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STOPWASTE
at home • at work • at school

November 2016



1537 WEBSTER STREET

A Green Renovation in Downtown Oakland



STOP WASTE

1537



WELCOME

In March 2007 the StopWaste team moved into a building we renovated in downtown Oakland. We're proud of the effort we put into transforming a run-down, run-of-the-mill structure into a beautiful, green and healthy workplace. And we're delighted to share some stories about how this project gave us an opportunity to put our green building and sustainable landscaping know-how to work.

Since 1976, StopWaste has spearheaded source reduction and recycling programs in Alameda County. Although our focus is local, over the years we have earned a national reputation as a leader in developing innovative waste management and resource conservation programs.

What do green building and sustainable landscaping have to do with our mission of rooting out waste? At their core, they are both about reducing waste: wasted energy, wasted water, wasted natural resources, wasted building materials.

Construction and renovation activities consume vast quantities of wood, water, metals, fossil fuels and other resources. Much of that material is put to good use, but unfortunately far too much gets wasted. In California alone, close to nine million tons of construction and demolition debris winds up in landfills, accounting for 22 percent of the state's waste stream. Plant debris accounts for almost 10 percent of what is thrown away annually in Alameda County.

Many years ago we realized that if we could help the county's citizens, businesses and government agencies create greener buildings and Bay-Friendly Landscapes, we could make a huge dent in that waste stream. Since 1999, we have published a series of influential green building and Bay-Friendly Gardening and Landscaping guidelines, trained thousands of people in how to build green, and seeded dozens of programs and policies that are now blossoming throughout the region and state.

But by 2006, we never had the opportunity to tackle a green building project on our own. Here's our story of the greening of 1537 Webster Street.

WHAT CAME EASILY?

It was easy to get excited about the project—great client with a great mission; renovation of an eyesore on the same block as Julia Morgan’s YWCA; and pursuing green building with a great team.

—Stuart Rickard, Placeworks LLC



ABOUT 1537 WEBSTER STREET

Why Make a Move?

Prior to 2006, StopWaste was leasing office space in suburban San Leandro. We decided to move to Oakland for the same reason many organizations relocate: our 31-person staff had outgrown our space. Our management and Board determined that the time was right economically and organizationally to buy and renovate our own building. A target budget of \$6 million was established and the search began.

After an extensive search, we purchased a dilapidated, 14,000-square-foot, two-story building in downtown Oakland that was built in 1926. It's on the same block as a stunning building designed by renowned architect Julia Morgan, and built circa 1915 (formerly YWCA).

In contrast to the Morgan gem, the property we bought wasn't going to win any design awards. But it met our criteria for size as well as for access to public transit—it's just a short walk from either the 19th Street or 12th Street/City Center BART stations. And the building's configuration would allow us to create a large boardroom on the ground floor to accommodate as many as 75 people for public meetings, workshops, trainings and other events. For these and many other reasons, it was a good fit.



How Green Should We Go?

We had no doubt that we could transform 1537 Webster into an attractive and environmentally responsible building. But exactly how green would we go? Green building, after all, covers a spectrum of practices ranging from slight improvements over existing building codes to cutting-edge design and construction practices. We decided to follow the LEED Green Building Rating System and seek certification for our major renovation.

We started out with a solid plan for achieving LEED Silver—that's one step above the basic LEED Certified rating. Our initial concept was to show how green building principles could be applied to an ordinary building with a typical design and construction budget.

But as we moved through the design phase and into construction, it became clear that we had already surpassed the requirements for LEED Silver and were in LEED Gold range. At that point, with encouragement from our Board, support from staff and commitment from the project team, we decided to spend a little extra money—about two percent of the project budget—and a lot more effort to aim for the top: LEED Platinum.

The result? We were one of only a handful of Platinum buildings in California and the first LEED-NC v. 2.2 Platinum renovation project in the entire nation.

We have a beautiful, healthy building that is carbon neutral and uses minimal water. Equally important, the building serves as a teaching tool and learning lab, and has inspired many others to go the extra green mile with their own buildings.

Since initial certification, we have operated a lean and green building: sipping water, conserving energy, and minimizing our waste stream. We've earned WaterSmart awards from our water utility, and Green Power Partnership status and Energy Star certification from the EPA.

In late 2013, we sought our second LEED rating, this one for Existing Building Operations & Maintenance. We petitioned to become a beta project in the newest LEED Rating System version (LEEDv4), and got to work. By August of 2014, we had achieved another first: Platinum certification to the LEED version 4 standard – the first Platinum v4 project in the world.

Above: Exterior before and after the green renovation.
Right: New stairwell complements existing steel beams.

About LEED™

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ provides a benchmark for the design, construction, and operation of high performance green buildings. Developed by the U.S. Green Building Council, LEED promotes a whole-building approach to sustainability by recognizing performance in seven areas: location and transportation, sustainable site development, water savings, energy efficiency, materials selection, indoor environmental quality and innovation in design.

