



VICKI THOMPSON

LARGE-SCALE REUSE: The renovation of TriPoint Business Park fits into San Jose's Green Vision initiative.

TriPoint project serves as model for renovation efforts

BY JOHN ANDERSON

Building green has become common for new construction projects in Silicon Valley. But redeveloping an existing building according to green and LEED standards can take on a completely different ilk.

So when AMB Property Corp. redeveloped an aging industrial office park as the AMB TriPoint Business Park to LEED certification standards, it became a model for other companies interested in doing the same.

"It's the first building of its kind that

we know of that's a complete renovation of an existing building seeking LEED certification in this area," said Jon Persing, principal at OPI Commercial Builders, general contractor on the project. "So that's very significant from the standpoint that the valley has so many interesting buildings that are old and tired and need renovation."

**Redevelopment/
Public Project
of the Year**

**AMB TRIPPOINT
BUSINESS PARK**

He said the original TriPoint structures were built in the late 1970s, with many buildings in the area built from the mid-1970s to early 1980s.

The 11.5-acre site holds four buildings with a total of 167,000 square feet. The renovation also fits into the city of San Jose's Green Vision strategy. The goal is to lessen the environmental impact in the city by 2020, which includes green retrofitting of 50 million square feet of existing building space and creating "cleantech" jobs.

"It's much more difficult to redevelop a building and accomplish LEED certification versus building a structure brand new. You have to submit it to a pretty major renovation," said Dennis "Bud" Kobza, Jr. of the architecture firm Dennis Kobza & Associates, and project manager on the site.

It entails removing old ceilings, lighting and HVAC equipment and replacing it with the latest high-efficiency units, as well as using green finishes (such as low Volatile Organic Compound paint, adhesives and flooring) and recycled metals. Materials such as bathroom tiles had to come from a distance of 500 miles or less. The buildings also got a seismic retrofit using Forest Stewardship Council certified lumber. All the debris from the site was hauled to a recycling plant.

"It really takes a much bigger commitment to be able to take a group of older structures like that and be able to accomplish the LEED certification," said Kobza.

Mark Hanson, senior vice president of development at AMB, estimates the company spent an extra 3.5 percent to 5 percent by going green, much of which was for documenting the process for LEED certification. But the savings, especially for the tenants, will be substantial. Crews installed insulation around the perimeter and above the ceilings of the buildings. They also added high-efficiency HVAC and T5 lighting and new landscaping to reduce water consumption by as much as half. Hanson said the total savings would be about 30 percent from the buildings' previous incarnation.

"Of all the different parts and pieces that we've done, recycling old buildings is the greenest thing you can do," Hanson said.

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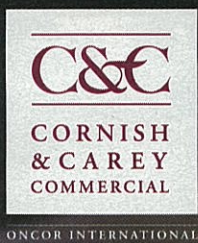
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