

*An Advertising Supplement to the Orange County Business Journal • October 26, 2009*

# GOING GREEN

*Building Orange County's Future*



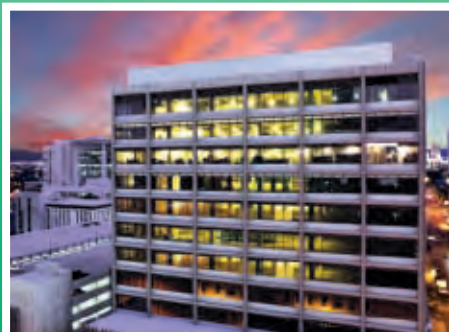
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**THE CROSSING IN ANAHEIM**  
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**302 EAST CARSON AVE.**  
Las Vegas, Nevada



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# A Little More Green in the Nevada Desert



“302 East Carson Avenue represents a great opportunity to set a new standard for property redevelopment by converting a 1960’s vintage, functionally obsolete, energy-wasting building, with a great floor plate and superior location, into a state-of-the-art, LEED-certified facility.”

- Anthony W. “Tony” Thompson  
Chairman & CEO, Thompson National Properties



**THOMPSON**  
National Properties, LLC



## 302 LAS VEGAS, NEVADA East Carson Ave.

The TNP/SLI Green Building Fund, a joint venture of Shangri-La Industries and Thompson National Properties, is currently performing a comprehensive green renovation of 302 East Carson Avenue in Las Vegas, Nevada, which is contributing to the revitalization of downtown Las Vegas and creating green collar jobs.



### Sustainable Design Features

- 1 Roof Replacement**  
The materials used on the roof will have an SRI greater than 78 which will reduce the building's Heat Island Effect and reduce heat transfer into the building.
- 2 Window System Upgrade**  
Complete window replacement to a dual glaze, energy efficient system, which will reduce heat transfer into the building
- 3 Energy Use Reduction**  
Upgrades to the building envelope, mechanical and electrical systems are projected to decrease energy use in the building by over 29%.
- 4 Water Use Reduction**  
Installing low-flush toilets and urinals and low-flow faucets will decrease water use in the building by over 40%.
- 5 Chiller and Cooling Tower Replacement**  
Replacement of the existing chiller and cooling tower will improve building performance, reduce utility costs and aid in improving interior air quality.
- 6 Material Recycling and Reuse**  
75% of renovation waste from the project, including the demolished tenant improvements, is anticipated to be recycled or reused, minimizing unnecessary waste and landfill use.
- 7 Outdoor Air Delivery Monitoring**  
The ventilation system in the building will be permanently monitored to sustain air quality and occupant comfort and well-being.

- 8 Daylight and Views**  
Over 75% of building occupants will have access to daylight and views, decreasing the amount of artificial light needed and connecting occupants between indoor office space and the outdoors.
- 9 Carpet Systems**  
All carpet and carpet cushion installed in this building will meet the requirements of the Carpet and Rug Institute Green Label Program and Green Label Plus Program, reducing the indoor air contaminants that are odorous, irritating, and/or harmful to installers and building occupants.
- 10 Building Reuse**  
Renovation will maintain over 95% of the building's existing walls, floors and roof, extending the life cycle of the building, reducing renovation waste and the use of new construction materials.
- 11 Development Density**  
302 E. Carson is located on a previously developed site in downtown Las Vegas. Utilizing existing land eliminates the need to construct on undeveloped soil.
- 12 Public Transportation**  
The building provides easy access to public transportation. There are two separate bus lines that run within ¼ of a mile of the building, giving building occupants an alternative means of transportation for commuting to and from work.
- 13 Alternative Transportation**  
Newly designated preferred parking spaces for low-emitting and fuel efficient vehicles are provided to encourage the reduction of carbon emissions from building occupants and guests' vehicles.

- 14 Brownfield Redevelopment**  
Complete asbestos abatement throughout the building improves indoor air quality and occupant health.
- 15 Renewable Energy Credits**  
Renewable Energy Credits have been purchased to offset over 35% of the projected core and shell electrical demand for two years, supporting alternative energy production and offsetting the building's carbon footprint.

