

## Dungan Library and Norma Hertzog Community Center (NHCC)

CMAA Sustainability Project Spotlight submitted by: James Adams, AIA, CCM, Senior Project Manager, STV

### Project Team

- » **OWNER:** City of Costa Mesa
- » **AE:** [Johnson Favaro](#)
- » **BUILDER:** Tovey Shultz Construction, Inc.
- » **OWNER'S REPRESENTATIVE:** [STV](#)

### Project Statistics

- » **USE:** Education/Cultural: Library, Community Center
- » **SIZE:** 10-acre park
- » **CONSTRUCTION VALUE:** \$36.5 million
- » **CERTIFICATION(S):** LEED Gold Certification (each project separately)

### What is the most exciting sustainable feature of your project?

As part of its construction management services, STV conducted an alternative investigation that found that construction materials reclaimed from the existing community



center's demolition could be repurposed as the crushed material base for the new library's foundation. This unique method minimized waste and reduced the amount of construction debris that needed to be hauled off site while providing additional bearing support for the new building.

### What was the biggest challenge your team faced and how did you overcome it?

In the project's first phase, the existing community center was demolished to make way for a new, two-story library. The second phase of the project entailed renovating the existing Donald Dungan Library and repurposing the space for the new NHCC.

## What was the most interesting sustainable feature that didn't make it into the final project?

From the program's onset, energy conservation and the incorporation of sustainable design and construction practices were major priorities for the client. As part of its construction management services, STV conducted an alternative investigation that found that construction materials reclaimed from the community center's demolition could be repurposed as the crushed material base for the new library's foundation. This unique method minimized waste and reduced the amount of construction debris that needed to be hauled off site. The alternative investigation presented several other options.

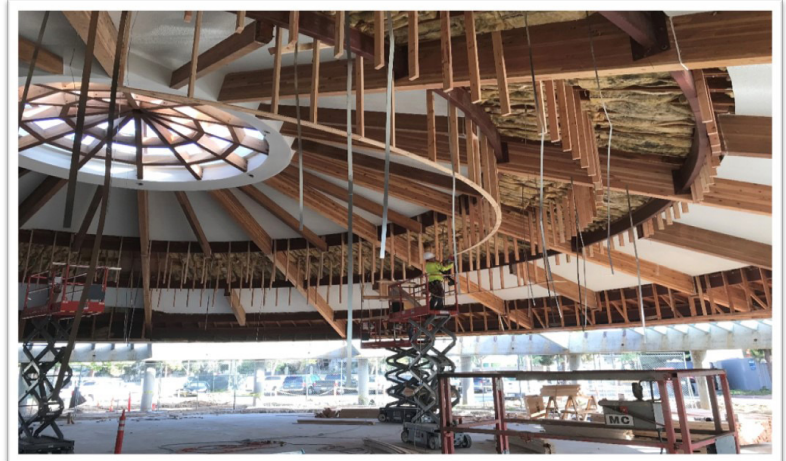
## What impacts will this project have on the environment and community?

This project has achieved LEED Gold certification. Some of the most exciting features are:

- » Repurposing demolished materials from the original community center site as recycled material base for the new library's foundation
- » Grinding waste material onsite, significantly limited the project's waste volume and hauling
- » Use of low-emitting materials to enhance indoor air quality
- » Accessible raised flooring system heats and cools the building, naturally circulating air from below each floor plenum and venting it through the oval skylight above
- » Total of 225 new trees planted in adjacent Lions Park



Under Construction



Renovations underway transforming an old library into the Norma Hertzog Community Center. This multi-purpose room features a skylight to reduce heat gain.



Completed Project

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## About the Project

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CMAA has created the Sustainability Project Spotlight as a regular focus given to member projects nationwide that are building the way to a better future.

This Sustainability Project Spotlight focuses on the [Donald Dungan Library](#) and [Norma Hertzog Community Center \(NHCC\)](#) in Costa Mesa, California. The library is part of a larger project that includes the redevelopment of Lions Park for a large outdoor community event space, gardens, concessions kiosk and recreational areas as well as renovation of the old library to become a new community meeting center.

*The CMAA Sustainability Subcommittee is actively seeking to spotlight your projects! Please email us at [communications@cmaanet.org](mailto:communications@cmaanet.org) with a project name and person to contact.*

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