LEED functions as a roadmap for measuring and documenting performance for many types of buildings, primarily commercial buildings. For more information, visit www.usgbc.org.

WHAT MAKES YOU PROUD?

Achieving an estimated overall energy savings exceeding 40 percent compared to a similar, conventionally built building (in 2007).

—Tyler Bradshaw, Rumsey Engineers







LESSONS LEARNED

- Keep the team as consistent as possible. Switching project managers, design team members or on-site supervisors means that the project goals, history and details have to be explained over and over again. It also affects the team's dynamics and efficiency.
- Allow for some design flexibility. While switching green building goals mid-project created some challenges for us, it also led to the most creative—and fun—problem solving by the group.
- Get to know your subcontractors and field personnel. Empower contractors, subcontractors and consultants to become innovators and problem solvers and to make decisions that will benefit the owner in the long term. Foster an atmosphere that honors craftsmanship and encourages innovation, learning and communication in the field.



WHAT MAKES YOU PROUD?

Getting the LEED credit for reuse. It's not easy!

—Thomas J. Towey, Komorous-Towey Architects

WHAT CAME EASILY?

Finding the incentive and energy to work on this project, even through tough obstacles. This was the kind of rewarding and satisfying project that many designers can only dream of.

—Tyler Bradshaw, Rumsey Engineers

REDUCE, REUSE, RECYCLE

It's What We Do

Since 1976, we've been helping Alameda County residents and businesses stop making waste. Our renovation of 1537 Webster Street gave us the perfect opportunity to create a workplace that embodies our mission. Here are some of the waste reduction strategies we used:

- We brought back to life a down-at-the-heels urban building, preserving at least 95 percent of its original structural elements, including exterior walls, roof, floors, concrete columns and steel beams.
- We recycled more than 75 percent of the construction and demolition debris rather than sending it to landfills.
- All the new concrete includes 15 to 40 percent flyash—a recycled waste product from coal-fired power plants. Substituting flyash for Portland cement makes the concrete more durable and reduces greenhouse gas emissions associated with concrete production.
- Inside the building, we left many structural and mechanical elements exposed, including the heating and cooling ducts, concrete ceiling and columns, and steel beams. We think these materials are beautiful in their own right and don't need covering up with carpet, drywall or paint. Eliminating superfluous building materials reduces resource use today

and will reduce the burden on the landfill when the building undergoes renovations in the future.

- We reinforced the structure for seismic safety well beyond what the local building code requires. Our primary motivation was safety, but it's also a waste issue. Buildings constructed to last are less likely to wind up in the landfill after a natural disaster.
- Our staff wouldn't dream of throwing a scrap of paper in the trash! But to make sure they don't forget, we have recycling bins available for every workstation as well as in the kitchen and mail room/copy areas. And we have a designated central area for consolidating recyclables for pickup, including food scrap/organic materials collection.
- We admit it, we do sweat the small stuff. We even chose a furniture moving company that uses reusable and recyclable moving containers.
- Underneath the outside staircase, we buried a time capsule that holds information about StopWaste's waste reduction and resource conservation programs. We hope that when it's opened 25 years from now, the challenges described in the capsule's documents will sound quaint because they will have been vanquished years earlier.

Left: Recycled content tiles salvaged from another project. **Right:** from top to bottom: 95% of original structure was reused, recycling cart for C&D debris, reusable moving crates.

FOSSIL FUELS & CLIMATE CHANGE

High Energy People in a Low Energy Building

Buildings account for a whopping 48 percent of all energy use in the United States, when you take into account not just the energy used to operate buildings but also the building's embodied energy—in other words, the energy that goes into producing and transporting the building materials.

Energy consumption drives a host of environmental, economic and social challenges, including global climate change, smog and acid rain. Fortunately we have effective solutions available to us right now: energy efficiency and renewable energy.

At 1537 Webster, we took a multipronged approach to reducing our energy impacts. Our first step was to make the building super-efficient. We received all 10 LEED credits for optimizing energy performance, a significant achievement. And our calculations show that our building will outperform Title 24–2005, California's stringent energy code, by an impressive 40 percent. We are monitoring our energy use to make sure we're on target, and consistently are performing in the top 10% of comparable office buildings nationwide.

In addition to energy efficiency, we're taking advantage of the space on our roof to produce clean, renewable electricity from the sun. And we're offsetting the carbon dioxide emissions associated with the rest of our energy use by purchasing green power certificates that support local renewable energy projects.

Left: Photovoltaic panels generate clean, renewable electricity.
Right: Efficient HVAC system works in conjunction with natural ventilation.

WHAT MAKES YOU PROUD?

That the HVAC system is less expensive yet much more efficient than a conventional system. Examples like this make it much easier to promote green building.

