



## USGBC NJ 2019 Gala Award Winners

### *project categories, teams, and descriptions*

The U.S. Green Building Council New Jersey Chapter (USGBC NJ) will be celebrating nine New Jersey projects at its Annual Awards Gala on Wednesday, May 22, 2019 at the LEED registered Hyatt Regency, New Brunswick, NJ. [Info and registration.](#)

USGBC NJ is a non-profit membership organization focused solely on advancing green building and sustainable communities. As New Jersey’s green building advocate and education resource, USGBC NJ provides excellent educational programs, events, green building tours, and networking. Our members represent the entire spectrum of New Jersey’s green building community.

Join USGBC NJ today - as a [member](#), as a [partner](#) - and together we can create a more sustainable New Jersey.

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<p><b>913 New York Ave, Union City, NJ</b></p> <ul style="list-style-type: none"> <li>• Chartier Group</li> <li>• Minervini Vandermark Architecture</li> <li>• Simplex Homes</li> </ul>	<p><b>LEED Project of the Year: Residential Community Inclusiveness</b></p>	<p>Located in Union City, the 2nd most densely populated city in the United States, this development was an in-fill project, replacing a dilapidated structure with a new construction, mixed-use building, consisting of large, family-friendly homes, with ground level retail &amp; commercial space. The 1st floor &amp; basement were built out of cast-in-place concrete to house Bellamy Kitchen, the first rental commercial kitchen facility in Hudson County. The upper residential floors consisted of seventeen (17) modules, prefabricated at a factory in Scranton, PA, shipped to the site and set by crane over the course of three (3) days. The building was designed and built to achieve LEED Gold certification, with an additional goal of preserving the neighborhood’s history and culture. Union City has historically been nickname “Little Havana”, containing the largest population of Cubans and Cuban-Americans outside of Cuba and Miami. To celebrate the wonderful culture of Union City and Cuba, a local artist was commissioned to create a mural in the residential lobby of the mariposa, the national flower of Cuba. The three (3) commercial kitchens were designed to help small, local food entrepreneurs establish &amp; grow their business with low overhead in a supportive environment. Located in the New York Avenue commercial district, our goal with the commercial kitchen is to help reinvigorate the local economy and food scene.</p>

<p><b>Candela Lofts</b></p> <ul style="list-style-type: none"> <li>• City of Hoboken</li> <li>• nastasi architects</li> <li>• Steven Winter Associates</li> <li>• BLD TYP</li> <li>• Bijou Properties</li> <li>• Concord Atlantic Engineers</li> <li>• Christie Engineering</li> <li>• Bamco</li> </ul>	<p><b>LEED Project of the Year: Residential Passive House</b></p>	<p>Candela Lofts is a premiere multi unit residential building designed using LEED Platinum and Passive House principles at the site of a former candelabra factory. Set for completion in Spring of 2019, the project utilizes smart engineering, progressive building assemblies and craftsmanship of the highest levels to provide a healthy, comfortable and uncompromised living environment.</p>
<p><b>Unilever’s Project Unify</b></p> <ul style="list-style-type: none"> <li>• Unilever</li> <li>• Cushman &amp; Wakefield</li> <li>• Perkins+Will</li> <li>• Dykstra Walker Design Group</li> <li>• Maser</li> <li>• Active Design Group Engineering</li> <li>• Sam Schwartz Transportation Consultants</li> <li>• AMA Consulting Engineers</li> <li>• HDLC</li> <li>• Jacobs Doland Beer</li> <li>• Gordon H. Smith Corporation</li> <li>• Milrose Consultants Inc.</li> <li>• Labrador Technology</li> <li>• Desman</li> <li>• StructureTone, Inc.</li> <li>• M&amp;E Engineers</li> <li>• Design Management Services (DMS)</li> </ul>	<p><b>LEED Project of the Year: Commercial</b></p>	<p>In 2013 Unilever began exploring options to create a world class workplace for the North American Business. The goal was to build a workplace that; matches Unilever’s ambition, enhances connectivity and productivity, promotes the Unilever brand, exemplifies the Unilever Sustainable Living Plan (USLP) and is a beacon for top talent. To bring about this vision Project Unify was formed;</p> <ul style="list-style-type: none"> <li>• To build a building for the next 20 years, not just for now</li> <li>• To create a ‘landmark’ building for Unilever in North America</li> <li>• To establish a LEED-certified building for sustainability</li> <li>• To have a digitally enabled ‘smart’ building that is leading edge in Unilever and America</li> <li>• To leverage the best of NY and the best of NJ to create a NYC-loft experience in a campus atmosphere</li> <li>• To further Agile working to enable the digital and connected world</li> <li>• To have a building that meets our new standard for diversity, allowing everyone to bring their best selves to work</li> </ul> <p>The result of Project Unify is a new North America Corporate Headquarters which is a workplace that enhances Unilever’s dedication to sustainability, enriches its business goals and supports new ways of working. This dynamic environment not only drives energy and water demand reductions within the building through design enhancements, including architectural, mechanical, electrical and plumbing improvements, empowering staff to reduce environmental impact and promote a healthy work environment. Through seamless integration of a broad range of work settings including agile</p>