### 302 EAST CARSON LEED® GOAL

GOLD	36
Sustainable Sites	9
Water Efficiency	3
Energy Atmosphere	8
Material & Resources	7
Indoor Environmental Quality	6
Innovation in Design	3
302 East Carson is registered under the LEED Core & Shell v2.0 Rating System with the certification goal of Gold.	
CERTIFIED: 23-27 SILVER: 28-33 GOLD: 34-44 PLATINUM: 45-61	



Working with Gensler of Nevada, the partnership recognized the opportunity to turn this 1960's vintage, functionally obsolete, energy-wasting building, with a unique open floor plate and superior location, into a state-of-the-art LEED certified facility. The TNP/SLI Green Building Fund is pursuing a Gold certification for the property under the U.S. Green Building Council's LEED® (Leadership in Energy and Environmental Design) Rating System™.

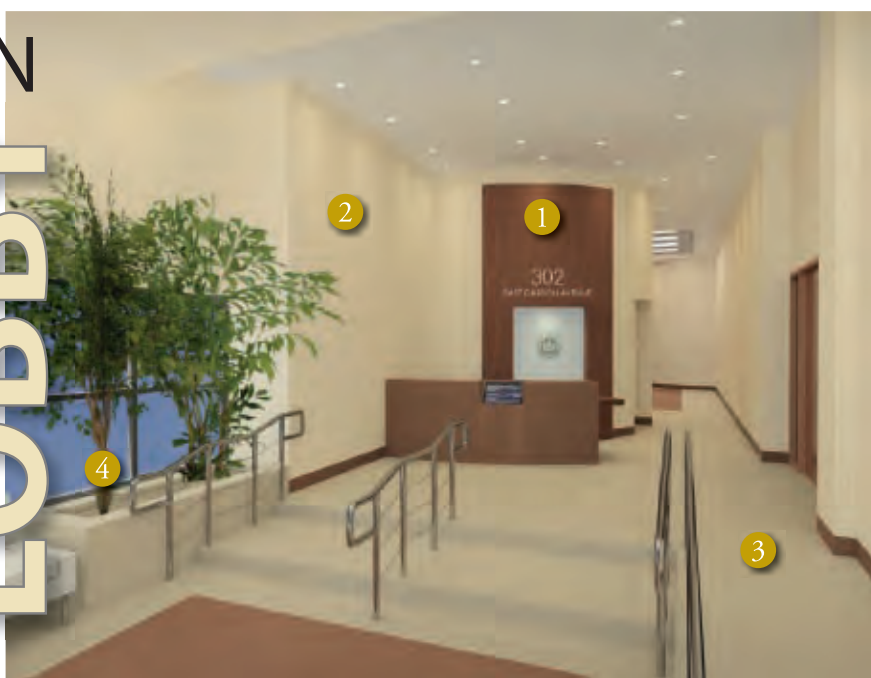
Located in the heart of downtown Las Vegas, within blocks of the Lloyd D. George Federal District Courthouse, Foley Federal Building and the Regional Justice Center, 302 East Carson is anticipated to be one of the only LEED certified office destinations for government and professional tenants that desire to be close to the downtown courthouses and have strategic mandates for LEED certified office space in the downtown Las Vegas market.

Originally designed for the First National Bank of Nevada in 1965, 302 East Carson is currently 20% leased to Via West and Corelink, both national data collocation centers, who are currently negotiating expansions in the building due to the planned energy efficiencies associated with the LEED-oriented renovation and the high capacity "OC 192" data infrastructure and redundant fiber optic cabling that serve 302 East Carson, which positions the property as a prime strategic location for data-based businesses.

In concert with the LEED renovation, Sustainable Tenant Improvement Design Guidelines will be implemented at 302 East Carson to provide future tenants with a sustainable design and finish palette for ease in creating their new office space plans in an environmentally and occupant-friendly manner. The new tenant spaces will take advantage of the property's open floor plate, with individual offices located in the core of the building floor plates, allowing natural daylight to diffuse throughout the window-lined floors.

The green renovation at 302 E. Carson is transforming an outdated Class C building into the premiere Class A, LEED certified, office property in downtown Las Vegas. The TNP/SLI Green Building Fund's extensive LEED renovation and Sustainable Tenant Improvement Design Guidelines will significantly reduce utility costs, increase building operational efficiency, and provide for the improved health and quality of life of its future occupants. ■

# MAIN LOBBY



## 1 **Bamboo Wood:** **Lobby Desk & Accent Wall**

Smith & Fong PlybooStrand architectural plywood is made from 100% rapidly renewable bamboo. This helps to reduce the use and depletion of finite raw materials and long-cycle renewable materials by replacing them with rapidly renewable materials.

