

NEWS RELEASE**HISTORIC VAN DE KAMP BAKERY ESCAPES DEMOLITION TO BECOME GLOBAL EXAMPLE FOR PRESERVATION AND SUSTAINABILITY****LACCD's Northeast Campus is First Dual LEED™/BREEAM™ Certified 'Green Building' in the World**

LOS ANGELES, CA (December 2005) – This month the Los Angeles Community College District (the District) received the first of two certificates from the United Kingdom's Building Research Establishment (BRE), the British equivalent of the U.S. Green Building Council (USGBC), officially making the new historic Van de Kamp Bakery Northeast Campus the first dual certified 'green building' in the world. As the architect of the District's Sustainable Design Guidelines that steered the design of this landmark project, DMJM has made a significant stride forward in sustainable design. Built within the historic 1930's Van de Kamp Bakery building, the new Northeast campus is the only structure on the planet to be compliant with both USGBC's Leadership in Energy and Environmental Design (LEED) requirements and United Kingdom's BRE Environmental Assessment Method (BREEAM) criteria.

"This was a very successful collaboration between the District, DMJM, USGBC and BRE," said DMJM Principal and sustainability expert Bharat Patel. "By working together, we have saved a historic structure from the wrecking ball and provided it with a sustainable future. The Northeast Campus represents a ground-breaking experiment that has forged the way for a new global standard in sustainable design *and* historic preservation."

DMJM Breathes New Life into a Historic Landmark

Built in 1930, the Van de Kamp's Bakery's building served as headquarters for the chain of bakeries and coffee shops whose trademark "windmill" buildings and neon signs prevailed throughout mid 20th century Los Angeles. The building was designed by New York architect J. Edward Hopkins to resemble a Dutch 16th century farmhouse, reflecting the company's corporate image. The building remains the only example of an industrial plant in the Dutch Renaissance Revival style. Fondly known as the "Taj Mahal of all bakeries," Van de Kamp's was declared a cultural monument in 1992, recognizing its unique place in Los Angeles architecture.

Sadly, the building deteriorated and fell prey to vandalism after the company went out of business in 1990. A developer obtained the property in 2000 and sought to demolish the bakery in order to make room for a Home

Base superstore and Burger King. Unwilling to see an architectural landmark erased from history, the Los Angeles Conservancy and a coalition of 20 community organizations blocked the demolition vote at a vote of the Planning Commission, attracting the attention of Senator Richard Polanco, who in turn brought \$3 million in state funds to build a community college on the site.



Initially, the District believed it would save only the façade of the building and construct around it, but a more thorough study initiated by DMJM found that rehabilitation of the existing structure was more cost-effective. “No matter how much recycled material one uses in a new building it cannot match one that is reused,” says Patel. “The historic building will serve as the centerpiece of the campus that will be a true ‘oasis’ of learning for Northeast L.A.”

The new campus will feature over 30,000 sf of new classrooms, offices, and childcare space. Sustainable features will include: a sophisticated energy management system, low VOC paints, photovoltaic systems, high performance insulation, and occupant controllable shades for glare control. The existing timber roof will remain and the majority of the clay tiles on the roof will be cleaned and re-used. By reusing the existing building structure and materials whenever possible per DMJM’s Sustainable Design Manual, the District will conserve resources, ultimately resulting in a building that can be used as an educational resource to demonstrate the long-term advantages of sustainability.

DMJM Spearheaded International Collaboration Effort

With the District’s approval, DMJM set a new precedent by reaching out across the Atlantic in the first international collaboration effort of its kind. After initially proposing the idea of knowledge exchange between the two continents, DMJM worked hand-in-hand with a BRE inspector to ensure that sustainability criteria were integrated within the design process from the very beginning. The costs of BREEAM certification (approximately \$20,000) were absorbed by the District while DMJM funded the BRE assessor’s time, travel, and accommodation for over five months.



In addition to incorporating USGBC LEED requirements, DMJM addressed BREEAM criteria which include management, energy use, health and well-being, pollution, transport, land use, ecology, materials, and water. The BREEAM system also awards points for community involvement. “This represented the first time that BRE has collaborated with USGBC,” said BRE assessor Amy Garrod. “For over a decade, BREEAM has been used to assess the environmental performance of both new and existing buildings. Like LEED here in the United States, it is regarded

by the UK's construction and property sectors as the measure of best practice in environmental design and management."

Construction on the Van de Kamp Bakery Northeast Campus is slated to begin during Summer 2006. Doors are expected to open to students for the Spring Semester in 2008. Upon occupancy, the District will receive the second BREAM certificate, sealing its exclusive status as the first truly globally sustainable building in the world.

DMJM Continues Setting Standards for Sustainable Design

Before DMJM set the standard for sustainability heard around the world, the team was already establishing guidelines that have been adopted statewide. DMJM developed the District's Sustainable Design Manual outlining the design criteria and standards that all future architecture & engineering consultants will be expected to meet or exceed in the future. Not only does the Sustainable Design Manual have a significant and direct environmental impact on the District's nine campuses, but it is also a precedent-setting program for the State of California. In July 2003, The University of California Board of Regents voted unanimously in favor of a system-wide clean-energy and green building policy based on the guidelines established for the District. As program manager for Proposition A and AA Bond Programs, DMJM (in joint venture) has been instrumental in managing the District's ambitious LEED capital improvement program expected to be completed over the next six years. The District's program constitutes the largest sustainable development program in the United States.

About USGBC/LEED

The U.S. Green Building Council (USGBC) is the nation's foremost coalition of leaders from across the building industry working to promote buildings that are environmentally responsible, profitable and healthy places to live and work. The U.S. USGBC is leading a national consensus for producing a new generation of buildings that deliver high performance inside and out. The LEED (Leadership in Energy and Environmental Design) Green Building Rating System® is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. Members of the USGBC representing all segments of the building industry developed LEED and continue to contribute to its evolution. The mission of the USGBC Los Angeles Chapter is to improve the economic, social and environmental performance of Southern California regional development through the integration of green building practices.

About BREEAM

BRE's mission is to build a better world and our vision is our unmistakable imprint on a highly regarded and sustainable built environment. BRE is committed to helping the UK's built environment industries be the best. Their expertise is available to the industry through research, consultancy, and a wide range of publications, software, videos, events, and training course. BREEAM's success stems from its unique ability to cover a wide range of environmental issues within one assessment, and to present the results in a way that is widely understood by those involved in property procurement and management.

About DMJM

Headquartered at 515 Flower Street in Los Angeles, CA, DMJM is one of the largest design, technology, and program and construction management firms in the world. For over 60 years, DMJM professionals have helped to shape the environments in which we live and work. As part of the AECOM family of companies, DMJM offers access to more than 17,000 professionals in over 50 major operating offices worldwide. Website: www.dmjmh.aecom.com

###