



Strengthening our Commitment to the Health of our Occupants and the Environment

The Moffett Towers Club is a 48,207 sq. ft. amenities building that serves the Moffett Towers campus, comprised of seven office towers over a 52 acre site developed by Jay Paul Company. The club offers the campus tenants a state-of-the-art fitness center, gymnasium, game room, outdoor pool and whirlpool, full-service spa, café, and credit union.

Jay Paul Company is a privately held real estate developer, founded in 1975 and based in San Francisco, California. We concentrate on the acquisition, development, and management of prime commercial properties throughout the state. Our unique development approach results in work environments that facilitate productivity and balance for forward thinking companies and their employees. With Moffett Towers being the first “green” project in our portfolio, our focus on creating long-term value for our investors and tenants through high-quality, sustainable design has attained a new level of commitment.

You can find this case study and more information about Moffett Towers at www.moffett-towers.com.

Our Green Highlights



On Site Renewable Energy - *Warming up off the Grid*

Thanks to an onsite solar thermal heating system, which supplies 10% of the building’s overall energy usage, the outdoor pool is kept at a comfortable 80 degrees Fahrenheit. The initial investment will be recouped in less than one and a half years thanks to energy savings – a true win-win element of green building design.



Water Efficiency- *Hydrate Wisely*

Efficient irrigation systems and drought tolerant plants combine to successfully reduce the site’s irrigation needs by 50%. By installing low-flow faucets and shower heads, dual-flush toilets and waterless urinals we cut our indoor water use by 38%. These features will combine to reduce the water usage for the building by nearly 170,000 gallons per year.



Low-Emitting Materials - *Free to Breathe Easy*

It was important to us to build a healthy environment with excellent indoor air quality – which is why the paints, plasters, sealants, and adhesives that cover our walls and hold down our floors contain little or no Volatile Organic Compounds (VOC’s). All wood is free of urea-formaldehyde and the building has the lowest emitting carpets available to date. The Club’s occupants will also enjoy superior indoor air quality thanks to increased ventilation – 30% more fresh air is brought into the building than in conventional ventilation systems.



Construction Waste Management - *No Such Thing as Waste*

Ninety-five percent of the 2,627 tons of waste material produced using the construction of the Moffett Towers Club was diverted from landfills; including wood, cardboard, drywall, stucco and metal. In addition to sorting our waste on-site for recycling, we also reused 2,540 tons of asphalt from the demolished parking lot that previously occupied the Club site as base for a new parking lot adjacent to the building.



Innovation – *Green Gym*

The Moffett Towers Club has adopted innovative solutions to ensure that its services are in step with our commitment to creating a truly green building, from design to operations. A handful of these strategies include: timed lighting, energy efficient aerobic equipment, recycling programs and paperless operations, and special programs that encourage club members to do their part for the environment.



Why Build Green?

The buildings where we work, live and play have significant impacts on our environment, our economy and our health. In the United States, they account for 70% of the electricity, 40% of the raw materials, and 12% of the potable water we use each year, while producing 39% of our CO₂ emissions. Green building practices have many benefits such as: conservation of natural resources, reduction of operating costs, and creation of a healthier and more comfortable place to live and work.*

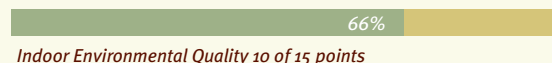
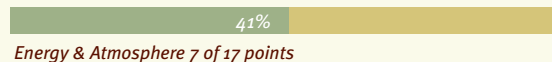
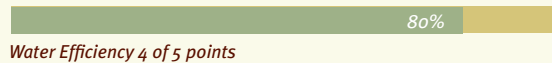
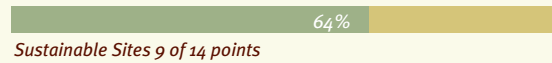
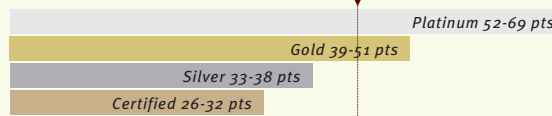
What is LEED?

Leadership in Energy and Environmental Design (LEED) Green Building Rating System® is the national benchmark for the design, construction, and operations of high-performing buildings that minimize their environmental impact. LEED was developed by the U.S. Green Building Council (USGBC) and promotes a whole-building approach to sustainability by evaluating buildings in six categories: sustainable sites, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, and innovation and design.*

* Adapted from US Green Building Council. For more information visit www.usgbc.org

Moffett Towers Club LEED-NC Scorecard Summary

LEED Gold: 40 points



This summary shows the intended target points submitted to the USGBC for the projects evaluation.

"Moffett Towers is the first "green" project in our portfolio. The overwhelmingly positive response the project has generated has solidified our commitment to green development. We believe that sustainable building, particularly the LEED system will be an essential element of all future Class-A buildings."

—Maria Morehart, Development Associate, Jay Paul Company

Building Facts

Owner: Moffett Towers Lot 3 LLC as managed by Jay Paul Company
 Interior Architect: DES Architects/Engineers
 General Contractor: Rudolph and Sletton
 Mechanical Design-Build: ACCO Engineered Systems, Inc.
 Electrical Design-Build: Rosendin Electric, Inc.
 Lighting Design: Rosendin Electric, Inc.
 Plumbing Design-Build: KDS Plumbing, Inc.
 Commissioning Authority: KEMA Services, Inc.
 LEED Consulting: KEMA Services, Inc.
 Project Size: 48,207 sq. ft.



LEED

Leadership in Energy & Environmental Design



Case Study: Moffett Towers Club

1080 Enterprise Way, Sunnyvale, CA 94089

www.moffett-towers.com