## 2 **Adhesives, Paints & Coatings:** **Walls & Ceilings**

Dunn-Edwards ECOSHIELD paint is a low-odor/Zero-VOC interior paint formulated with no added solvents, so it has very low odor. It contains no Ethylene Glycol or other Toxic Air Contaminants; thus reducing the quantity of indoor air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of installers and occupants. The paint is manufactured in Los Angeles, CA which is within 500 miles of the project site; thus, reducing the environmental impacts resulting from transportation.

## 3 **Concrete Veneer "Micro-Topping":** **Lobbies, Elevators and Restroom Floors**

The concrete contains 10% fly ash, which is a recycled content. The Micro-Topping uses a water based sealer that is Low VOC. The Micro-Topping can be used over the existing substrate so that waste is not created from having to replace the existing flooring. Concrete veneer tiles are also being used to clad the new main lobby security desk.

## 4 **Landscaping:** **Lobby and Exterior Plants**

The use of drought tolerant, native plants and efficient irrigation systems in the lobby and exterior landscaping reduces irrigation water use by over 50% compared to conventional landscaping.



For leasing information,  
please contact:

**David Scherer**  
Executive VP, Grubb & Ellis, Las Vegas

**CALL:**  
(702) 733-7500

**E-MAIL:**  
[dscherer@gelasvegas.com](mailto:dscherer@gelasvegas.com)



## Main Street Village—Building Green in Orange County

**A**t Main Street Village, Orange County's first green multi-family luxury apartment community, residents live green and prosper. Surround yourself in uncompromised luxury with amenities that provide sanctuary to the eco-conscious professional at the close of a stressful business day.

### Live green

Main Street Village offers residents a community garden with personal plots to grow vegetables, flowers and herbs in a serene, outdoor setting. The property provides options for residents to be green including preferred parking for fuel efficient vehicles, an on-site option for moving box recycling, and separate trash chutes for recyclables. The community was also constructed with many green elements designed to conserve resources.

### Water use reduction

A combination of water efficient plumbing fixtures and landscape design was utilized to conserve water usage. Main Street Village incorporated low-flow faucets, dual-flush toilets, and low-flow showerheads to achieve a water reduction of more than 30% below baseline EPA measures. To minimize the use of water for irrigation purposes, drought tolerant shrubs were planted for landscaping such as Agave and Rosemary.

### Optimized energy performance

The energy performance of Main Street Village is projected to be 17.5% below the CA Energy Code, Title 24. This superior energy performance was achieved through the coordinated efforts of the project designers. The units have high efficiency lighting systems. The projected energy savings amounts to 75,462 kWh per year and 6,117 therms per year, which means an annual reduction of more than a \$26,000 in utility costs from the common and residential areas combined.

### Materials & resources

More than 50% of all the construction and demolition waste generated on the project was diverted from



**Working late? Finish the job in our tastefully appointed conference room offering a flat screen television, internet access, audio conference capabilities, seating for up to 8 executives, and more.**



**Residences at Main Street Village have numerous sustainable features, including high efficiency lighting systems.**

the landfill, and instead sent to a recycling facility. More than 10% of the materials and furnishings in the building contain post-consumer and pre-consumer recycled content. More than 50% of the building materials were manufactured within a 500 mile radius of the project site, and half of those materials and furnishings were also extracted or harvested within a 500 mile radius. Main Street Village is pursuing Leadership in Energy and Environmental Design (LEED) certification with the U.S. Green Building Council (USGBC) as the overall construction of the community is designed to conserve energy and water, reduce waste sent to landfills, and reduce harmful greenhouse gas emissions.

### And prosper

Unwind in one of our poolside cabanas with adjacent barbeques and fireplaces for a cozy outdoor dining experience. Enjoy our complimentary coffee bar in the property's spacious community room. Or, prepare fresh popcorn in the gourmet kitchen to be enjoyed in our on-site theater adorned with plush chairs, dimmable lighting, and a video projection system complete with surround sound.

Still not relaxed? Submerge in our refreshing Jr. Olympic pool. Finish your favorite novel in our quiet resident library. If exercise is what you need, hit our basketball court, outdoor exercise course, or club quality fitness center complete with flat screen televisions.

