

GREEN TRANSFORMATION OF THE FORMER MCCLELLAN AFB, SACRAMENTO CA

**Mr. Steve Mayer, PMP, P.E.
McClellan Remediation Program Manger
Air Force Real Property Agency**

May 11, 2011



Report Documentation Page

Form Approved
OMB No. 0704-0188

Public reporting burden for the collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Washington Headquarters Services, Directorate for Information Operations and Reports, 1215 Jefferson Davis Highway, Suite 1204, Arlington VA 22202-4302. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to a penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.

1. REPORT DATE 11 MAY 2011		2. REPORT TYPE		3. DATES COVERED 00-00-2011 to 00-00-2011	
4. TITLE AND SUBTITLE Green Transformation of the Former McClellan AFB, Sacramento CA				5a. CONTRACT NUMBER	
				5b. GRANT NUMBER	
				5c. PROGRAM ELEMENT NUMBER	
6. AUTHOR(S)				5d. PROJECT NUMBER	
				5e. TASK NUMBER	
				5f. WORK UNIT NUMBER	
7. PERFORMING ORGANIZATION NAME(S) AND ADDRESS(ES) Air Force Real Property Agency, 2261 Hughes Ave., Suite 121, Lackland AFB, TX, 78236-9821				8. PERFORMING ORGANIZATION REPORT NUMBER	
9. SPONSORING/MONITORING AGENCY NAME(S) AND ADDRESS(ES)				10. SPONSOR/MONITOR'S ACRONYM(S)	
				11. SPONSOR/MONITOR'S REPORT NUMBER(S)	
12. DISTRIBUTION/AVAILABILITY STATEMENT Approved for public release; distribution unlimited					
13. SUPPLEMENTARY NOTES Presented at the NDIA Environment, Energy Security & Sustainability (E2S2) Symposium & Exhibition held 9-12 May 2011 in New Orleans, LA.					
14. ABSTRACT					
15. SUBJECT TERMS					
16. SECURITY CLASSIFICATION OF:			17. LIMITATION OF ABSTRACT Same as Report (SAR)	18. NUMBER OF PAGES 16	19a. NAME OF RESPONSIBLE PERSON
a. REPORT unclassified	b. ABSTRACT unclassified	c. THIS PAGE unclassified			

Overview

- ▣ McClellan History
- ▣ Eco-friendly Business Park
- ▣ Tenant Improvements
- ▣ Relationships
- ▣ Infrastructure Improvements



McClellan History

- ❑ Operated 60+ years as repair/supply depot
- ❑ 3000 acres near Sacramento, California
- ❑ Largest industrial site in Northern California
- ❑ Listed as “Superfund” site in 1987
- ❑ Closed July 2001
 - Lost 13,500 jobs



McClellan Park

National model for successful base redevelopment

- ▣ Concurrent with largest Superfund program in the Air Force

- ▣ Over 15,000 people on the former base daily

 - ▣ 140 residential tenants

 - ▣ 240 commercial tenants

 - Restaurants

 - Full- service hotel

 - Airport

 - Fitness center

 - Park and museum

 - Office, industrial, retail



Eco-friendly Business Park

▣ 14 “Green” Businesses

■ Solar Companies

- ▣ Sun Edison
- ▣ South Korea-based N Solar, Inc

■ Recycling

- ▣ Thrift International
- ▣ Battery MD
- ▣ RAFT

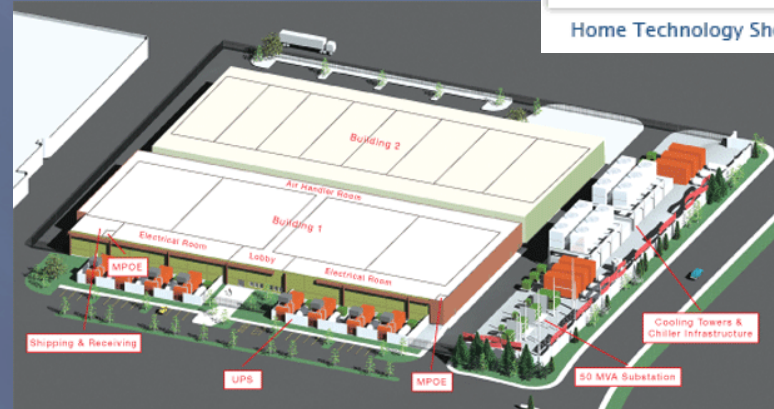


Eco-friendly Business Park

- ▣ 14 “Green” Businesses
 - Construction / Environmental Engineering
 - ▣ Beutler Corp.
 - ▣ Zeta Community
 - ▣ PIKA International
 - Data Storage
 - ▣ Advanced Data Centers
 - Platinum LEED
 - Advocacy
 - ▣ Renewable Energy Institute International