–Stuart Rickard, Placeworks LLC



WHAT WAS PARTICULARLY CHALLENGING?

Encouraging teamwork, effective communication and creative problem solving in an environment where the design team's, general contractor's, and subcontractors' roles are narrowly defined by contracts and protocols.

–Wendy Sommer, StopWaste



Improving the Structure & Systems

- We redesigned the building and its systems to take advantage of both natural and mechanical ventilation. Our high efficiency heating, ventilation and air conditioning (HVAC) system notifies us when conditions outside are optimal for opening windows to provide natural ventilation. This lets us bring in fresh air without wasting heating and cooling energy. The HVAC system also incorporates carbon dioxide-based sensors in four locations within the building. When the number of people in the building increases, the sensors react to the higher CO₂ levels and signal the HVAC system to supply additional fresh air.
- We installed a cool roof—it's a custom-fabricated white, single-ply thermoplastic membrane designed to reflect the sun's heat away from the building, which reduces our air conditioning use. The cool roof also keeps the surrounding outdoor air cooler, helping alleviate what's known as the urban heat island effect.
- Seventy-five percent of our workspaces are daylit and 95 percent have views of the outdoors thanks to a new large skylight and big banks of new windows. The daylighting is a major achievement—we're in a high density downtown location, after all, and the entire south side of our building doesn't have any windows. What's the benefit of daylighting? It makes the workplace much more appealing,

and it means we don't have to use electric lights as much.

- The electric lighting features high efficiency fluorescent lights with photosensors that turn off lights when there is adequate daylight and bi-level switching to reduce light levels when full brightness is not needed. General lighting is provided with indirect fixtures that shield the lamps from view to eliminate glare and provide better lighting quality and comfort. Individual workstations have task lights, another energy-saving measure that illuminates work surfaces, allowing overall light levels to be reduced.
- All of our linear fluorescent lamps are low mercury and comply with the U.S. Environmental Protection Agency's Toxicity Characteristic Leaching Procedure (TCLP). They also have extended life compared to standard linear fluorescent lamps.

Getting to Carbon Neutral

- On the roof, a 5.2-kilowatt photovoltaic system generates electricity whenever the sun is shining. The PV panels are silent, unobtrusive and best of all, don't produce any carbon dioxide emissions. We sized the system to meet at least 10 percent of our electricity needs.
- To offset the carbon dioxide emissions resulting from our nonrenewable energy use, we buy renewable power certificates. This helps fund the installation of renewable



energy generation, including photovoltaic panels on Alameda County buildings and wind turbines.

- Solar bricks in the front sidewalk and rear patio are recharged by the sun during the day and light up at night. This isn't going to solve the energy crisis, but they help in locating the entry after sunset, and they're a cool way to bring the possibilities of renewable energy to the attention of passersby.

Measuring Performance to Verify Success

- Building commissioning is a quality-assurance process that verifies that a completed building's systems (lighting, plumbing, heating and cooling) were installed and are performing as intended. LEED requires basic commissioning, but we went further and followed advanced commissioning practices to ensure that we were getting the systems, equipment and performance we specified.
- Commissioning typically ends shortly after a building is occupied, but we're not stopping there. We track our energy and water use via Energy Start Portfolio Manager and the LEED Dynamic Plaque to ensure we're operating as intended.

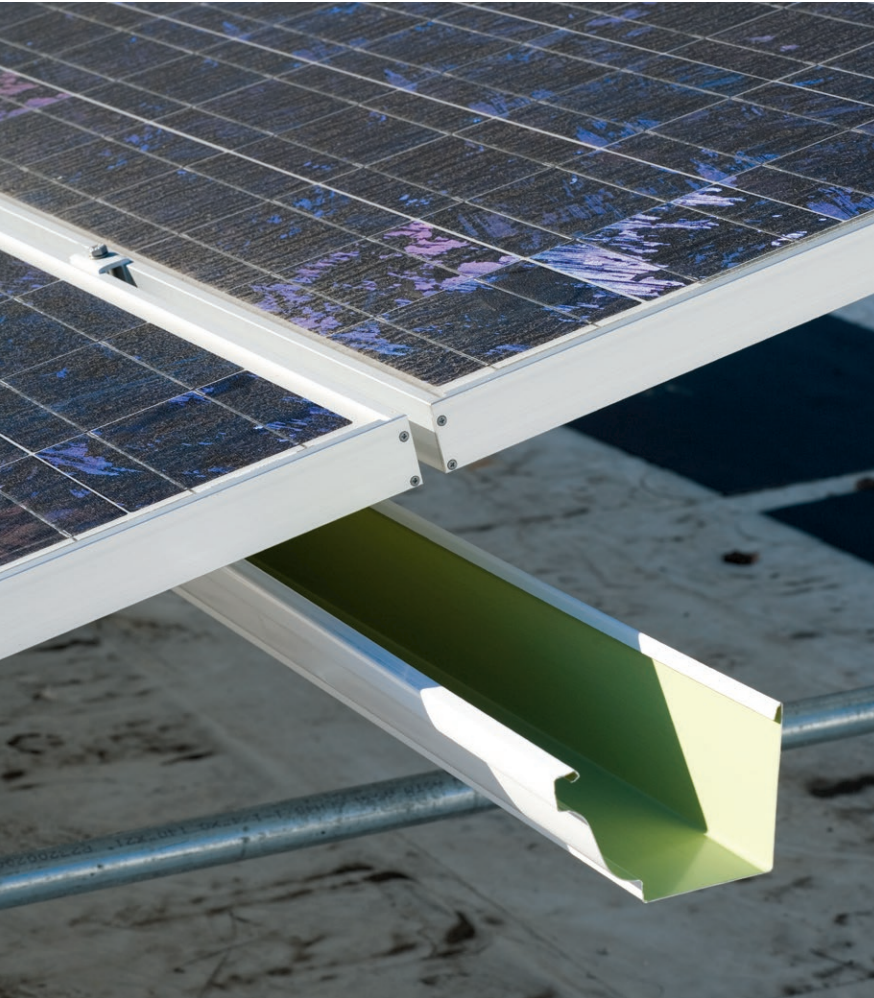
The Journey Matters as Much as the Destination

