

New TI office projects highlight North County's green landscape

By JILL BLACKFORD

Special to the Daily Transcript

While they may not steal the green building spotlight as much as the LEED Platinum-rated Ranch House at Black Mountain Ranch did last year, many of North County's current construction projects are incorporating green practices, too.

Green is going high-end with the Summit Rancho Bernardo Campus, developed by San Francisco-based Jay Paul Co. One of the largest projects in North County, the five-story office tower with about 200,000 square feet of Class-A office space will complete its initial phase by the end of this year.

The master plan is based on 13 buildings, with 11 office towers and two amenities buildings for two pools and a gym. The campus will cover 3.2 million square feet and total \$40 million upon completion. Yet while it is a large complex, the process of making it LEED-compliant wasn't necessarily more difficult.

"The individual buildings are small pieces that are part of a much larger mosaic," said Kevin Fettig, senior project executive with Rudolph and Sletten Inc., general contractor for the Summit. "Due to the quantity of square footage, that somewhat made it more difficult. But the buildings are modeled to the same 10- to 12-story configurations as part of the campus feel."

The entire development will adhere to LEED silver standards, and, according to Fettig, it's flirting with gold. This brings with it significant savings — both in energy and cost.

"There was a good energy model done on the building," said Rick Guinn, Rudolph

and Sletten project executive. "It was compared against a building of similar size that would just meet Title 24 as far as envelope and HVAC, etc. Because we went to LEED silver or gold, we're able to save a substantial amount in operating costs."

Summit Rancho Bernardo, as the name implies, sits on a peak in Rancho Bernardo with panoramic views of the Pacific Ocean and the bank of San Pasqual Valley. The location provides the option for reducing car-dependence, with a major bus terminal within walking distance.

Green elements include waterless urinals to decrease water consumption, an envelope that exceeds Title 24 by more than 16 percent, reflective cool roofs, high-performance glazing and efficient HVAC systems. Three-fourths of construction waste will be recycled. There are also trails throughout the campus, as well as the preferred parking for hybrids and carpooling that's beginning to become more commonplace.

"The whole thought is that all you usually need to leave a place of work for during the day would be here with the amenities buildings," Fettig said. "It's a big aspect of this green project that you can eat, work out and relax where you work."

Another private enterprise project, a facility for Hunter Industries Inc., recently was completed. A manufacturer of landscape irrigation systems — including water-efficient products — Hunter Industries' new San Marcos facility is striving for the LEED gold certification. The combination structure, a shell and tenant improve-



The Summit Rancho Bernardo campus is going green, an admirable feat for one of the largest projects in North County.

ment project, has 44,270 square feet of office space and 95,000 square feet of warehouse space. It will house customer service, sales, marketing and distribution warehouse operations.

Designed by Smith Consulting Architects, the structure employs a dual photovoltaic system. One rooftop photovoltaic cell (an 84-kilowatt system owned by Hunter) provides 100 percent of the lighting electricity for the building, and another 102-kilowatt system owned by SDG&E puts locally generated solar power back to the power grid for community use. Solar panels



Hunter Industries' new San Marcos facility employs a rooftop photovoltaic system.

See **Green landscape** on 39