

POLY CANYON VILLAGE

- Project Facts
- LEED Points
- Questions



Poly Canyon Village

- ❑ \$299 Million total project budget
- ❑ \$239 Million construction budget
- ❑ 30 acre site including infrastructure
- ❑ Nine buildings (820,000 square feet)
- ❑ Two parking structures (1,900 spaces)
- ❑ 12,000 square feet of retail
- ❑ 619 Apartment units
- ❑ 2,670 beds



Poly Canyon Village

- Miscellaneous facts
 - 148,000 square feet of sidewalk
 - Over 40,000 cubic yards of concrete
 - Over 1,200 (low flow) toilets
 - 5,900 linear feet of countertop in the units (over a mile)
 - Almost 2,000 sinks
 - 5,600 doors
 - 3,500 windows
 - Over 450 trees planted



Poly Canyon Village



- Site



Poly Canyon Village



- Site



Poly Canyon Village

CAL POLY

CLARK
CONSTRUCTION



Poly Canyon Village



Poly Canyon Village

- Two deliveries
 - June 1, 2008 approximately ½ the beds
 - June 1, 2009 the balance



Design-Build Process

- Bridging Documents
 - Hired LEED Consultant to review documents
 - Included “green” components in the Bridging Documents
 - LEED Certification important component of added value



Design-Build Process

□ Quality Point System

| Technical Evaluation Criteria | Maximum Quality Points | Multiplier | Total Possible Score |
|---|------------------------|------------|----------------------|
| 1. Design Bed Space Enhancement | 10 | 4 | 40 |
| 2. Exterior Finish Enhancement | 10 | 2 | 20 |
| 3. Interior Finish Enhancement | 10 | 3 | 30 |
| 4. Mechanical System Enhancement | 10 | 3 | 30 |
| 5. Design Enhancement | 10 | 2 | 20 |
| 6. Consideration of operational and maintenance factors; mechanical and energy efficiency. | 10 | 3 | 30 |
| 7. LEED Certification (Points given only for Certification of one LEED category)* Certified (6) Silver (8) Gold (10) | 10 | 3 | 30 |
| Grand Total Points | 70 | | 200 |



Design-Build Process

- Reduction in contract price if project does not attain certification
 - If a certified level was proposed and not achieved: \$1,000,000 reduction
 - If a silver level was proposed but only certified achieved: \$1,000,000 reduction
 - If a silver level was proposed and no certification achieved: \$2,000,000 reduction
 - If a gold level was proposed and but only silver achieved: \$1,000,000 reduction
 - If a gold level was proposed and but only certified achieved: \$2,000,000 reduction
 - If a gold level was proposed and no certification achieved: \$3,000,000 reduction



LEED Points

□ LEED 2.1

| | |
|---|------------|
| CREDIT | Yes |
| Sustainable Sites | 8 |
| Water Efficiency | 2 |
| Energy and Atmosphere | 2 |
| Materials and Resources | 6 |
| Indoor Environmental Quality (IEQ) | 9 |
| Innovation in Design | 5 |
| Total | 32 |
| LEED Certified = 26-32 | 32 |
| LEED Silver = 33-38 | |
| LEED Gold = 39-51 | |
| LEED Platinum = 52-more | |



LEED Points

- Sustainable Sites
 - SS-3.0 Brownfield Redevelopment - Rehabilitate damaged sites where development is complicated by real or perceived environmental contamination
 - SS-4.1 Alternative Transportation – Locate within ¼ mile of two or more bus lines
 - SS-4.2 Alternative Transportation – Provide Suitable means for securing bicycles for 15% or more of building occupants



LEED Points

- Sustainable Sites (cont.)
 - SS-4.4 Alternative Transportation – Size parking to meet, but not exceed, minimum local zoning requirements
 - SS-6.1 Stormwater Management – No net increase in the rate or quantity of stormwater runoff from existing to developed conditions
 - SS-6.2 Stormwater Management – Treatment system designed to remove 80% of the average annual post development total suspended solids and 40% of the average annual post development total phosphorus



LEED Points

- Sustainable Sites (cont.)
 - SS- 7.1 Reduce Heat Island Effect – Provide shade on at least 30% of non-impervious surfaces (within 5 years) and/or 50% of parking in covered structure
 - SS-8.0 Light Pollution Reduction – Provide full cutoff light fixtures



LEED Points

- Water Efficiency
 - WE -3.1 Water Use Reduction – use 20% less water
 - WE -3.2 Water Use Reduction – Exceed the potable water use reduction by another 10% (30% total efficiency increase)



LEED Points

- Energy and Atmosphere
 - EA -1.1 Exceed Title 24 by (2.5 -7.5%)
 - EA -4.0 Elimination of HCFC's and Halon used in the building Systems



LEED Points

- Materials and Resources
 - MR -2.1 Construction Waste Management – Recycle and/or salvage 50% of construction demolition and land clearing waste
 - MR -2.2 Construction Waste Management – Recycle and/or salvage an additional 25%
 - MR -4.1 Recycled Content – at least 5% of the total value of materials
 - MR -4.2 Recycled Content – At least 10% of the total value of materials



LEED Points

- Materials and Resources (cont.)
 - MR -5.1 Local and Regional Materials – 20% of the materials manufactured within 500 miles of the project site
 - MR -5.2 Local and Regional Materials – of the regionally manufactured materials 50% are extracted, harvested or recovered within 500 miles of the project site



LEED Points

- Indoor Environmental Quality
 - IEQ -3.1 Construction Indoor Air Quality (IAQ) Management Plan – Develop and implement an IAQ Management plan for the construction and preoccupancy phases
 - IEQ -3.2 Construction IAQ Management Plan – Develop and implement an IAQ for pre-occupancy phases
 - IEQ -4.1 Low-Emitting Materials – Adhesives and sealants must meet or exceed limits



LEED Points

- Indoor Environmental Quality (cont.)
 - IEQ -4.2 Low-Emitting Materials – Paint and coatings
 - IEQ -4.3 Low-Emitting Materials – Carpet systems
 - IEQ -4.4 Low-Emitting Materials – Composite wood products
 - IEQ -5.0 Indoor Chemical and Pollutant Source Control – Permanent entry system



LEED Points

- Indoor Environmental Quality (cont.)
 - IEQ -8.1 Daylight and Views – Achieve a minimum daylight factor of 2% in 75% of space occupied for critical tasks
 - IEQ -8.2 Daylight and Views – Direct line of sight to vision glazing while seated from 90% of all regularly occupied spaces



LEED Points

- Innovation & Design Process
 - Student/community education program
 - Reduced traffic impact
 - Reduced built area
 - Co-generation system
 - LEED Certified Professional



LEED Points

- A few additional measures not accounted for under LEED
 - Removal of existing antiquated agricultural facilities from creek corridor thereby reducing pollution (TMDL's)
 - Re-vegetation of the creek corridor area with appropriate plant types
 - New Feed Mill meeting today's air pollution standards
 - New Beef Center meeting new water quality regulations
 - Removal of evasive plant species
 - Obstructions to Steelhead trout from within the creek



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Questions?

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