### Visit Main Street Village

Main Street Village is located at 2555 Main Street in Irvine, Calif. between Jamboree Road and MacArthur Blvd minutes from the 405 freeway and the John Wayne Airport.

The community provides one, two, and three bedroom units from \$1,595 managed by Lincoln Property Company ([www.lincolnapts.com](http://www.lincolnapts.com)).

For more information please call (949) 379-6800 or visit us virtually at [www.liveonmainstreet.com](http://www.liveonmainstreet.com).

HABITAT OC DECONSTRUCT SERVICES | [www.ReStoreOC.org](http://www.ReStoreOC.org) | Donation Hotline: (866) 582-8969

# It's EASY Being Green In Orange County!

ReModeling Your Home? Let DeConstruct Services Help You Donate for ReUse!



- 1. You call or send an email** with photos of the materials you would like to donate. (866) 582-8969 or [deconstruct@restoreoc.org](mailto:deconstruct@restoreoc.org).
- 2. Meet to review project** and set a date to remove or pick up your items.
- 3. Donated items are removed** and taken to the Habitat OC ReStores to be sold and reused. Proceeds from the sale build more affordable ownership homes in Orange County.
- 4. You get a tax deduction** letter for your donation.
- 5. You help the environment** by having items reused and kept out of the landfill.



# ReStore

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**GREEN.**  
IT'S REFLECTED IN KPRS BUILDINGS.



## Construction for Green Education

by Kevin E. Dow

**T**he greening of California is something that is discussed on a daily basis. From corporate and government initiatives to individual household changes, people are constantly considering the reality and cost impact of "going green." While more and more people are starting to embrace the concept of a green lifestyle, the question still looms as to whether or not it's a worthwhile investment.

### Utility companies & construction industry partnership

In response to this question, a unique relationship has developed between the construction industry and the utility companies. In order to change public perception regarding resource management and sustainable building design, many utility companies have opted to demonstrate the benefits of building green rather than just discuss them. As early as 1995, the Southern California Gas Company and Turner Construction Company joined forces to build the Energy Resource Center, one of the first recycled buildings in Southern California to implement green design elements and sustainable technology.

The focus of the Energy Resource Center (ERC) was to address environmental issues such as indoor air quality, climate control, day lighting, food service equipment, fuel combustion and alternative fuel sources such as NGV (Natural Gas Vehicles). This innovative building was constructed utilizing sustainable techniques such as reuse of existing materials, recycling of demolition materials and construction debris, and the use of building equipment and components that are energy efficient. The building demonstrated that construction and demolition do not have to be wasteful, along with emphasizing the accessibility of sustainable building to businesses. The ERC conducts seminars, demonstrations and consulting services that help businesses find the most cost-effective and energy-efficient solutions.

Since that time, demonstration buildings have popped up around California in an effort to educate not only business, but also the general population on sustainable practices. Southern California Edison operates two demonstration buildings in California, the Agricultural Technology Application Center (ATAC) and the Customer Technology Application Center (CTAC) in Irwindale. These facilities focus on education, resource management and cost savings for both the design community and the general public.

### Non-profit partners help to further green education efforts

The utility companies are not always acting alone in their efforts to educate. As in the case of The Frontier Project in Rancho Cucamonga, California, non-profit organizations are partnering with utility companies to construct demonstration buildings. The Frontier Project Foundation is a non-profit organization partnered with the Cucamonga Valley Water District. This month, Turner Construction Company finished the construction of their demonstration building, The Frontier Project. The Project represents a "living" model and laboratory for the demonstration of existing and cutting-edge sustainable technologies and their benefits. Not only does this project demonstrate sustainable building practices, it also houses a demonstration living room, reading room and kitchen. These rooms are representations of the cost savings that can be achieved with energy-efficient appliances and solar energy.

Green technologies are advancing quickly and utility companies are relying more and more on the construction industry to help them educate the public. Working closely, the two industries are building facilities that are accessible, flexible and, most importantly, sustainable.

For more information about green building and Turner Construction, phone the Anaheim office at (714) 940-9000 or visit the company's website at [www.turnerconstruction.com](http://www.turnerconstruction.com).



The Frontier Project is a living model for demonstrating sustainable building practices.



The Energy Resource Center is one of the first buildings in Southern California to implement green design and sustainable technology.

