

COMMERCIAL REAL ESTATE AWARDS 2015

Best Sustainable Project

GOLD

Mahdesian Learning Center & Client Innovation Hub - AKA "The Hangar Office"
 3965 Landmark St
 Culver City

Size: 3,400 sf
Developer: Servicon Systems
General Contractor: SPS Builders, Inc.
Architect: Edward Ogosta Architecture



LOCATED just one block from the Culver City Expo Line station and adjacent to the prospering Hayden Tract, this unique warehouse conversion project, despite its relatively small scale, responds in a big way to its owners' desire to operate sustainably. Historically, it is Culver City's first LEED-NC Platinum certified building, a powerful statement of the Center's sustainable values. Founded in 1973 as a small, family owned start-up by Richard Mahdesian, Servicon was an early innovator of "green cleaning" services. The design and construction integrated painstaking green measures, resulting in a Prius-like facility that uses so little energy that the electricity consumed by the entire building produces a smaller carbon footprint than that of a single hybrid automobile. It incorporates 227 rooftop- and carport-mounted photovoltaic panels, which generate between 30-60 percent of the building's electricity, low-power lighting, a new high-efficiency mechanical system with recovery modules, and solar-powered electric vehicle charging stations.


SILVER

City of Santa Monica Parking Structure 6
 1431 2nd St.
 Santa Monica

Size: 284,940 sf
Developer: City of Santa Monica
General Contractor: Morley Builders
Architect: Studio Jantzen

PARKING Structure No. 6 stylishly delivers a much needed, highly efficient LEED Gold- certified parking garage to downtown Santa Monica. The new structure features 750-parking spaces on eight above-ground and three subterranean levels with 7,000 square feet of retail space, Farmers Market storage and bicycle racks accommodating 90 bicycles. The structure truly conveys the value of sustainability as it incorporates components such as photovoltaic solar roof panels and 30 electrical vehicle-charging stations.

