added during manufacturing and a formaldehyde-free product supporting a healthier environment and improved indoor air quality of homes and buildings.

"We've responded to the higher demand for our formaldehyde-free products by increasing capacity in our manufacturing facilities by 10 percent," says Jeff Rea, vice president and general manager, Building Insulation. "This additional capacity will enable our customers to meet growing demand for environmentally smart insulation that best suits their thermal, acoustical and indoor air quality needs."

Unlike cellulose insulation, fiber glass does not need borates or other hazardous chemicals to make it fire retardant. Johns Manville fiber glass is made mostly from sand, and uses post-consumer recycled glass.

## Exterior Cladding

James Hardie Building Products  
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www.jameshardie.com

This manufacturer's siding is made from Portland cement, ground sand, cellulose fiber, select additives and water, and contain no asbestos, glass fibers or formaldehyde.

In business for more than a century, James Hardie operates the only R&D facility in the U.S. devoted exclusively to fiber-cement technology.

The siding cuts, handles and nails like wood and installs quickly. It resists damage from cold, windy climates, wet humid climates, and achieves the highest possible flame spread rating. ■



# LA Valley College's New Health and Science Building Has the Look of Green

By Robert Carlsen

**C**onstructing Los Angeles Valley College's \$46 million Allied Health and Science Center will accomplish two things: Change the face of the campus from a rather high school-like look to a more higher-ed ambience, and exceed the Los Angeles Community College District's requirement of at least a LEED-certified designation.

"The way we are going so far in construction," says Larry Eisenberg, the district's executive director of Facilities Planning and Development, "we'll probably wind up with a silver."

Eisenberg attributes the higher score to two main elements: A chilled beam HVAC system and sustainable furniture.

In the last several years chilled beam technology has emerged in the U.S. as a heating ventilating and air conditioning alternative to historically conventional systems, such as variable air volume. Chilled beams come in three categories: passive, active and multi-service.

According to Bobby Dieken of URS, the project's construction manager, the building will utilize the multi-service system with radiant panels. This is a variation of the active chilled beam system, which uses nozzles connected to the air handling unit for ventilated air. Multi-service can integrate a wide variety of building services, including lighting, speaker systems, IT systems, fire protection and photocells.



FTR International, the project's general contractor, found itself in a LEED quandary right at the get-go, says FTR Vice President John Saliba. During site prep, the contractor discovered 5,000 tons of asphalt and concrete footings undergrade, which, according to U.S. Green Building Council requirements, the removal would have to be processed onsite.

"It was a tough job," says Saliba, "especially because of the access restrictions to the site. But we set up containers for the debris and everything was recycled."

Saliba adds that the contractor is also using 100 percent recycled steel and is encouraging its subcontractors and suppliers to use recycled material.

Eisenberg says that the building's furnishings will be supplied by two long-time district suppliers, KI of Green Bay, Wis., and

Haworth of Holland, Mich. Both suppliers specialize in sustainable furniture; Haworth is a member of the USGBC.

Eisenberg adds that the Allied Health and Science Center will also include a rooftop photovoltaic system that will generate 10 percent of the building's electricity, and drought-tolerant landscaping.

Having topped off on Jan. 31, the three-story, 98,000-sq-ft building will house computer and teaching labs that will serve the Health Science, Biological Science, Chemistry/Physics and Earth Science/Anthropology departments.

The center is scheduled to be completed in April 2008 and ➤

is the first instructional building built with the college's share of the district's \$2.2 billion Proposition A/AA Bonds that were approved by voters in 2001 and 2003.

The building will have lab and office wings that form a courtyard at the structure's center. Located on the site of former bungalows at the corner of Burbank Blvd and Fulton Street, the new facility and its plaza will function as an entrance to LAVC as well as a destination point along the pedestrian thoroughfare that runs within the campus.

In 2002, the LACCD board of trustees adopted a district-wide Sustainable Building Plan to incorporate energy-saving and environmentally friendly features into the new structures.

Buildings with more than 7,500 sq ft are required to incorporate "green" standards advocated by the U.S. Green Building Council's LEED certification program.

Eisenberg says that the LACCD's trustees worked with local community members and environmental groups, such as the Sier-