## Save Trees. Use Metal.

Designers and builders have long recognized metal for its strength, durability and functionality. Today, architects are recognizing metal's Green solution – its high recycled content and high reclamation rate. Using steel takes the pressure off renewable resources. Cool metal roofs reduce energy consumption and offer these advantages:

- 28% recycled content
- high reflectivity which lowers energy costs
- durability and longer life spans
- reduces demand on utilities
- low maintenance
- easy to integrate solar solutions



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Rendering of Canyon Point, a three-building, 120,000-square foot project in Anaheim to be built to USGBC LEED specifications.

## SARES•REGIS Group's Anaheim Commercial Apartment Projects Are Cutting-Edge Green

**S**ARES•REGIS Group, an Irvine-based diversified developer and manager of commercial and residential real estate, is unveiling two "green" developments in Anaheim: The Crossing, a 312-unit transit-oriented apartment community; and Canyon Point, whose three planned state-of-the-art industrial buildings will represent the first speculative green project in Orange County.

Moreover, the Anaheim Chamber of Commerce, impressed with the sustainable development and construction program for The Crossing apartment community, this month honored SARES•REGIS Group as "Green Business of the Year – Construction."

Both projects are planned to earn LEED environmental certification from the United States Green Building Council, the industry's preeminent arbiter of green construction standards. The

two projects represent SARES•REGIS Group's continued commitment to develop energy-efficient real estate projects.

### Canyon Point

SARES•REGIS Group is preparing to break ground on three Class-A industrial buildings totaling 120,000 square feet. The buildings are registered with the USGBC and will be the first speculative green industrial buildings in Orange County.

In addition to its cost-saving location, company officials said, the 6.3-acre project at Miraloma Avenue and Miller Street is in a market with the county's lowest industrial vacancy rate and the largest industrial base. The project's environmental development plan puts it in a class by itself.

"Green and sustainable commercial buildings are what companies want. Green buildings cost less to operate, and companies want to be recognized as socially responsible by their employees and customers," said John Hagestad, managing director of SARES•REGIS Group.

The site is in the city's 2,600-acre "canyon" redevelopment area and in the heart of the high-demand North Orange County industrial market, which has a vacancy rate of 5.45 percent, the lowest in Orange County.

The project will consist of one 60,000-square foot building and two 30,000-square foot buildings, each with about 2,000 square feet of mezzanine and improved office space. The larger building will have a private truck court with six dock-high bays and one grade-level door. The smaller buildings will have three dock-high bays and will share a secured truck court. All truck courts will be paved with concrete instead of asphalt, reducing the heat-island effect.

The buildings will have 30-foot clear height, heat- and light-reflecting "cool roofs" and interior T-5 interior fluorescent lighting on sensors, dramatically reducing electricity demand.

Other green features will include: high-efficiency exhaust fans with energy conservation controls; high-performance glazing to minimize heat gain; deep overhangs at glazed entry areas; recycled water system for landscape irrigation; drought-tolerant landscape design and materials; pervious asphalt and storm-water reclamation to aquifer via Maxwell drains, percolation ponds and swales; roof drain water impoundment for percolation to aquifer; concrete truck courts, passive switching controls for outdoor lighting; low VOC paint; low Nox output during grading and recycled steel trusses.

### The Crossing

Leasing activities are under way at The Crossing at 3530 E. La Palma Ave. For more information call 877-705-5361 or go to [www.thecrossinganaheim.com](http://www.thecrossinganaheim.com).

The new smoke-free apartment community is near the Metrolink Anaheim Canyon Station and with easy access to the 91, 55 and 57 freeways. It's close to dining, shopping and entertainment centers but away from the congestion at the Platinum Triangle.

Among the environmental friendly features at The Crossing are bicycle parking and preferred parking for low-emitting and fuel-efficient vehicles. Inside each unit is a Broan SmartSense System, which circulates and ventilates air for a healthier home.

"We expect The Crossing to be very attractive to apartment renters seeking a greener lifestyle and who want to be near job centers, freeways and rail transportation," said Michael Bissell, president of the Multifamily Property Management Division of SARES•REGIS Group.

Apartments at the new community feature an array of luxurious touches and convenient features. The residences offer high ceilings, hardwood-style floors, decorator two-tone paint colors, central air and heating and pre-wiring for multiple phone and data lines. High-speed Internet and digital and cable television are available. The units also feature in-home Energy Star qualified front-load, high-energy washers and dryers, spacious bedrooms and walk-in closets and wardrobe closets with mirrored doors and storage areas. Private patios and balconies are available in selected homes.