		workspaces that encourage employees to connect with coworkers in different venues and space types that create and strengthen the workplace culture. The look and feel of the space nurtures a fresh perspective of natural and raw materials. Exposed duct work, concrete floors, and reclaimed woods are the expressive materials in this new environment. The new workplace is designed to be flexible, collaborative, and engage across the generations to support a broad and diverse workforce.
<b>Achievement in Sustainability Through Janitorial Services</b> • SBM Management Services	<b>Innovative Practices/ Innovative Project of the Year</b>	SBM Management Services has been an environmental leader within the facilities maintenance industry for over 30 years. Due to the nature of our business, we have a unique responsibility to protect not only our natural environment, but our customers' and employees' health. This responsibility requires us to maintain ongoing environmental product research, updated training, best practices knowledge and industry event participation. SBM's current footprint in NJ includes service to 35 commercial facilities covering over an estimated 23 million square feet. The focus of this application is to demonstrate SBM's initiative and commitment to the innovation of the integration of sustainable practices into our core custodial business through our commitment to green cleaning strategies and best management practices related to the management of waste collection systems to optimize recycling. Our green cleaning strategies result in greater environmental protection than traditional custodial operations. Our strategies reduce waste generation, energy and water consumption and the use of toxic chemicals improving indoor air quality for our employees and customers. A zero waste focus is integrated into trash and recycling custodial collection services moving waste up the waste hierarchy. In 2018 SBM helped its customers to divert over 80.4 Million pounds of recyclables from the trash and generated \$17.3M in savings. Lastly SBM invests in dedicated resources to support operations, identify innovations and continually improve programs.
<b>Frank J. Gargiulo Campus, Hudson County Schools of Technology</b>	<b>LEED Project of the Year: Schools</b>	The Frank J. Gargiulo Campus is a stunning 350,000 square foot educational facility set on 20 acres in Secaucus, NJ. The campus opened in September 2018 and serves more than 1,200 students in grades 9-12 in support of the career-