Home Technology Showroom



Tenant Improvements

- ▣ Tailored for each tenant
- ▣ Incorporate energy efficiency
 - Windows
 - Heating/cooling
 - Lighting
- ▣ Twin Rivers School District Administrative Office



Relationships

- ▣ Unique close working relationships
 - McClellan Business Park
 - Sacramento Municipal Utility District
 - Sacramento Suburban Water District
 - Sacramento County Office of Economic Development
 - Sacramento Housing and Redevelopment Agency
 - Economic Development Authority
 - Air Force
 - Regulatory Agencies



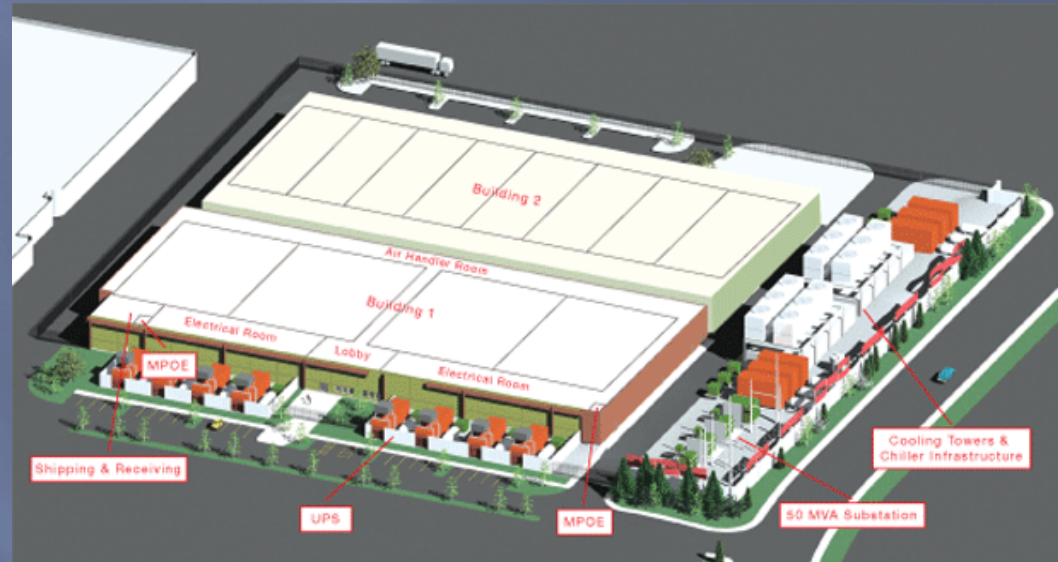
Leveraging Relationship

Advanced Data Centers (ADC)

- ❑ McClellan Business Park and SMUD ensured adequate power
- ❑ McClellan Park made onsite improvements
- ❑ County leveraged funding options

Results

- ❑ One of five Platinum LEED-certified server farms in country
- ❑ Facility uses 67 percent less energy than industry average



Infrastructure

- ▣ Replaced/upgraded 20+ miles of sanitary sewer
- ▣ New roadways to comply with standards
- ▣ Solar panels incorporated in parking
- ▣ 100+ video surveillance security camera



Infrastructure

- ❑ Parking lot and road designs incorporate sustainable storm water management and landscaping
- ❑ Freedom Park Drive “Green Street”



Infrastructure

- ▣ 2 million square feet of energy-efficient roofing installed
 - 800,000 additional square feet scheduled for 2011



- ▣ All energy efficient lighting
 - Grounds
 - Buildings
 - Sky lights
- ▣ Electric golf carts for maintenance



Recycling Materials

- ▣ Onsite concrete recycling



- ▣ More than 200,000 tons of building debris reused on base



Recycling Materials

- ▣ Onsite soil decontamination and reuse
 - ▣ 20,000 cubic yards treated and returned to same site
- ▣ Lower carbon footprint than hauling to landfill
- ▣ More cost effective



2010 California Green Building Standards Code

- ▣ Effective 1 January 2011
 - Parking for clean air vehicles
 - Increase building and water efficiencies
 - Divert construction waste from landfills
 - Cool roofs
 - Reduce landscape potable water irrigation
 - www.bsc.ca.gov
- ▣ McClellan Park implementing many measures already



Questions?

Mr. Steve Mayer

McClellan Remediation Program Manger

Air Force Real Property Agency

phone: 916-643-0830 ext. 224

email: Steven.Mayer@us.af.mil

Mr. Alan Hersh

Senior Vice President of Planning, Environment and
Engineering

McClellan Business Park

Phone: 916-965-7100

Email: ash@mcclellanpark.com