Gourmet kitchens are equipped with gas cooktops and ovens, microwaves and Energy Star qualified dishwashers and refrigerators with icemakers. Kitchens also feature granite countertops, hardwood cabinets and pantries.

Community amenities include a heated resort-style pool and spa, poolside cabanas, barbecue areas, sports court and outdoor fireplace and courtyards with seating areas. The clubhouse includes a catering kitchen, fitness center and yoga studio, screening room, business and conference center and a game room.

Access to The Crossing is controlled and subterranean parking is gated. There is professional on-site management and 24-hour emergency maintenance.

### About SARES•REGIS Group

SARES•REGIS Group is one of the leading developers and managers of commercial and residential real estate in the western United States. Currently, the company has more than 4 million square feet of commercial industrial in the entitlement process and 1,962 residential units in pre-construction and development. SARES•REGIS Group has a combined portfolio of property and fee-based assets under management valued at more than \$4 billion, including 15 million square feet of commercial and industrial space and 16,656 rental apartments. Since its inception the company has acquired or developed approximately 44 million square feet of commercial properties and 19,000 multifamily and residential housing units.

For more information about SARES•REGIS Group, go to [www.sares-regis.com](http://www.sares-regis.com).



John Hagestad



The Crossing in Anaheim



Michael Bissell



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# It's Easy Being Green in Orange County!

*Recycling can change lives in so many ways*

*by Joan Dolan Ziegler, Habitat for Humanity of Orange County*

**W**e all want to go green these days. Protect our environment. Clean our air. Save the planet. All good stuff. But how do we get started? What can we do to go green?

Habitat for Humanity of Orange County has some great suggestions that might help. And there's a bonus — you'll not only feel great about **Going Green**, you'll help change lives for some hard-working families in Orange County.

## Have you seen the Habitat ReStore truck in your neighborhood lately?

Habitat's **DeConstruct** Services teams are spreading out across Orange County, visiting the homes of folks who are remodeling. If you're planning to remodel, and if your items qualify, the **DeConstruct** team will come in just prior to your demolition or remodel, remove the qualified items, and take them to the Habitat ReStores for sale to someone else. You will get a tax deduction. You'll have the satisfaction of knowing that the items you have enjoyed for years will be kept out of the landfill. And, even better — you'll know that your items are being recycled to provide someone else with happiness.

## Find some gems among recycled items

Searching for an unusual home decorating item, or a replacement appliance or set of cabinets? You just might find that hidden gem at one of the Habitat ReStore Discount Home Improvement Centers in Orange County. Habitat ReStores recycle by selling donated new and gently used items to customers who can use them in their own homes and businesses. Habitat ReStores are open to the public, and their recycling efforts allow families and businesses to purchase items at a deep discount. The proceeds from the items you buy at the Habitat ReStores —



Photo by Karen Thoms

**The Habitat ReStores in Orange County Go Green by selling gently used kitchen cabinets and appliances donated by people who are remodeling their homes. By recycling these and other items, your local ReStore provides the opportunity for local families and businesses to purchase items at a deep discount.**

located in Santa Ana and Garden Grove — are used to build affordable homes for families in Orange County searching for decent, safe housing. Since a stable home can change the life of a child, your purchases can change lives for many children living in Habitat homes in Orange County.

"Habitat for Humanity of Orange County is working hard to **Go Green** as we fulfill our mission of changing lives and changing communities in Orange County," said Sharon Ellis, Executive Director, Habitat for Humanity of Orange County. "We continue to implement more and more green construction methods on our homebuilding sites. And our Habitat ReStores and **DeConstruct** Services offer local residents unique opportunities to preserve our environment by recycling while they help the families we serve. It's a winning combination."

For more information about Habitat for Humanity of Orange County's **DeConstruct** Services or two Habitat ReStores, please visit [www.ReStoreOC.org](http://www.ReStoreOC.org) or call our donation hotline 714-434-6202. For more information about Habitat for Humanity of Orange County's homebuilding and other volunteer opportunities, please visit [www.habitatoc.org](http://www.habitatoc.org), or contact Gladys Hernandez, 714-434-6200 extension 229, [gladys@habitatoc.org](mailto:gladys@habitatoc.org).



Photo by Matt Bustillos

Our **DeConstruct** Services team will drive a Habitat ReStore truck to your home, tear out and remove your qualified items, and deliver them to one of our Habitat ReStores for sale to someone else.



