

# Daily Pacific Builder®

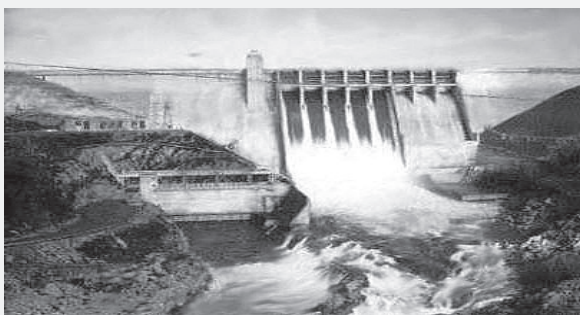
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## News Briefs

### Public Comment Period Opens on Folsom Dam Approach Channel Document

The U.S. Army Corps of Engineers Sacramento District and the Central Valley Flood Protection Board released the draft supplemental environmental impact statement/environmental impact report for the Folsom Dam Modification Project Approach Channel on July 20 for public review.



The draft environmental document was published in the Federal Register, local libraries, CVFPB's website and the district's website at <http://www.spk.usace.army.mil/Missions/CivilWorks/JointFederalProject.aspx>.

The official 45-day public comment period for the document begins July 25 and ends Sept. 10, 2012.

The environmental document serves as a supplement to the final EIS/EIR and Record of Decision—completed in 2007—for the Folsom Dam and Flood Damage Reduction Project. The document provides new and additional information on the design, and means to construct the auxiliary spillway – part of the Joint Federal Project.

Additionally, the document outlines and evaluates possible environmental effects and mitigation measures associated with proposed construction.

The Joint Federal Project will implement dam safety and security features, along with flood damage reduction features, at Folsom Dam and its associated facilities in the city of Folsom. Project completion is scheduled for October 2017.

Written comments can be submitted through the postal mail or by email to the addresses listed in the draft supplemental EIS/EIR. Comments will also be accepted during two public meetings Aug. 23, where project partners will present potential environmental impacts. A final supplemental EIS is tentatively scheduled to be released by the end of the year.

## Boys & Girls Clubs of San Francisco Earns LEED EBOM

It's not easy being green, according to a famous frog. Harder still is getting green if you didn't start out that way. The recently renovated Boys & Girls Clubs of San Francisco Mission Clubhouse is one of those animals.

The Mission Clubhouse, part of Boys & Girls Clubs of San Francisco (BGCSF), was originally built in 1928, long before the words "sustainable" and "LEED" had sprouted in the cultural lexicon. Reopened in 2010—after a complete redesign, seismic upgrade and renovation of the Mission-style structure thanks to an \$8M investment from the Club's capital campaign—the building today is one of the greenest in San Francisco, having recently achieved LEED EBOM (existing building: operations and maintenance) Gold Certification.

Relatively speaking, it's simpler to design a highly energy efficient building from the ground up. That way, you can take advantage of proper building siting and positioning, for example, which greatly enhance a building's energy performance and also contribute to its LEED point total.

Achieving LEED EBOM can be more difficult, as many of the elements that contribute to a LEED rating are out of the project team's control. The Mission Clubhouse team, however, was able to achieve LEED EBOM Gold by streamlining operations and maximizing resource efficiency.

Taking advantage of the opportunity to use the structure as a model of social, environmental, and economic responsibility for the community, BGCSF worked closely with the architect (Tom Eliot Fisch), builder and engineers to deliver an extremely efficient building.

"We really wanted this building to speak to our values," says BGCSF President Rob Connolly. "That meant creating a Clubhouse that was inspiring, educational and cost-efficient, along with having a very small carbon footprint. We want local businesses to look at our operations and follow our lead."

Transforming the clubhouse on the corner of Alabama and 21st streets in



*"We looked at the operations of the building and realized the structure was actually approaching net-zero electricity status"*

the Mission District of San Francisco included the renovation of the historic two-story building on the corner and the demolition and rebuilding of the old gymnasium behind it. The new Mission Clubhouse contains 14,000 sq-ft of new space, including a gym, teen center, learning center, multimedia center, art studio, multipurpose room and administrative offices.

Now in operation for 21 months, the Mission Clubhouse is using nearly 75% less electricity through solar panels, a radiant heating system in the floors of both the historic wood building and new concrete structure, and abundant use of day-lighting throughout.

"We looked at the operations of the building and realized the structure was actually approaching net-zero electricity status," says Matt Macko of Environmental Building Strategies, hired

to take the building through the LEED EBOM certification process. "While the building has limited solar access, preventing it from becoming a net-zero electricity building, it was designed and constructed extremely well, making the LEED EBOM process easier."

While the new Mission Clubhouse is saving BGCSF money in lower operational costs, it is also better serving the youth who use the building. The vastly improved lighting, ventilation and overall indoor environmental quality have created a healthy, vibrant space that the kids not only use but respect.

"Boys & Girls Club of San Francisco has created something different than other communal spaces," says Macko. "It feels good when you walk in there. It's a good, clean, environmentally friendly place with a great purpose."

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