

When I spoke to the Kaminskys, the new owners of the old Home Depot building, it was clear they were proud of having made the choice to reuse, rather than demolish and rebuild, and excited to have made that commitment to the community.

When asked why they had chosen to reuse rather than demolish the huge tilt-slab concrete warehouse, Michelle Candelaria, Guest Relations Manager, said, "Well, first it was an environmental choice. They didn't want to contribute to debris in landfills and they wanted to improve on what was there, to make it more efficient. Also, the building had been there for so long they felt it was important to the community as a fixture, as a part of their lives, and that it should be kept."

The "new" building for Toyota of El Cajon is the first LEED certified building in El Cajon, and San Diego County's first green car dealership. One of their strategic values is to be conscientious of the community and environment, and to create an eco-friendly facility that will have a measurable impact on both.

### **Job Statistics**

Reusing the existing building structure helped save thousands of gallons of fuel and huge amounts of electric energy by not demolishing the existing building structure and then reconstructing a new one.

3,089,000 BTU's per year in total energy savings – with smart design and fixture choices, they have reduced the building's energy usage by 26% with a cost savings of over \$62,000/year.

124,000 square feet of the Home Depot structure is being reused as their new home – saving tons of debris from reaching landfills, saving carbon emissions by eliminating hauling debris, and saving huge amounts of fuel and electric energy by avoiding demolition and reconstruction.

93% of the debris during demolition and construction was recycled, keeping 756,340 pounds of waste out of landfills.

19% of the wood used on the project came from FSC-certified forests – showing their support of sustainable forestry practices.

Over 30% of materials used on the project came from within a 500 mile radius thereby reducing the carbon footprint of the building by reducing emissions from material transport to the site.

Over 20% of materials used on the project contain recycled content thereby completing the recycling loop. All products selected are extremely durable and are anticipated to have a long life span before they may be once again recycled.

107,000 gallons of reduced overall water use by replacing the existing building's plumbing fixtures with new high efficiency designs. A water reclamation system was installed which allows our car wash to reduce water consumption from an average of 20 gallons per wash to 6. This system creates an 83% water savings compared to a typical car wash. The landscape irrigation system is connected to the car wash water, allowing that 100% of the water is reused in some way.

Through the use of high performance glazing, installation and good design the building uses over 26% less energy than a standard building. High SEER HVAC units are used in

the facility to maximize energy conservation. Interior and exterior lighting systems that promote low energy use, low heat transmission and low light pollution were installed.

Only low and no VOC content materials throughout the building reduced potential building odors and fumes. The site was monitored during construction to ensure ductwork was protected and filters changed appropriately prior to occupancy to ensure air quality.

I realize that no one would call the old Home Depot building historic, and I would agree, but I also know that it sets a precedent for our future to recognize the green efforts and accomplishments of this organization. If we are to spout "The greenest building is the one that is already built," and mean it, then establishing a Greenest Building award should follow. The building that is already built isn't always historic or pretty but it is almost always the greenest, and that is a point that needs to be emphasized.

In contrast, the Home Depot that moved out of this building to a site less than a mile away, demolished an old tilt-slab concrete K-Mart building and constructed another in its place. During the process the piles of debris and machinery looked like a quarry site. The new building is only slightly larger and architecturally looks like it belongs in Arizona, not San Diego County. And so I would also like to nominate the Home Depot for the Dozer Award.