Photo by Matt Bustillos

Proceeds from the sales of items at the Orange County Habitat ReStores build more affordable, ownership homes for hard-working, low-income families in Orange County - a perfect example of how recycling changes lives.

**SWINERTON**  
BUILDERS



## Swinerton Solar Solutions

LEEDers in Sustainable Construction



University of California San Diego  
Campus Solar Integration Program

NASA Ames Research Center's  
Sustainability Base - LEED Platinum  
BIM Rendering by Swinerton VD&C

**Swinerton Builders** extensive LEED expertise includes 72 LEED projects valued at over \$1.6 billion and more than 325 LEED Accredited Professionals on staff. From our Chairman to our frontline Project Teams, as a **100% employee-owned** company we work diligently everyday to earn our reputation as the **Premier Green Builder in the West.**

**Swinerton Builders**  
**Orange County**  
**Inland Empire**

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**Construction Excellence Since 1888**





Architects are recognizing metal's high recycled contents and reclamation rate.

## Metal, the “Green” \$olution for Today’s Building Industry

**S**ustainability – “Meeting the needs of present generations without compromising the ability of future generations to meet their needs” – is no longer a consideration, but a mandatory component of today’s building industry. Metal’s benefits are plentiful, and as we move forward with incorporating the cost of sustainability, no other building material comes close.

Designers and builders have long recognized metal for its strength, durability, and functionality. Increasingly, however, architects are recognizing metal’s important environmental attributes, especially its high recycled content and high reclamation rate. Steel construction materials contain at least 28 percent recycled steel and are completely recyclable. Using steel takes the pressure off renewable resources – a typical 2,000-square foot home requires about 40 to 50 trees, about an acre’s worth, to build with wood. With steel, only the equivalent of about six scrapped automobiles is needed.

### Reducing energy consumption

In addition to their other environmentally friendly attributes, metal roofs and walls can also help reduce energy consumption. Metal roofs, for example, can be finished with heat-reflecting paints and coatings to lower energy usage by reducing cooling loads inside a building. These cool metal roofs can also reduce the “Urban Heat Island Effect” by lowering ambient outdoor temperatures. Today’s cool metal roofs can reflect up to 70% of the sun’s rays, resulting in less heat transfer to the interior of the building and saving owners in energy costs.

### Durability offers lower life cycle costs

The durability of metal roofs also has an effect on their life cycle costs. In fact, metal roofs were found to have a significantly longer expected service life than either built-up roofing or single-ply roofs according to a study of low slope roofing conducted by Ducker Worldwide, a Detroit-based research organization that specializes in the construction industry. Study participants said they expect steel roof systems to last 40 years – 17 years longer than built-up and 20 years longer than single-ply systems. Respondents also said they expected the life cycle cost of a steel roof, including outlays for maintenance, to be about 30¢ a sq. ft. per year, significantly less than the 37¢ for built-up roofs and 57¢ for single-ply roofs. The expected low life cycle cost of a steel roof can be attributed, at least in part, to the fact that the owners and managers surveyed reported having to perform little or no regular maintenance to their metal roofs.

### Integration of solar energy with metal roofing

The concept of mingling solar energy with standing-seam metal roofing is growing, and for good reasons. Rising energy costs and environmental concerns make integration of power generation into building design an attractive option. With government incentives like the Energy Improvement and Extension Act of 2008 there has never been a better time to invest in renewable energy sources. Combining solar energy with metal roofing creates the perfect marriage, providing the most sustainable roof system available today.

OC Metals is located at 2720 S. Main St., Unit B, Santa Ana, CA 92707. For more information, please phone (714) 668-0783.

## SARES•REGIS Group®

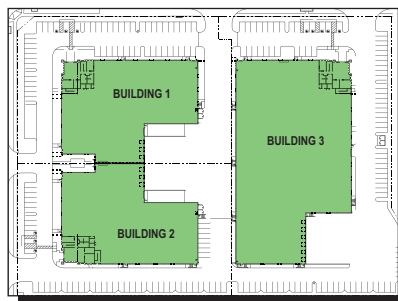


### SARES•REGIS Group – A Leader In Green And Sustainable Real Estate Practices

*“...Congratulations on winning the 2009 Green Construction Business of the Year Award. Thank you for your leadership role in the Anaheim business community and helping create prosperity for Anaheim and the surrounding area.”*