### The Project Team

**Owner:** Los Angeles Community College District

**General Contractor:** FTR International, Irvine

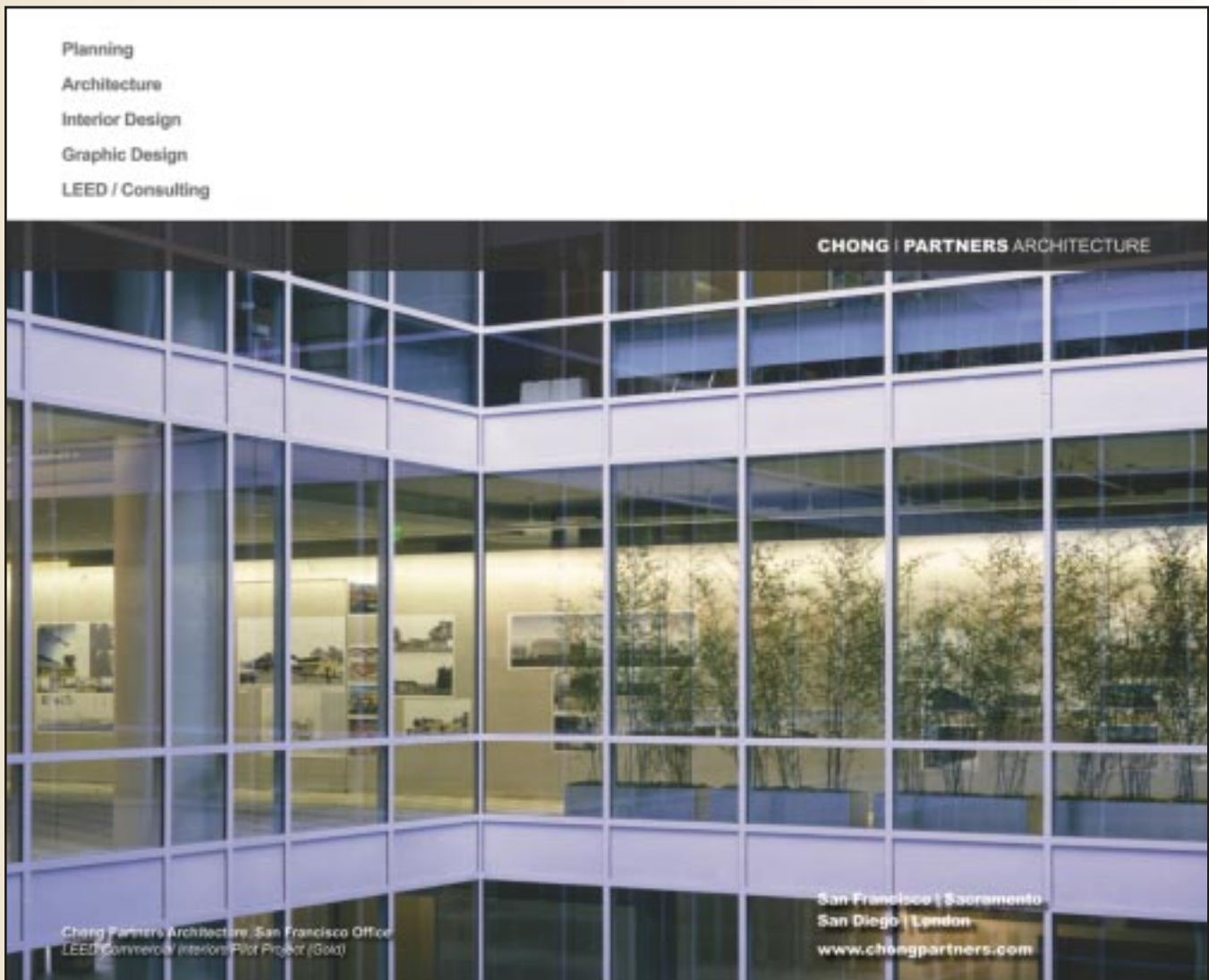
**Architect:** CO Architecture, Los Angeles

**Construction Manager:** URS, Los Angeles

**Mechanical Engineer:** Hickman Mechanical, Arcadia

**Major subcontractors:** Johnson Controls, Inc., Cypress;  
Sol Source (solar), Denver

ra Club and Global Green, so the plan would be both environmentally protective and fiscally responsible. He adds that the district knows that construction costs may increase, but should be offset by rebates, incentives, and long-term savings through conservation of energy and water ■



# Ceremony Lauds LivingHomes' Santa Monica LEED-Platinum Home

By Joe Florkowski

**L**ivingHomes officials received recognition for building the nation's first residence to earn the U.S. Green Building Council's platinum rating at a special ceremony in January.

LivingHomes received the award for a prefabricated Santa Monica home that the company built.

U.S. Green Building officials, including President Rick Fedrizzi, attended the ceremony to hand a plaque to Steve Glenn, chief executive officer of LivingHomes. The ceremony was held at the LivingHomes Santa Monica home that received the award.

The home received 91 out of a possible 108 points to earn the platinum rating.

Some of its sustainable elements include double-paned glass to better insulate the home while solar panels on the roof heat



The prefabricated Santa Monica home that won a LEED-platinum.



At the LivingHomes/USGBC event were, from left, Rick Fedrizzi of USGBC, Steve Glenn of LivingHomes, and Eric Garcetti of the Los Angeles City Council.

water. Inside counters were made from cellulose and newspaper. Air conditioning is not used. Windows are designed to keep the summer sun out as much as possible and let winter sunlight in as much as possible. And LED lights were installed to minimize energy use.

Fedrizzi spoke at the ceremony about how Steve Glenn's passion and intellect for building these types of homes is important for green building.

"This is a very important thing going on here," Fedrizzi says. "He's doing exactly what every business in America should do."

"On behalf of the U.S. Green Building Council, we would like to congratulate Steve Glenn and LivingHomes and his entire team on this phenomenal achievement," Fedrizzi says. ■

## PIPE Awards USGBC's Los Angeles Chapter \$25,000 Grant

**T**he Piping Industry Progress and Education Trust Fund provided a \$25,000 grant to the Los Angeles chapter of the U.S. Green Building Council in January. The grant is meant to further the green council's efforts to promote sustainability and green building in Los Angeles.

"We want to be recognized as the plumbing and piping industries' 'go to' source when building owners go 'green,'" says Mike Massey, executive director of P.I.P.E.

The partnership between the USGBC and P.I.P.E. is a significant one, says Lance Williams, executive director of the Los Angeles chapter of USGBC.

"For a union-based organization such as P.I.P.E. to provide direct financial support to USGBC-LA's activities signals that an important new milestone has been passed."

\$10,000 of the grant came from the PIPE Trust Fund; \$5,000 from the California Plumbing and Mechanical Contractors; and \$5,000 from International Association of Plumbing and Mechanical Officials.

The grant was presented at P.I.P.E.'s Los Angeles office in a special ceremony. ■



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