- We deliberately chose to relocate close to a BART station, to make it easier for us and our visitors to use public transit. As a result, over 65% of our employees travel to work via alternative transportation methods instead of single occupant vehicles.
- To encourage bicycle commuting, we offer secure bike parking inside the building. We also installed a shower as a convenience for those of us who want to bike to work or go for a run around nearby Lake Merritt at lunchtime.

WHICH CREATIVE SOLUTIONS STAND OUT?

Because we added some items late in construction, the team sometimes had to improvise: adding gutters to the photovoltaic panels to collect rainwater, converting a janitor's closet into a shower and tiling it with salvaged tiles. And when the wrong bathroom partitions showed up, we painted them instead of discarding them and ordering new ones.

—Wendy Sommer, StopWaste



WE'RE STINGY WITH WATER

Stopping wasteful water use is one of the easiest steps we can all take to ensure there will be adequate water to meet everyone's needs.

Here's what we're doing at 1537 Webster:

- We cut our indoor water use by 40 percent compared to a conventional building by installing dual-flush toilets, waterless urinals and low-flow faucets. A dual-flush toilet uses 67 percent less water than a traditional single-flush toilet.
- Gutters attached to the rooftop photovoltaic panels direct rainwater into a tank mounted on the building's back wall, where it is stored until needed for landscaping irrigation. The tank feeds water into an efficient drip irrigation system that is controlled by a weather-based controller. This proven technology provides irrigation based on actual site conditions rather than just a preprogrammed schedule. Of course, our garden is also designed to be a real water miser.
- To allow rainwater to filter into the ground and recharge the groundwater, we used permeable paving materials in our garden, including pervious concrete for the walkway and landing, and paving stones set in sand rather than cement.

Left: Rain gutters on photovoltaic panels.

Top right: Dual-flush toilet.

Bottom right: Waterless urinal.

BAY-FRIENDLY LANDSCAPING

It Works at Every Scale

Call it what you will—rear courtyard, urban canyon, emergency access lane—our building’s 550-square-foot garden is small. But we believe that every landscape and garden in Alameda County can be designed in harmony with the natural conditions of the San Francisco Bay Watershed—even our diminutive, shade-cloaked courtyard.

Our staff put their green thumbs to work and developed a charming space that models all seven principles described in the Bay-Friendly Gardening Guide and Bay-Friendly Landscape Guidelines. Here are four principles to illustrate how we’ve incorporated various Bay-Friendly practices.

Landscape Locally

- In our garden, a dominant factor is an abundance of shade cast by neighboring high-rise buildings. Because the garden gets less than three hours of direct sunlight a day, we chose a palette of plants that will thrive in dry shade.
- Forty-five percent of the plants are local natives, 30 percent are other California natives, and the remainder are Mediterranean plants adapted to climates like ours, with its long dry summers and cool wet winters.

Landscape for Less to the Landfill

- We selected plants that, when they grow to maturity, will fit their space comfortably without requiring shearing or excessive pruning.
- When we pull weeds and prune, we cycle nutrients back into the soil by using the plant debris for compost and mulch.

- We chose outdoor furniture and hardscape materials with recycled content, including glittering mulch that’s really tumbled bits of recycled glass, a raised garden bed and bench made from “urbanite” (concrete salvaged from on-site demolition), trellises fashioned from recycled and recyclable steel, and outdoor furniture built of recycled plastic and FSC-certified and salvaged wood.

