

GREEN TRANSFORMATION OF THE FORMER MCCLELLAN AFB, SACRAMENTO CA

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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



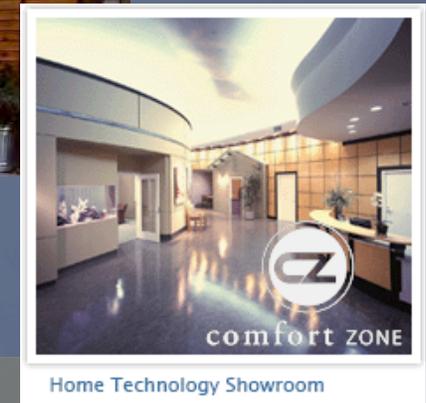
Eco-friendly Business Park

- ▣ 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



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?

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