

- [About IFMA](#)
- [Strategic Plan](#)
- [FM Excellence -- IMOU](#)
- [Sustainability Partnership -- MOU](#)
- [IFMA Foundation](#)
- [Membership](#)
- [What is FM](#)
- [FM Credentials](#)
- [Media Room](#)
- [Corporate Sustaining Partner Program \(CSP\)](#)
- [Online Store](#)
- [Join or Renew Membership](#)

Hunter Industries: Setting the Standard for Green Design

By Gary Baker, vice president of Smith Consulting Architects, and LEED-accredited professional

As one of the largest private employers in San Marcos, Calif. and one of the world's leading manufacturers of landscape irrigation equipment for residential, commercial and golf course industries, Hunter Industries is the standard bearer for its industry and the community in which it is based.

Over the past 25 years, the firm has utilized cutting-edge technology in a successful approach toward revolutionizing its industry. Once again, Hunter Industries is in the driver's seat, as it applies that same approach toward developing a state-of-art facility to house its sales, marketing, customer service and distribution warehouse, slated to open in 2007. The new project features 44,270 square feet of common and office space with 95,000 square feet for warehouse space and distribution operations.



By incorporating leading technologies into the new design, Hunter Industries is demonstrating its commitment to the environment and the firm's economic prowess. The building is LEED-registered, and designed by Smith Consulting Architects of San Diego, Calif. It incorporates solar and daylight harvesting techniques on a massive scale comparable to the company's status in the community.

What is LEED?

LEED stands for Leadership in Energy and Environmental Design. It is a points-based green building certification system with a total of 69 points available in six categories. The U.S. Green Building Council provides the rating system, the predominant standard in the country. LEED has four award levels based on the number of environmentally related points achieved by a new building project: Certified (26-32 points); Silver (33-38 points); Gold (39-51 points); and Platinum (52-69 points).

LEED's environmental categories include Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality and Innovation and Design.

What Makes the Building Unique

The key point of interest with the Hunter Industries facility, which is expected to receive a LEED-certified designation, revolves around its use of revenue-generating, energy-producing systems. Two independent photovoltaic (pv) systems generating a total of 160-220 kilowatts (kw) of power will be located on the roof of the building. The first is an 80 kw pv system that will provide 100 percent of the daytime lighting needs for the entire building and has a payback period under five years. At that point, the building will continue to be subsidized with free energy, thus giving Hunter a competitive edge and saving 40 tons of polluting hydrocarbons from entering the atmosphere each year.

The second 80-140 kw (the final size is still to be determined) pv system results from a unique collaboration between the local utility company, San Diego Gas & Electric (SDG&E), and Hunter Industries. This second pv system is made possible by Hunter's commitment to saving 25 percent more energy than the stringent California Title 24 Energy standards, and in doing so the project qualifies for the Sustainable Communities Program.

A Mutually Beneficial Partnership

Under the Sustainable Communities Program, the 80 to 140 kw system will be owned and operated by SDG&E and located on roof area leased to them by Hunter Industries. This collaboration will generate some direct income from the lease to Hunter Industries while simultaneously allowing SDG&E to provide enough power back to the utility grid to supply electricity equal to the use of 40-70 single family homes. The solar power generated will save an additional 40 to 140 tons of hydrocarbons from entering the atmosphere each year.

Plan Early to Save More

Taking advantage of the financial incentives offered by utility companies like SDG&E means doing your homework and starting early. SDG&E's New Construction representative sat with both the Hunter Industries and Smith Consulting Architects teams to determine the appropriate program approach and eligibility requirements for specific design assistance services and cash incentives. Requirements vary by utility, but some of the qualifications required are:

- Projects must be located within the service territory of San Diego Gas & Electric, Pacific Gas and Electric Company, Southern California Edison Company, Sacramento Municipal Utility District or Southern California Gas Company;
- the project must be a new construction, addition or expansion project; or
- a major renovation/remodeling project that involves building system redesign, load increase or change of occupancy.

Resources abound for designers and developers who want to know all their options and available incentives for building green. Detailed program information is available through local utility websites (e.g. www.sdge.com) or by contacting the utility company directly.

The Inside High-"Lights"

The 100,000-square foot warehouse portion of the building will have 100 percent of its daylighting needs met with 162 daylight harvesting units provided by Daylight Technology. These innovative fixtures provide diffused, natural lighting in a single unit that also includes physical support for the 80 kw pv system, the backup/night lighting (T-5 fixtures), motion and light sensors. This fully self-contained unit decreases the need for the independent support and roof penetrations typically required by each component if installed separately, saving money and reducing the potential for roof leaks.

Smith Consulting Architects also created a "green wall," or vines that are supported on a metal grid, which will block the sun's heat from much of the exterior walls of the building while reducing the perceived scale of the 45-foot high walls.

Additional green or sustainable measures include an Energy Star "cool roof," manufactured by Mansville Corporation and designed to reduce heat gain; high efficiency mechanical equipment; and user friendly interior finish materials that have low or no off-gassing from volatile organic compounds, or VOCs, which are normally present in paint, carpet, wallpaper, insulation and glue.

Taking Advantage of Technology and Opportunity

Hunter Industries is one of many companies working to lead the way in energy efficient and sustainable development within the corporate sector. Thanks to growing federal, state and local support in the way of financial incentives, the effort is becoming easier to undertake each year. In addition, manufacturers are recognizing there is a strong and welcoming market for renewable and non-VOC products for use by designers and developers.

As the technological advances in the development of these products improve, we will see prices fall and the availability of such products increase even more. Hunter Industries and others are at the forefront of changing how the corporate sector can and should stand as an example of the best ways of taking advantage of these improvements in technology, and meeting the acceptance - and even expectation - of a public that wants to work in an environment as safe as the one they choose to live in at home.

Gary Baker is vice president of Smith Consulting Architects, a multi-discipline design firm providing full-service planning, architecture and interior design. He is also a LEED-accredited professional. Founded in 1988 by Cheryl (Dennie) Smith, the company has specialized expertise in retail, biotechnology, manufacturing, and industrial facilities. Having twice been awarded NAIOP San Diego Chapter's Architect of the Year (2001 and 2003), Smith Consulting Architects is also a U.S. Green Building Council LEED 2.0 Accredited office, with expertise in sustainable design. Smith Consulting Architects is comprised of 33 design and support professionals, with offices located in San Diego and Palm Desert Calif. More information about the company can be found at www.sca-sd.com.