<ul style="list-style-type: none"> <li>• Hudson County Improvement Authority</li> <li>• Hudson County Schools of Technology</li> <li>• Joseph Sirangelo, Director of Research, Evaluation &amp; Planning, HCST</li> <li>• RSC Architects</li> <li>• DMR Architects</li> <li>• Terminal Construction Corporation</li> <li>• MAST Construction Services, Inc.</li> <li>• McManimon, Scotland &amp; Baumann</li> <li>• Johnson &amp; Urban</li> <li>• PS&amp;S</li> <li>• Metropolitan Technologies</li> <li>• Lewis S. Goodfriend &amp; Associates</li> <li>• On-Tech Consulting</li> <li>• M&amp;E Engineers</li> <li>• Raymond/Raymond Associates</li> <li>• Stages Consultants</li> <li>• Concord Engineering</li> <li>• Neglia Engineering</li> <li>• T &amp; M Associates</li> <li>• Maser Consulting</li> <li>• Professional Systems Engineering</li> <li>• Giampietro Associates</li> </ul>		<p>prep curriculum of the Hudson County Schools of Technology. The technologically-advanced facility houses 70 leading-edge classrooms and progressive features such as a hydroponics garden, a broadcasting studio with functional control room, and a 120-seat black box theatre, in addition to green roofs, wind turbines and geothermal heating. The features and learning environments offered at the facility are unlike any at nearby facilities. The project is anticipated to receive LEED Gold certification in 2019. The vocational-technical high school is an icon for sustainability, equipped with wind turbines, geothermal heating, 27,000 square feet of solar panels and 20,000 square feet of green roofs. Beyond these unrivaled sustainable features, in line with the project-based learning curriculum of the school, a sustainability curriculum was developed surrounding the school’s features. In addition, educational signage throughout the facility, dedicated ecology events throughout the year, a strict commitment to recycling and a green cleaning contract, all contribute to the development of life-long sustainable champions.</p>

<p><b>Subaru of America Headquarters</b></p> <ul style="list-style-type: none"> <li>• Granum A/I</li> <li>• Turner</li> <li>• O'Donnell and Naccaratto</li> <li>• AKF Engineers</li> <li>• Drago Illumination</li> <li>• Metropolitan Acoustics</li> <li>• Brandywine Realty Trust</li> <li>• New Jersey Economic Development Authority</li> <li>• City of Camden</li> </ul>	<p><b>Honorable Mention: Commercial Community Dedication</b></p>	<p>Following several years of sustained business growth, Subaru of America, Inc. (SOA) announced plans in 2014 for a new headquarters campus to be located in Camden, New Jersey. Opened in April 2018, the new \$118 million building brought together more than 550 employees from four sites onto one campus at a time when the company is celebrating 10 consecutive years of record sales and 11 years of consecutive growth. At 250,000 square feet, the LEED Silver building more than doubles the size of the automaker's previous headquarters. An adjacent 80,400 square foot building, called the National Service Training Center (NSTC), opened in October 2018. Also designed to achieve LEED Silver designation (the application is pending), the building houses service training, along with a service engineering shop and other product engineering. Subaru's Eastern Regional Sales office and Philadelphia Zone office occupy a second floor at the NSTC building. Consistent with the Subaru manufacturing plant in Indiana, and its Love Promise ethos, the new Subaru offices are "zero landfill" meaning nothing from the offices is sent to a landfill, with waste either being reduced, reused or recycled. The automaker's recycling/zero-landfill efforts include an ISO 14001:2015-compliant Environmental Management System or "EMS." This certification ensures SOA commits to world-class leadership in environmental performance. Green measures include the use LED lighting throughout the building, reclaimed wood wall décor, as well as carpeting manufactured with partially recycled content. Further, SOA partnered with the Pennsylvania Horticultural Society to design a landscape that includes the use of native plants that are drought-tolerant and bird-friendly, thus enabling a reduction in irrigation. SOA also transferred its "Love Garden" from its former Cherry Hill property to Camden, where employees grow produce for donation to local food banks.</p>
<p><b>Colgate-Palmolive Burlington Driving Towards LEED Zero</b></p> <ul style="list-style-type: none"> <li>• Colgate-Palmolive Burlington Production Team</li> <li>• Re:Vision</li> <li>• ProTech</li> </ul>	<p><b>Honorable Mention: Commercial LEED Zero Initiative</b></p>	<p>As part of the Colgate-Palmolive Burlington, New Jersey production facility's sustainability goals, the site has been implementing innovative and unique building strategies to lower its overall footprint in energy, carbon, water and waste, and has developed a vision they call "Burlington Net Zero". This vision is unique for an NJ-based industrial facility and offers an opportunity to educate other businesses and the public. In support of this vision, over the past 2 years</p>

