PR Contacts:
Jill Lonergan, Marketing Manager
Joe Olla, Director of Business Development & Marketing
(415) 863-1820
jilll@nibbi.com or joeo@nibbi.com

ST.PETERS PLACE ACHIEVES HIGHEST GREENPOINT RATING EVER EARNED FOR A SAN FRANCISCO MULTI-FAMILY PROJECT

SAN FRANCISO, CA., APRIL 24, 2012—St. Peter's Place, a 20-unit housing complex for low-income, developmentally disabled adults, recently earned some of the highest sustainability marks ever achieved by a multi-family housing project. Designed by Herman Coliver Locus Architecture and built by Nibbi Brothers General Contractors, the $6,331,393-million project originally targeted LEED® for Homes Gold certification and a Built It Green "GreenPoint" rating. However, the project (completed last year) not only earned LEED for Homes Platinum, it also achieved the highest GreenPoint rating ever for a multi-family housing project in San Francisco.

GreenPoint is a rating system created by Build It Green, a non-profit organization dedicated to promoting and advancing sustainable housing. A GreenPoint-rated building is awarded points across five categories: 1) energy efficiency, 2) resource conservation, 3) indoor air quality, or IAQ, 4) water conservation and 5) community (including access to public transportation).

St. Peter's Place earned 202 out of 275 points as its final score. According to the Build It Green website, the average score is 86. "It's almost impossible to reach the 275 mark," says Ryan Potvin of Environmental Building Strategies, the firm hired to provide third-party certification for the project. "In fact, it's very difficult to get above 200 points."

Below is how Nibbi, HCL Architecture, Environmental Building Strategies and the Bernal Heights Neighborhood Center (the project's developer) earned its record number of GreenPoints for the project. In the first column are the point catergories; in the second column are the points necessary to achieve a GreenPoint rating for that column; in the third are the actual points earned; and in the fourth are ways in which the team achieved those points.

Category	Minimum required points: 50	Total points earned: 202	Strategies (partial listing)
Energy efficiency	30	128	Super-efficient building envelope, natural ventilation, operable windows, minimally sized HVAC units, PVs for hot water, Energy Star appliances, efficient lighting.
Resource conservation	6	20	Highly efficient framing and 80% construction waste diversion.
Indoor air quality	5	9	Lower to no-VOC paints and sealants, products with zero formaldehyde,
Water conservation	3	18	Low-flow fixtures, drought-tolerant landscaping with water-efficient drip systems.
Community	6	27	Site selection; location with infrastructure around it, access to day care, public parks.

While many of a project's green features are design driven, the builder can contribute significantly to the end-product's sustainability, says Potvin, particularly in the categories of resource conservation and indoor air quality. In the case of St. Peter's Place, for example, Nibbi's judicial framing estimates helped the project attain an exceptionally high resource conservation score (6 points needed; 20 points achieved). "The project had extremely low framing rates," Potvin explains. "Nibbi properly estimated and sized the studs, resulting in a framing waste of less than 1% and less material that needed to be recycled." The project's construction waste diversion waste was 80%, exceeding San Francisco diversion goals by 5%.

Nibbi also contributed to the project's high Indoor air quality points by ensuring that the project was specified correctly, by properly sealing off all ducts during construction, and by taking extra precaution to thoroughly flush out the building prior to occupancy.

Designed to be 56.9% more efficient than Title 24 Energy Code requirements, the project's sustainability goals will help ensure two things: that maintenance and operation costs will be as low as possible; and that tenants will experience enhanced health and long-term stability.

"Our residents already are dealing with significant challenges," says Faith Kirkpatrick, project manager for the Bernal Heights Neighborhood Center, the community based housing organization that developed the project. "We think that high-quality housing like St. Peters Place will provide them with a healthy, comfortable, durable place to live that will contribute to their well-being for years to come."

While the project's sustainable features naturally will reduce costs, Kirkpatrick adds that the incentive to make the project as green as possible originates more from "good policy and high standards, and the desire to provide high-quality construction for long-term owners. "Many of the project's products are sustainable, renewable, toxin- and allergy-free, and often more durable than non-sustainable materials. As an example, the project contains cork and bamboo flooring throughout. "Cork and bamboo are more durable than wood or carpeting," says Kirkpatrick. "They're also good acoustically and warmer to bare feet."

In addition to receiving the second highest GreenPoint rating ever awarded a multi-family project (the first highest scored 220 points), St. Peter's Place also earned 90 points under the LEED for Homes system, earning it Platinum certification.

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Founded in 1950, Nibbi Brothers is a builder of technically complex urban projects whose singular objective is getting the job done right. It's a philosophy that guides every action on every Nibbi project. By relentlessly focusing on the right goals, the right people and the right approach, we help our clients find the best solutions to their project needs. Nibbi's primary market sectors include commercial, community-based, education, mixed-use and multi-family, seismic/historic and waterfront. We currently are building the new Exploratorium @ Pier 15 ($140M), which is targeting LEED Gold, with possible Platinum, and is striving to become the first net-zero energy (NZE) museum in the world.