

Audubon Center at Debs Park Los Angeles, California



Construction Value

\$5.5 Million

Completion

2003

Assignment

Program & Project Management as Owner's Representative

Client

National Audubon Society

Architect

EHDD Architects

Landscape Architect

Campbell & Campbell

Sustainability

Solterra

General Contractor

TG Construction

Bovis Lend Lease provided program and project management services to the National Audubon Society as Owner's Representative for the construction of the Society's first Nature Center in Southern California.

The Audubon Center in Los Angeles is a \$5.5 million nature center, which includes a 5,023 sf building and a 5,000 sf courtyard. The facility is the latest developed under an initiative launched by the National Audubon Society in 2001 to provide 1-in-4 schoolchildren with environmental education, using local birds and natural resources. The aim is to cultivate a new generation of environmental conservationists by creating a network of hundreds of nature center – primarily in urban areas across the U.S. – by 2020.

Beginning in January 2003, Bovis Lend Lease's responsibilities were to implement the planning team's efforts for the Center. Bovis Lend Lease provided coordination in assisting in agency permits and overseeing the project for the Audubon Society.



The Los Angeles Center was built at the northern boundary of Debs Park, a 282-acre site owned by the City of Los Angeles. The Center was designed to limit demand on City services and resources. The Center will operate entirely on solar power and use 70% less water than conventional buildings of the same size.

LEED

The Audubon Society received a LEED Platinum Rating – the highest rating available – for the Los Angeles Center. In order to meet the requirements, the building earned a minimum of 53 sustainability points out of an available 69, nearly every point possible for this type of project. Points are awarded for everything from site selection and materials used, to indoor environmental quality.

Furthermore, the Center is the first Platinum Building with an off-the-grid wastewater treatment system in Los Angeles County, and has received the first no-sewer connection permit granted by the County. The facility, which is using 60 percent less power than Title 24 requirements, has a photovoltaic system off the grid.

Other Green Building aspects of the project include:

- Sustainable building materials, both interior and exterior
- 100% solar-electrical system will be "off the grid," and power all building systems including, heating, cooling, lighting, computer and office equipment
- More than 200 photovoltaic crystalline panels will provide battery capacity for up to five winter days without direct sun
- 100% solar-powered heating and cooling systems, will only be used when necessary
- 100% of wastewater treated on site, no connection to public sewer
- 70% of gray water and black water will be recycled for toilet flushing (pending approval by City of Los Angeles), 30% will be recycled back into the soil through an anaerobic sub-surface dispersion field.