Nurture the Soil

- To improve the existing soil, which is a sandy loam, we aerated it and amended it with compost and organic fertilizers. We don’t use synthetic pesticides, herbicides or fertilizers that can pollute stormwater runoff and destroy the beneficial soil life we want to foster.
- We maintain a three-inch layer of mulch made locally from arbor chips (ground tree limbs and branches), which protects the topsoil from compaction and from drying out. The mulch also controls weeds, and it feeds the soil as it slowly decomposes.

Conserve Water

- We selected plants that are lower water using and adapted to the site environment. The landscaping needs minimal irrigation, once every three to four weeks during the dry season. In years with normal rainfall, the garden needs no potable water since the rain catchment system provides adequate supplemental irrigation.
- Irrigation water is delivered by a state of the art, highly efficient drip irrigation system. The system is run by a smart controller that uses an on-site weather station to determine the need for irrigation.
- Rainwater is also kept on-site through the use of pervious concrete and concrete pavers set with sand grout. Both rainwater and irrigation water are retained in the soil by keeping it covered with mulch.

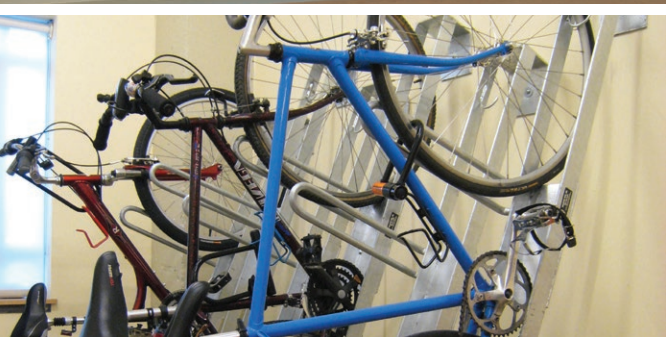
Above: Landscape in back courtyard.
Bottom from left to right: Cistern for rainwater storage, pervious concrete being poured, recycled glass cullet.



WHICH CREATIVE SOLUTIONS STAND OUT?

They all do! The pervious concrete, a planter made from urbanite, a tool shed made from salvaged materials, a worm box for composting food scraps that doubles as a bench, roof water captured to irrigate the plants over the summer—they're all great examples of necessity being the mother of invention.

—Teresa Eade, StopWaste



WHAT MAKES YOU PROUD?

Working with the StopWaste staff to create a beautiful oasis that showcases many sustainable landscaping practices in the small urban “canyon” behind the building.

—Michael Thilgen, Four Dimensions Landscape Company

WHICH CREATIVE SOLUTIONS STAND OUT?

We’re impressed that the designers created such an inviting, beautifully daylit space—especially considering that this urban lot is like a shoebox and that one full wall of the building has no windows.

—Andrea Traber and Elizabeth Durney, (Formerly DNV-GL)

A HEALTHIER WORKPLACE

Because People Work Here

Many modern building materials contain synthetic chemicals that evaporate—or offgas—over time. What's the big deal? Well, we work here. And people like you visit us. To keep the air we all breathe cleaner, we did our best to keep pollutants out of the building.

- We chose paints, sealants, adhesives, carpets, composite wood products and insulation that emit zero or very low levels of formaldehyde and other volatile organic compounds. VOCs have been implicated in a range of building-related health problems, from headaches and eye irritation to more severe, longer lasting symptoms.
- Our furnishings meet the State of California's and the U.S. Environmental Protection Agency's guidelines for indoor air emissions, as well as the State of California's Green Specification for Office Furniture. Our workstations have been certified to the Indoor Advantage Gold level by Scientific Certification Systems, an independent certification organization.
- Our contractors took care to protect air quality throughout the construction process. And after they finished construction but before we moved in, they used a higher than normal level of filtration to purge the building and HVAC ducts of dust and other contaminants.
- Our windows open. That hardly sounds remarkable, but it's actually a rarity in modern office buildings. But we like to take a breath of fresh air now and then, and our climate is mild, so there are plenty of days when we shouldn't need air conditioning or heating. To make sure we're not wasting energy, we hired a mechanical engineering firm that knows how to design the HVAC system to work most efficiently in conjunction with natural ventilation.
- Many janitorial services rely on noxious cleaning fluids and on disposable cloths that get tossed after one use. Those practices rub us the wrong way, so we found a green janitorial service that follows healthy, eco-friendly cleaning practices.

GREENER PRODUCTS ARE BETTER PRODUCTS

We're partial to green furnishings and finishes because they're designed to solve problems that we grapple with every day at work and at home: reducing waste, preventing pollution, staying healthy, saving money.

