

CorporatePointe at West Hills

IMPLEMENTING SUSTAINABILITY

LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED®) CERTIFICATION PROCESS

THE IDEA

Kennedy Associates, on behalf of MEPT, and Trammell Crow Company had a vision of renovating an existing 1950's cafeteria at Corporate Pointe at West Hills with the intention of demonstrating leadership in sustainability. Wolcott Architecture + Interiors was engaged as the architect to design a LEED for New Construction Café and Conference Center Project.

THE INTEGRATION

A LEED charrette was held and a Silver certification was established as the target goal. Project tasks were assigned and all members were made accountable for delivering their credits.

THE IMPLEMENTATION

A construction team was engaged to gather documentation for all construction-related credits. A Project Administrator monitored all targeted Design and Construction credits and managed the compilation of information to satisfy the prerequisite and credit submittal requirements.

THE GOAL

Project Administrator confirmed the project was on target to become LEED certified to the Gold Level.

THE SELECTION

Early scorecard analysis indicated the Project had the opportunity to achieve 29-45 points, which would position the Café and Conference Center to be LEED certified to the Gold Level.

In 2010, Corporate Pointe at West Hills Café & Conference Center received LEED Gold for New Construction from the U.S. Green Building Council.

THE TEAM

The LEED team was established early to pursue the Owner's vision for sustainable design.

 MULTI-EMPLOYER PROPERTY TRUST BUILDING OWNER	 KENNEDY ASSOCIATES Real Estate Investment Advisors A National Leader in Responsible Property Investing
 Trammell Crow Company Building value for a greener tomorrow. DEVELOPER	 w o l c o t t ARCHITECTURE INTERIORS
 TRC LEED CONSULTANT & MEP ENGINEER	 kpfi CIVIL ENGINEER
 scla LANDSCAPE ARCHITECTS	 DPR CONSTRUCTION

Materials & Resources: The Construction Management Plan diverted 97% of all construction debris from landfills. The majority of wood-based materials used for the project were FSC-certified (Forest Stewardship Council) wood products, including the building framing, flooring, roof substrate and doors.

Sustainable Sites: Repurposed a building on a previously developed site in a densely populated neighborhood with basic services within 1/2 mile. Restored 50% of the site by planting Native or non-invasive adapted trees, plants and ground cover. Provided 3x the ratio of open space to development footprint to promote biodiversity. Provided preferred parking for low-emission and fuel-efficient vehicles and for car-pools or vanpools to promote reduction in pollution.

Indoor Environmental Quality: Only low VOC-emitting materials were used in construction to ensure well-being of installers and occupants. Indoor air quality is continuously computer monitored ensuring that the building is flushed with filtered outside air to maximize occupants' comfort. Occupants have access to daylight and views from over 95% of seated spaces, providing a link to the outdoors from the interior of the facility.

Water Efficiency: The use of water efficient fixtures, including lavatory faucets, water closets, urinals and kitchen sinks, reduced water use by 20% which helps to reduce the burden on municipal water supply and waste water systems. Landscape irrigation potable water consumption was reduced by 50% by selecting site appropriate plant species and installing highly efficient and 'smart' irrigation systems and controls.

Energy & Atmosphere: Increased level of energy performance reduces environmental and economic impacts associated with excessive energy use, and results in more than 28% in energy costs savings for the building.

Innovation in Design: Graphics and signage at building interior and exterior are provided for Guided and Self-guided tours. A case study of this project is used for presentations to USGBC and local business organizations.

