

# HGC Construction gets a new GREEN look

renovating. reusing. recycling.

This past fall, we began renovating our offices at HGC Construction to provide more space for company growth. But we wanted to go just beyond renovation...we wanted to make sure we also promoted sustainability and upheld the latest green building practices. To launch our expansion, we decided to recycle the 1903 building located in the back of our offices, the home of our sister company Stanton Millworks.

The National Conference of State Historic Preservation Officers reports that the recycling of buildings is one of the most beneficial "green" practices, and stresses the importance and value of historic preservation in the overall promotion of sustainability. They also state that older and historic buildings comprise more than half of the existing buildings in the United States and the retention and reuse of these buildings preserves the materials, embodied energy, and human capital already expended in their construction.

After finding a new home across the street for Stanton Millworks, we enlisted GBBN to complete our space plan. With Stanton Millworks all settled into their new space the renovations began.

In keeping with the green building concept, the space called for an open floor plan to maximize natural light. The existing masonry walls were cleaned by shot blasting and the exposed wood ceiling was cleaned with a dry-ice blasting process. The materials and finishes used for the build out were primarily recycled or salvaged or were chosen for their environmentally friendly nature. As a unique side note, much of the company's history was resurrected and incorporated into the project. These elements included:

- **Lyptus** – HGC used this material for the trim. Lyptus, produced in Brazil, is an environmentally correct wood produced in a responsible fashion with advanced technology and that comes from an inexhaustible supply. Lyptus also has a fifteen year renewable harvest.
- **Entry Doors** – These doors were salvaged in the 1960's by the company's founder, Richard Huseman, from the Alexander McDonald House "Dalvey" in Clifton. The house was built in 1881 and demolished in 1961 to allow for the construction of a school. The doors had been in storage since 1961 and were brought back to life with this renovation.
- **Concrete Counter** – The counter in the kitchen area is made of concrete with a steel frame. Concrete counters are much more sustainable, as they are made from limestone, an abundant material.
- **Desk Countertops** – The countertops are Skyblend particleboard. The particleboard is produced with phenol-formaldehyde (PF) binder instead of urea-formaldehyde. Skyblend particleboard is made from western softwood fibers and is Green Cross-certified by Scientific Certification Systems as being made from 100% recycled fibers.
- **Waterless Urinals** – HGC installed two waterless urinals. These waterless urinals conserve on average 40,000 gallons of water per year.
- **Redwood Siding** – Approximately 500 board feet of this siding was salvaged from a notable Mt. Adams condominium project. Rather than hauling the materials to the dumpster, the siding was stored and reused as an interior wall finish material.
- **Flooring** – The original oak floors were resurfaced and the carpeted areas were covered with salvage carpet tiles from a previous project.
- **Lighting Control** – Restrooms use a motion sensor switch for activation when occupied.
- **Windows** – New thermo pane operable double hung windows were installed to increase energy efficiency. The old single pane windows were refurbished and used in the office partitions to allow natural light to enter the building core.
- **Handrails** – Salvaged steel was welded together to form functional handrails and railings.
- **Ceiling Tin** – Materials left over from a renovation of the historic Showboat Majestic were incorporated into a unique office space.
- **Oak Panels** – These were salvaged from a downtown office lobby. Again destined for the landfill, these materials were saved and incorporated into the interior finish.
- **New Hardwood Floors** – Remnants from an installation at the Contemporary Arts Center were incorporated into the office flooring. If you are familiar with the angular nature of the CAC, you will understand why we had off falls to work with!
- **Other Reclaimed Materials** – From the perforated metal panels to tongue and groove bead board, all were salvaged and reclaimed for use in the renovation.

Once the renovations were complete, HGC had six new work spaces, four offices, a kitchen area and open conference space. The renovations also reconfigured the new co-op area and front offices.

We believe we met our goals of providing new, highly functional work areas within an existing, recycled space and creatively incorporated many of the green building principals through creative reuse of materials and increased energy efficiency.



Informal Meeting Area



Conference Room



Work Space



Office Partition



Refurbished Doors