It's an exciting time to be building green, because many of today's green products don't just do good for the environment—they also look great and are cost-competitive with conventional products. But choosing cost-effective green products isn't new for us; we've actually had an environmentally friendly purchasing policy for years. Here are some of the green furnishings and finishes we chose for 1537 Webster:

- On the ground floor, the concrete slab is topped with a durable, permanently stained epoxy concrete, eliminating the need for carpet or more expensive flooring materials. Concrete is durable and easy to clean, making it suitable for high traffic areas. We also think it looks terrific.
- For the upstairs and boardroom flooring, we chose carpet tiles rather than sheet carpet so that individual tiles can be replaced when stained or worn rather than tearing up the whole carpet. As an added benefit, the tiles have 31 to 50 percent recycled content (including at least 9 percent post-consumer yarn) and the tile backing is 100 percent recycled and recyclable.
- Countertop materials include granite mis-cuts from local building material salvage companies. The kitchen counters are a blend of post-consumer recycled paper and water-based resin. Panels on the reception desk are made of resin from the button manufacturing industry.
- Bathroom tiles are 100 percent recycled content ceramic. The shower sports locally manufactured, 50 percent recycled ceramic tiles. Not only do they look great, we also got a great deal on them—they were left over from installations at a Whole Foods store and Palo Alto's Stanford Theatre.
- We chose window shades that are free of polyvinyl chloride. PVC plastic is commonly used to make commercial window coverings and countless other building materials. We did our best to keep PVC out of the building because of concerns about environmental and health impacts related to PVC manufacturing.
- In the kitchens, the oak cabinet exteriors are certified by the Forest Stewardship Council (FSC) to have come from sustainably managed forestry operations. Cabinet interiors, as well as shelves in the conference room, are FSC-certified medium density fiberboard (MDF) with no added formaldehyde.
- Our workstations have a high recycled content, including 100 percent recycled polyester fabric; 25 percent post-consumer recycled steel components; and between 20 to 90 percent post-consumer and post-industrial content in most other components, including the hardboard, aluminum, glass and zinc.
- Exterior architectural details include decorative metal panels that were discarded by a sign fabricator. Our architect found them at a local salvage yard and had them customized to fit between the windows on the façade.

WHAT WAS PARTICULARLY CHALLENGING?

The traditional “Bid-Build” process doesn’t lend itself to deconstruction or using salvaged materials. Saving building elements for later reuse and incorporating found items was complicated.

–Thomas J. Towey, Komorous-Towey Architects



WHAT MAKES YOU PROUD?

Reincarnating an old building in vibrant shades of green!

–Linda Early, KEMA

PROJECT CREDITS

Development Manager: Placeworks LLC

Architect: Komorous-Towey Architects

General Contractor: BBI Construction

Landscape Architect: Four Dimensions Landscape Company

Engineering and Consulting:

Structural: OLMM Consulting Engineers

Mechanical and Plumbing Design:

Rumsey Engineers, Inc.

Lighting:

Integrated Design Associates, Inc. (IDeAs)

Geotechnical: Treadwell & Rollo

Acoustical: Charles Salter Associates, Inc.

Materials Testing and Construction Inspection

Services: Consolidated Engineering Laboratories

LEED Documentation and Commissioning:

KEMA Green

LEED Commissioning (HVAC): Taylor Engineering

Subcontractors:

Acoustical Ceiling Tile: Atlantis Interiors, Inc.

Aluminum Storefronts/Doors/Windows/Skylights:

Supreme Glass Company

Car-share Services: City CarShare

Carpet/Resilient Flooring: B.T. Mancini Co., Inc.

Casework: Burnett & Sons

Cementitious Topping: Cell-Crete Corporation

Ceramic Tile: Tile West

Concrete: Advanced Concrete Technologies

Data and Cabling:

PCIS and Cayuga Information System

Demolition: Alarcon Bohm Corp.

Doors/Frames/Hardware: PCI Doors

Drilling: Malcolm Drilling Company, Inc.

Drywall: Escobar & Williams Drywall

Electrical: Del Monte Electric Company, Inc.

Elevator: Schindler Elevator Company

Finish Carpentry, Architectural Woodwork,

Hazardous Waste Removal:

RGA Environmental Inc.

HVAC/Flashing:

American Mechanical Services, Inc.

Insulation: F. Rodgers Corporation

Janitorial Services:

Township Building Services, Inc.

Kitchen Countertop: EcoHome Improvement

Mapei Decorative Flooring:

Pro Painting & Waterproofing

Painting: Nor-Cal Painting & Waterproofing, Inc.

Plastering: Freas Plastering Company

Plumbing:

Berkeley Plumbing & Heating Co., Inc.

Photovoltaics/Solar Electricity:

Sun Light and Power

Rain Catchment Design: Wonderwater

Renewable Energy Certificates: 3 Phases

& Powerlight

Roofing: Reinhardt Roofing

Salvage Materials: Urban Ore, Ohmega Salvage, and C&K Salvage.

Security System and AV: Point 1

Signs: SignCo USA

Sitework, Cement Paving, CIP Concrete:

Berkeley Cement, Inc.

