

**Ice Block 1**  
**1610 R Street, Sacramento, CA 95811**

**Sample LEED Scorecard**

<b>LEED GOLD (Targeted)</b>	
<b>CORE AND SHELL v2009</b>	<b>60/110</b>
Sustainable Sites:	22/28
Water Efficiency:	4/10
Energy and Atmosphere:	11/37
Materials and Resources:	5/13
Indoor Environmental Quality:	10/12
Innovation and Design Process:	6/6
Regional Priority Credits:	2/4

**Project Team**

- Owner: Ice Shop, LP
- Developer: Heller Pacific, Inc.
- General Contractor: Ascent Builders, Inc.
- Architect: RMW Architecture & Interiors
- Structural Engineer: Buehler & Buehler Structural Engineers
- MEP Engineer: LP Consulting Engineers, Inc.
- Civil Engineer: Cunningham Engineering Corp
- Landscape Architect: Loftgardens Landscape Architecture



Ice Block 1 consists of two buildings with retail on the ground floor and three levels of office above, connected by a glass sky bridge. This block features 100 parking spaces below ground, located right off 16th Street. Raised above street level, the wrap-around deck is home to 30' patio dining areas and interactive outdoor shopping spaces. The upper three levels provide over 98,000 SF of open office space with 360° views of the surrounding city scape. While the project will not be enrolling in the formal LEED Certification process, creating a sustainable, or green, site and building has been a guiding principle from conceptualization through construction. This "scorecard" has been utilized by the project team throughout development as a measuring tool for our success in this project goal.

## PROJECT SUSTAINABILITY – a few of our notable green features

### Sustainable Sites:

- Built on a previously developed site and classified Brownfield Redevelopment for asbestos abatement / remediation.
- Prioritizes and meets LEED standards for both Development Density and Community Connectivity options.
- Located within ¼-mile walking distance of two light rail and four bus stops serving nine public transit lines.
- 5% of parking stalls are designated preferred parking spaces for low-emitting and fuel efficient vehicles.
- Bicycle storage, showers and changing areas for bicycle and pedestrian commuters provided.
- Heat Island Effect - Non-roof was achieved with the underground parking facility in lieu of an exterior parking lot.
- Heat Island Effect - Roof was achieved by installing roofing material w/ an SRI value <78.
- Light Pollution Reduction – Non-emergency interior lighting is reduced to >50% after business hours.



### Water Efficiency:

- Water usage reduction of 30%, through the installation of low-flow water fixtures and low-flow flush fixtures.
- The landscaping irrigation system is designed to reduce water consumption by more than 50%. High-efficiency irrigation equipment and climate-based controllers have been installed, while native and adapted plants are used to reduce the overall irrigation requirements.

### Energy and Atmosphere:

- Energy performance 14% more efficient than standard building design.
- A roof-mounted photovoltaic system installed, consisting of 520 modules connected to inverters. The system is expected to produce over 241,000-kWh annually. Excess power generated will be exported to the electric utility grid.
- Purchased Green-e-accredited renewable energy certificates equal to 100% of buildings electricity, for a two year period.

### Materials and Resources:

- Over 75% of construction waste and debris recycled and diverted from landfills.
- Over 20% of total building materials composed of recycled content.

### Indoor Environmental Quality:

- Carbon dioxide (CO<sub>2</sub>) monitors were installed in all return air ducts for outside air control.
- All interior finishes contain no or low levels of Volatile Organic Compounds (VOC's) to reduce indoor contamination.
- Increased occupant control for thermal and lighting systems to promote comfort, productivity and well-being of building occupants.

### Innovation and Design:

- A green cleaning policy implemented throughout.
- Exemplary Performance for Green Power, Recycled Content and Optimize Energy Performance- Equipment and Appliances.