Memorandum
Office of the President

Date: February 27, 2008 - Update

To: E.B. Gendel, David Rosen, Ken Jones, Don St. Clair, Phyllis Cremer, Steve Dyer, Rick Nordin, Seta Javor, Dori Littell-Herrick, Norman Millar, Vic Liptak, Lou Naidorf, Andre van Niekerk, Jerry Tracy, Ani Okkasian,

From: Dr. Ken Nielsen, President

Subject: Green/Sustainable

Here is a partial list for our recent campus projects.

WOODBURY UNIVERSITY BUSINESS SCHOOL

Sustainable Finishes/Materials list

Rubber Wall Base & Flooring:

Burke Mercer & Johnsonite
Rubber is a renewable material/resource
Sustainable: functional life of up to 30 years
Indoor quality benefit: (No toxic off-gasing/VOCs) & Comfortable under foot
Easy to maintain; Low life-cycle costs

Carpet Tile:

Interface, ‘Cotswold’ & ‘Stroud’ with GlasBac RE tile backing
Recycled content: 20% Post Consumer, 40% Post Industrial, 3% Renewable Materials
Improved Indoor Air Quality- Low Emitting Materials
Sustainable: Washable, cleanable, replaceable, and directionless
Solid Surface Plastic Laminate:

* Avonite ‘Studio Collection’-White Sands
  Recycled content: Post-Industrial material, made from reclaimed solid surface from plant, contributing to goal of zero waste from manufacturing facility

Tack Surface:

* FORBO ‘Bulletin Board’ panels
  Natural, Renewable Raw Materials: Made from Linseed oil, flax, jute, wood flour, Cork, and Rosin
  Improved Indoor Air Quality- Low Emitting Materials

Acoustic Wall Panels

* Maharam ‘Parallel’ 88% Post-Industrial & 12% Post-Consumer Recycled Polyester Maharam ‘Solo’ fabric wrapped panel material, 93% Post-Industrial

WOODBURY UNIVERSITY STUDIO BUILDING

Multiple building components are left exposed to reduce the amount of finish materials required. 100% of the concrete floors are exposed. 100% of the structural CMU walls are exposed on the exterior. Approximately 30% of the structural CMU walls are exposed on the interior. Approximately 40% of the structural metal pan ceiling is exposed (interior and exterior). Most of the steel columns and beams are exposed. Much of the mechanical, electrical, and plumbing and sprinkler systems are exposed.

Lighting and mechanical systems adhere to the California Energy Code’s Title 24 standards for energy efficiency (required by code).

Exterior circulation areas to reduce amount of conditioned interior space.

Exterior sheet metal sunshades at south façade to reduce direct sunlight and glare inside studio areas.

White cap sheet at roof to reduce heat island effect (required by code).

DuctSox (a fabric air dispersion system) in open studios to replace 65% of the traditional sheet metal ducts. DuctSox is considered a “green” product because it improves air quality with more effective air distribution (uniform discharge), protects against mold growth (air porous fabric eliminates condensation). Allows for easy duct cleaning (remove and launder), and reduces shipping and jobsite waste (lightweight, finished product out of box).

TimberTech wood composite board at exterior guardrails. TimberTech is manufactured with recycled wood waste that would otherwise go into landfills. Water is recycled during the manufacturing process through a closed loop water system. Scrap products are reclaimed and put back in the manufacturing process. Wood composite products offer a durable and low-maintenance alternative to natural woods.
**Kone EcoSpace elevator to utilize energy-efficient technology.** The elevator consumes approximately half the energy of conventional traction machines and approximately one third the energy of hydraulic machines. It requires no oil, removing the risk of soil contamination that is a potential threat in hydraulic systems. 95% of the materials in the elevator are recyclable.

**Reztec rubber flooring in the elevator cab.** Reztec flooring is made from a blend of recycled tire, post industrial waste and colored rubber granules.

**Echo Eliminator acoustical panels at studio areas and exhibit space.** This acoustical panel is made of a recycled cotton material that is fiberglass free and recyclable.