Structural/Steel: Acosta Welding, Inc.

Toilet Accessories:

Global Specialties Direct, Inc.

Window Shades: Burris Window Shades

Work Stations: Keller Group

Display and Graphics:

Celery Design Collaborative

Right Design Lab

Underground Advertising

Polaris, Inc.

Xtreme Media

Green Touchscreen: Quality Attributes

Photographers: David Gilmore, Lori Cheung,

Mark Luthringer, Wesley Sullens

Writer: Jennifer Roberts





PARTIAL LIST OF BUILDING MATERIALS

Building:

- Acoustical Ceilings:** USG Millenia
- Bathroom Tiles:** Terra Green
- Carpet Tile:** Collins & Aikman with ER3 Backing
- Casework:** Sierra Pine Medite II
- Doors:** FSC Western Oregon Doors
- Dual Flush Toilets:** Caroma Tasman 270
- HVAC System:** Roof-mounted Aeon HVAC units
- Insulation:** Johns Manville Encapsulated Batt Insulation
- Kitchen Countertop:** Paperstone 100% Certified
- Lavatory Faucets/Aerator:** Sloan Solis Solar Powered Sensor Activated
- Low VOC Paint:** ICI Paints
- Photovoltaic panels:** Mitsubishi Electric Corp.
- Resilient Flooring:** Linoleum: Forbo Marmoleum
- Reusable Moving Crates:** COR-O-VAN
- Shower Tiles:** FireClay Debris Series
- Water Heater:** A.O. Smith Cyclone XHE
- Waterless Urinal:** Sloan WES 1000
- Workstations:** AllSteel

Backyard:

- Cistern Design:** Wonderwater
- Compost:** Grover Wondergrow
- Landscape Construction:** Four Dimensions Landscape Company
- Recycled Plastic Table & Chairs:** Environmental Specialty Products
- Salvaged Items:** Urban Ore and Ohmega Salvage
- Solar Brick Lights:** Solar Markers, Co.
- Trellis:** LMNO Arts
- Weather-based Irrigation Controller:** Ewing Weathermatic Smart-Line
- Wood base:** FSC Red Oak and Poplar, Kane Hardwoods

OUR LEED SCORECARD

Total Project Points: 54

Certified: 26-32 pts Silver: 33-38 pts Gold 39-51 pts, Platinum 52-69 pts

SUSTAINABLE SITES				POSSIBLE POINTS	14
Yes	No			EARNED	10
Y		Prereq 1	Construction Activity Pollution Prevention		
1		Credit 1	Site Selection		
1		Credit 2	Development Density/Community Connectivity		
1		Credit 3	Brownfield Redevelopment		
1		Credit 4.1	Alt. Transportation, Public Transportation Access		
1		Credit 4.2	Alt. Transportation, Bicycle Storage & Changing Rooms		
1		Credit 4.3	Alt. Transportation, Low-Emit/Fuel Efficient Vehicles		
1		Credit 4.4	Alt. Transportation, Parking Capacity		
	1	Credit 5.1	Site Development, Protect or Restore Habitat		
	1	Credit 5.2	Site Development, Maximize Open Space		
	1	Credit 6.1	Stormwater Management, Quantity Control		
	1	Credit 6.2	Stormwater Management, Quality Control		
1		Credit 7.1	Heat Island Effect, Non-Roof		
1		Credit 7.2	Heat Island Effect, Roof		
1		Credit 8	Light Pollution Reduction		

WATER EFFICIENCY				POSSIBLE POINTS	5
Yes	No			EARNED	4
1		Credit 1.1	Water Efficient Landscaping, Reduce by 50%		
1		Credit 1.2	Water Efficient Landscaping, No Potable Use or Irrigation		
	1	Credit 2	Innovative Waste Water Technologies		
1		Credit 3.1	Water Use Reduction, 20% Reduction		
1		Credit 3.2	Water Use Reduction, 30% Reduction		

ENERGY AND ATMOSPHERE				POSSIBLE POINTS	17
Yes	No			EARNED	14
Y		Prereq 1	Fundamental Commissioning		
Y		Prereq 2	Minimum Energy Performance		
Y		Prereq 3	Fundamental Refrigerant Management		
10		Credit 1	Optimize Energy Performance		
2	1	Credit 2.1	On-site Renewable Energy		
1		Credit 3	Enhanced Commissioning		
	1	Credit 4	Enhanced Refrigerant Management		
	1	Credit 5	Measurement & Verification		
1		Credit 6	Green Power		