		<p>the facility has constructed a LEED NC Silver Certified warehouse, installed solar PV panels, has driven towards TRUE Zero Waste certification and is implementing a net zero water balance plan. Colgate is now working with USGBC and GBCI on their newly launched “LEED Zero” certification program, to certify its net zero water, waste, energy and carbon footprint. In 2019, the Burlington site intends on implementing the most feasible actions to help achieve their Zero goals, helping to reduce their footprint and become a role model for Colgate-Palmolive and all communities &amp; businesses in New Jersey.</p>
<p><b>700 Jackson Redevelopment &amp; Resiliency Park</b></p> <ul style="list-style-type: none"> <li>• Bijou Properties</li> <li>• Intercontinental Real Estate</li> <li>• Marchetto Higgins Stieve Architects</li> <li>• Langan Engineering</li> <li>• Arterial Studies</li> <li>• Tishman New Jersey</li> <li>• ICOR</li> <li>• Harman Group</li> <li>• Greenbaum Rowe Smith &amp; Davis</li> </ul>	<p><b>Honorable Mention: Sustainable Practices Storm and Public Space Resiliency</b></p>	<p>The 700 Jackson Redevelopment and Resiliency Park project is a unique and transformative public-private partnership that is an example of smart growth and resiliency planning, engineering design, and implementation. The project includes a neighborhood-scale stormwater management system that detains the 10-year storm volume across the entire site, and its discharge is linked to a cloud-based system that allows the local sewage authority to release flows only once the city’s combined sewer overflow has cleared its burden during storm events. The building design includes a combination of wet and dry flood proofing measures to accommodate public safety if resident evacuation is necessary, but protects private investments in commercial spaces with a new, lightweight flood plank system. The project is a direct response to the best principles of smart growth – implementing private investment adjacent to NJ Transit’s public investment in building the 9th Street Light Rail Station directly across the street. The project’s early planning success included negotiations by the redeveloper with the City of Hoboken, allowing the concentration of development on one of the three main development areas of the site so that public improvements could be located on the remaining two areas of the site, creating a neighborhood-transforming redevelopment. The project includes a large, mixed-use residential building with 424 residential units, approximately 26,000 square feet of commercial space, and a structured 415-space parking deck for shared use by residents and the general public in a positive example of a downtown urban shared parking arrangement. The project also includes the construction and dedication to the city of three major public areas: a brand</p>

		new public gymnasium; a public park with open green spaces and a children’s play area; and a public plaza designed for public programming and activities.
<p><b>Center for Environmental &amp; Life Sciences, Montclair State University</b></p> <ul style="list-style-type: none"> <li>• Montclair State University</li> <li>• SLAM Architects &amp; Engineers</li> <li>• Vanderweil Engineers</li> <li>• Green Building Center – NJ</li> <li>• NORESKO</li> <li>• Terminal Construction Corporation</li> </ul>	<p><b>Honorable Mention: Sustainable Schools</b></p>	<p>The new 107,500 square foot Center for Environmental &amp; Life Sciences (CELS) building at Montclair State University creates a transdisciplinary, collaborative environment for the College of Science &amp; Mathematics. This building was conceived as a 21st Century research facility that will drive scientific discovery &amp; technological innovation in the areas of pharmaceutical life sciences and environmental management/sustainability. Here, scientists and non-scientists from different disciplines will be able to engage in cooperative research, aspire to a mutual learning process, and conduct transdisciplinary research in a flexible, sustainable environment. The research is intended to be a hybridized form of learning, traditional research, and application with a focus on the sustainable development of these disciplines. The building itself is a teaching tool, achieving an innovation credit for developing an educational program around the sustainable features of the building. The sustainability inherent in Montclair’s campus helped propel this project to a Gold certification, exceeding the Silver level requested by the Owner. In addition to the benefits of the campus, the CELS project achieved high performance in Water Efficiency and Indoor Environmental Quality while also improving energy performance and use of sustainable materials within the budget and schedule. MSU is committed to sustainability, requiring all new major projects to pursue LEED certification when possible. This is the 2nd certified building on campus with a 3rd and 4th coming soon. MSU is investigating the opportunity to become the first university campus to achieve LEED for Cities certification.</p>