**Bobrick Sierra Series toilet partitions in all toilet rooms.** The Bobrick partitions are Solid Color Reinforced Composite (SCRC) panels containing 15% recycled content and 15% post-industrial waste (by weight). 70% of the SCRC panel material is composed of organic cellulose or wood fibers and are derived from sources which qualify as “rapidly renewable,” reducing the use and rate of depletion of finite raw materials and long-cycle renewable materials. SCRC panels do not contain urea-formaldehyde, helping to reduce the quantity of indoor air contaminants. The Sierra Series partitions use local materials and are manufactured in North Hollywood, CA, reducing the impact from long-distance shipping to the site.

**Daltile Natural Hues Eco-Body ceramic tile on the toilet room walls.** This ceramic tile has a recycled “green” clay body containing 17% post-consumer recycled glass and 17% post-industrial discarded grinding paste. The color glaze is water based and no solvents are used, eliminating the potential for emissions of volatile organic compounds during the manufacturing process.

**Dual-flush flushometer at all water closets to reduce water usage.** Pushing handle up provides reduced flush of 1.1 gpf and decreases water volume by 30%. Pushing handle down provided full flush of 1.6 gpf.

**Richlite natural fiber composite panels and countertop at utility sink areas.** 60% of the raw material used to manufacture Richlite is derived from certified managed forests. Richlite uses a phenolic resin and the finished product is formaldehyde-free.

**Forbo linoleum resilient tackable surface material at bulletin boards.** The tackable surface is produced from renewable, natural materials: linseed oil, granulated cork, resin binders, ecologically responsible organic pigments and burlap (backing).

In addition to the list below, other sustainable design features would include:

- Lighting in most of the fixtures are T5; Swinerton should have the specific Specs.
- HVAC systems, I don’t know what specific unit was ultimately used but Swinerton should have that information with SEER rating.
- Storm water mitigation, there are bioswales in the parking lot to minimize storm water that goes into the storm drains.
- Glazing: all the windows are double pane and have high performance glazing that maximizes daylight
transmission and minimizes heat gain and heat loss in winter. We will get the specific glass.

- Sunscreens minimize heat gain
- I don’t know what the landscape or irrigation systems are but they will be low water use systems.
- The toilets are low flow.
- Building insulation complies with the new title 24.
- The ceiling tiles have recycled content.

**Bio swale-environmentally friendly**
Forces waste water/rain water to percolate through a high density plant material that leeches out some of the contaminants and pushes all of the water into the ground. There is no storm drainage or sewage.

**Irrigation system**
The system is zoned so that light water need plants are all together so that over-watering is limited. Most of the plant material is native or highly adapted so that after the establishment period they will need little supplemental watering. Which, in Southern California, that means 2-3 days a week maximum.

**DG patio area**
Natural substance that is used in place of traditional hardscape materials. It is much more porous and allows for water to percolate through the soil instead of going to the storm drain system.

**Parking lot trees**
In the areas where this is possible, trees are being installed in the parking lots and along walkways which will reduce the amount of heat emanating from these areas

**In addition:**
The storm water management systems that were designed and constructed for the new projects at the campus include several sustainable elements that provide either filtration or reduce the rate and/or quantity of run-off.

North Parking Lot
1. Landscaped swales between the parking aisles naturally filter storm water and reduce rate and volume of run-off.
2. The CDS storm water filter unit removes additional oils and solids before the storm water is released to the downstream systems.

Business School
1. Where practical, storm water from the building roof and parking lot is directed to run through vegetated planters and swales to provide natural filtration of the storm water.
2. In addition, a CDS unit was installed to provide treatment for oils and solids.

Studios Building
1. Similar to the Parking Lot and Business School projects, where possible storm water run off is directed through vegetated swales.
2. A large swale was installed at the southern end of the site to filter storm water prior to release through the curb to the public street.

Additional sustainable design items include:
1. Near balance of earthwork to minimize hauling.
2. Erosion Control (sand bags, stabilized construction entrance, etc.) was installed during the construction of all of the projects to reduce the influx of silt and mud into the downstream waters.