MATERIALS AND RESOURCES				POSSIBLE POINTS	13
Yes	No				EARNED
Y		Prereq 1	Storage & Collection of Recyclables		
1		Credit 1.1	Building Reuse, Maintain 75% of Existing Walls, Floors, and Roof		
1		Credit 1.2	Building Reuse, Maintain 95% of Existing Walls, Floors, and Roof		
	1	Credit 1.3	Building Reuse, Maintain 50% of Interior Non-structural Elements		
1		Credit 2.1	Construction Waste Management, Divert 50%		
1		Credit 2.2	Construction Waste Management, Divert 75%		
1		Credit 3.1	Materials Reuse, Specify 5%		
	1	Credit 3.2	Materials Reuse, Specify 10%		
1		Credit 4.1	Recycled Content, 10%		
	1	Credit 4.2	Recycled Content, 20%		
1		Credit 5.1	Local/Regional Materials, 10%		
	1	Credit 5.2	Local/Regional Materials, 20%		
	1	Credit 6	Rapidly Renewable Materials		
1		Credit 7	Certified Wood		

INDOOR ENVIRONMENTAL QUALITY				POSSIBLE POINTS	15
Yes	No				EARNED
Y		Prereq 1	Minimum IAQ Performance		
Y		Prereq 2	Environmental Tobacco Smoke (ETS) Control		
1		Credit 1	Outdoor Air Delivery Monitoring		
	1	Credit 2	Increased Ventilation		
1		Credit 3.1	Construction IAQ Management Plan, During Construction		
1		Credit 3.2	Construction IAQ Management Plan, Before Occupancy		
1		Credit 4.1	Low-Emitting Materials, Adhesives & Sealants		
1		Credit 4.2	Low-Emitting Materials, Paints & Coatings		
1		Credit 4.3	Low-Emitting Materials, Carpet Systems		
	1	Credit 4.4	Low-Emitting Materials, Composite Wood		
1		Credit 5	Indoor Chemical & Pollutant Source Control		
1		Credit 6.1	Controllability of Systems, Lighting		
1		Credit 6.2	Controllability of Systems, Thermal Control		
1		Credit 7.1	Thermal Comfort, Design		
1		Credit 7.2	Thermal Comfort, Verification		
1		Credit 8.1	Daylight & Views, Daylight 75% of Spaces		
1		Credit 8.2	Daylight & Views, Views for 90% of Spaces		

INNOVATION AND DESIGN PROCESS				POSSIBLE POINTS	5
Yes	No				EARNED
1		Credit 1.1	Innovation in Design: Education Exhibits and Tours		
1		Credit 1.2	Innovation in Design: EPP and Green Cleaning		
1		Credit 1.3	Innovation in Design: Low-Emission Furniture		
1		Credit 1.4	Innovation in Design: 40% Water Use Reduction		
1		Credit 2	LEED™ Accredited Professional		



2007

**STOPWASTE BUILDING
RENOVATION EARNS LEED
PLATINUM CERTIFICATION**

2007

75% AND BEYOND...
Joint boards recommit to achieving
75% reduction by 2010.

2011

READY SET RECYCLE LAUNCHES
Innovative contest and campaign uses recognition
rewards and reinforcement to help make people
sorting the room.



**READY SET
RECYCLE**

2006

**MODEL COMPREHENSIVE
GREEN ORDINANCE**

Cities begin to adopt a comprehensive
policy that includes green building,
Bay-Friendly Landscaping and
Environmentally Preferable Purchasing.

2007

**CLIMATE CHANGE
STUDY RELEASED**

Report quantifies how StopWaste.Org's
programs are reducing emissions of CO₂
and other greenhouse gasses.

2012

**SINGLE-USE BAG REDUCTION
ORDINANCE ADOPTED**

Countywide program saves money and improves
water quality by reducing litter, increases the
number of California cities with a single-use bag
reduction ordinance by 50 percent.

2006

GREENPOINT RATED DEBUTS

New rating system helps green builders
market their homes and makes it easier for
homebuyers to find them.

2009

**GREEN PACKAGES
INTRODUCED**

County and all 14 cities
participate in new initiative
to green existing buildings
and landscapes.

2009

**COUNTYWIDE BAN
ON PLANT DEBRIS
IN LANDFILL**

2013

NEW LOGO DEBUTS

2010

**STRATEGIC PLAN
2020 ADOPTED**

Plan links new goal - "less
than 10% good stuff in the
landfill" - to key messages:
"put it here, not there" and
"make buy this, not that"





About StopWaste

StopWaste is a public agency responsible for reducing waste in Alameda County.

We help local governments, businesses, schools and residents with projects and initiatives that:

- Increase recycling and reduce waste
- Develop and expand markets for recycled materials
- Provide technical and implementation assistance to increase recycling
- Motivate people to make recycling and waste reduction part of their everyday routines
- Reduce energy use and increase community resilience to climate change

We are governed by three Boards: the Alameda County Waste Management Authority, the Alameda County Source Reduction and Recycling Board, and the Energy Council. Visit www.StopWaste.org to learn more about what we do and how you can stop waste.



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