

Bovis Lend Lease Los Angeles Community College District Project Receives BREEAM Certification



Bovis Lend Lease managed the adaptive renovation/conversion of the historic Van de Kamp Bakery, the first building in the United States to receive a Building Research Establishment Environmental Assessment Method (BREEAM) rating. The converted 30,000 square foot classroom building containing ten classrooms and faculty office space, is not only the first building in the United States to receive a BREEAM rating, but also, the first building in the world to meet both LEED (Leadership in Energy and Environmental Design) and BREEAM requirements.

Working with the DMJM/JGM program management team, the Los Angeles based project team, is currently overseeing the implementation of the Los Angeles City College campus master plan including the Proposition A Building and AA Bond Programs encompassing the construction of five new buildings, demolition of five structures and the modernization/renovation of ten structures. States Ron Purisima, Bovis Lend Lease Project Director, *“The LACCD projects will not only achieve LEED certification with three new structures achieving a minimum of 26 points toward LEED certification, but the historic Van de Kamp building will also be the first to receive both LEED and BREEAM certification.”*

The 1930 Van de Kamp Bakery building was declared a cultural monument in 1992 and stills serves as the only example of a Dutch Renaissance Revival style industrial plant. After the business failed in 1990, the building sustained extensive deterioration, but was saved from the wrecking ball at the intervention of the Los Angeles Conservancy and community organizations. Senator Richard Polanco then provided over three million dollars in state funds to construct a community college on the site.

The Atwater Satellite Campus will consist of three structures: the converted bakery building, a second building containing classrooms, administrative and faculty office space, a library and a bookstore, and, presently in the fund-raising stage, a third building, which will contain a community room, wellness center, workforce development and contract office, education offices and classrooms, multipurpose room and fitness center. In addition, to be included in the project is a recreation area, parking, access roads and landscaping.

“LAACD has done an excellent job of engaging the local community to shape the college’s design, integrating renewables and using of sustainable materials,” says Amy Garrod, the BREEAM assessor for the project who presented the award to LACCD. *“The adaptive reuse of the existing bakery building retains the historical value of the site. The building’s design includes photovoltaic panels, high energy efficiency and green building education stations, all of which contributes to the building’s BREEAM rating.”*

The City of Los Angeles has mandated that all new city buildings over 7,500 square feet be LEED certified, which includes all new construction within the LACCD. Bovis Lend Lease has 18 ongoing projects with LACCD, which is the largest community college district in the United States comprised of nine colleges with campuses in 36 cities in the greater Los Angeles area; approximately 130,000 students attend LACCD.