– Todd Ament,  
President, Anaheim  
Chamber of Commerce

### Make Your Business And Lifestyle Greener In Anaheim With SARES•REGIS Group



**SRG is offering** three high-image, green industrial buildings 31,744 – 32,554 – 57,593 sq. ft. for sale or lease at Miraloma Avenue and Miller Street in Anaheim’s prime Canyon District. For information contact Peter Rooney, President, Commercial Investment (949) 756-5959

**Leasing is under way** at The Crossing in Anaheim, a 312-unit green, non-smoking apartment community being built to environmental standards of the United States Green Building Council. For information visit [www.thecrossinganaheim.com](http://www.thecrossinganaheim.com)



*For details on SARES•REGIS Group’s sustainability achievements, go to [www.sares-regis.com](http://www.sares-regis.com) and click on “About SRG.”*

### Building a Sustainable Future

Turner Construction Company is the No. 1 Green Contractor in the nation and the proud builder of the LEED Platinum designed Frontier Project. Committed to the success and increased adoption of sustainable construction practices throughout the industry, Turner projects have set new standards for green building.

# Turner



## KPRS Construction Services Building Green for Public and Private Clients

**T**he economic downturn affecting our commercial real estate and construction industry may actually promote the movement to green. This pause in the real estate cycle has allowed general contractors, architects and owners to build their staff of USGBC LEED Accredited Professionals and to fully embrace principles and practices of green and sustainable development. Our industry is well positioned for the recovery that will bring with it a dramatic increase in the demand for buildings designed and built to sustainable standards. KPRS Construction Services is already providing its clients with project teams staffed by LEED Accredited Professionals experienced in building a green future. Our commitment to developing a staff with green credentials extends to our recruiting efforts where KPRS is hiring young professionals out of college with LEED AP certifications already in place.

"I was eager to become a LEED Accredited Professional as I entered the building industry in order to begin a career that focused on sustainable building. Habits are formed early and I wanted to be able to build green intuitively, rather than feeling like sustainable building was just a checklist," reports Ashley Warneke, a new hire at KPRS and recent Cal architecture grad.

### Owners & tenants benefit from LEED certification

Owners know that tenants understand the benefits of occupying LEED certified and green spaces, and increasingly tenants are requiring green certified space as part of their location criteria. More owners are willing to incur a premium to build with sustainable practices to maximize their place in the market. Indeed, a recent study by McGraw-Hill Construction cited by the Design Develop Construct Journal indicates that green buildings generate an average increase of 7.5 percent to a commercial building's value and a 6.6 percent rise in ROI while reducing operating costs by between 8 and 9 percent. LEED certified projects on average report occupancy rates of 92 percent, fully five points above non-LEED buildings according to the CoStar Group. The EPA has determined that green buildings with recycling programs can reduce their waste stream by up to 90 percent and consume 30 percent less energy, all contributing to a 5 percent increase in net operating income.

"From our perspective the jury is in on sustainable development: owners and tenants see the benefits of building green, and KPRS is meeting the growing demand by our clients for projects built to LEED Gold, Silver and Platinum standards," says Brian Petersen, LEED AP at KPRS Construction. "Many of the architecture and engineering firms we're working with now require that all of their design staff be LEED APs," continued Petersen. Recent green projects built for KPRS Construction clients include the LEED certified 580,000 square foot Dowling Orchard industrial park for Irvine-based Oakmont Industrial Group, the LEED Silver Beckman Coulter Brea campus rehabilitation, and LEED certified tenant improvements for DMJM, Bausch & Lomb and Citibank.

### Public sector taking the lead on building green

It is not just private clients demanding sustainable and green buildings. Public sector clients are also leading the way on building green. Virtually all of the public sector work for city governments, counties and school districts that is coming to bid now is based on LEED and sustainable design. Recent public sector green work now underway by KPRS Construction includes the \$12 million Oasis Senior Citizen's Center for the City of Newport Beach and a \$16 million LEED certified office building for Burbank Water and Power in the City of Burbank.

When an owner adds our strengths for competitive pricing to our ability to support green construction, selecting KPRS Construction becomes a compelling argument. KPRS Construction looks forward to continuing to serve the Southern California development industry with our preconstruction and building services aimed at a green and sustainable future.

Contact Kevin Ivey, Business Development, 714-364-6613, [kivey@kprsinc.com](mailto:kivey@kprsinc.com), for more information.



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