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A landing dock for the space station? No, this clean-as-a-whistle paint booth reflects the green efficiencies of Division 3's new Annex Building. The 12,500-square-foot structure, built with steel frame and masonry wall, houses the functions of facilities maintenance, non-revenue repair, air conditioning repair, body repair, paint booth, welding and tire services. *Photos: Gayle Anderson*



## North Los Angeles Division Opens 'Green' Maintenance Annex Building

- Officials Counting on New Facility to Take the LEED

By Laura Kloth  
*Staff Writer*

(Oct. 13, 2009) North Los Angeles Division 3 officials proudly unveiled Metro's new \$4.2 million "green" maintenance annex building Monday, saying they hope that the new facility will receive the LEED silver certification in the next few months.

Among those attending the Oct. 12 ribbon cutting event for the 12,500-square-foot steel and masonry structure, were CEO Art Leahy, Duarte City Council and Metro Board Member John Fasana and event host Jack Gabig, General Manager of Metro San Gabriel Valley.



Among those attending the Oct. 12 ribbon cutting event for the 12,500-square-foot steel and masonry structure, were Division 3 mechanics, CEO Art Leahy, far left; Duarte City Council and Metro Board Member John Fasana, center; Chief Operations Officer Carolyn Flowers, center, back row; Maintenance Manager Cliff Thorne (cutting ribbon) and event host Jack Gabig, General Manager of Metro San Gabriel Valley, far right.

"This facility, most importantly, will help us to continue to improve our service to the surrounding communities by improving our bus reliability and appearance, and comfort of our fleet," said Gabig.

According to Tim Lindholm, Director of Metro's Capital Projects/Facilities Department, the building was awarded 37 points toward LEED certification because it adheres to the Leadership and Energy and Environmental Design (LEED) guidelines set by the U.S. Green Building Council.

**Earth friendly**

Some of the building's "green" features included generating 75 percent of the construction debris as recyclable material, purchasing local or sustainable materials to reduce shipping emissions, using Amazon-friendly wood products and special paints along with near-ceiling level windows that utilize more daylight to reduce energy costs.

Overall, Metro spent \$100,000 toward the facility's green objectives, and Lindholm predicted that amount would be recaptured



Director of Metro's Capital Projects/Facilities Department Tim Lindholm: Lower utility bills will recapture \$100,000 spent towards the facility's green objectives.

with lower utility bills in coming years.

"When people say that a green building is cost prohibitive, or it costs too much, or is too complicated, it's just not true. It's very easy, actually," Lindholm said.

The new annex, which comprises the second phase of a \$19 million master plan for the division, is expected to house the facility's maintenance, non-revenue AC and body repair activities, as well as a paint booth and welding and tire maintenance operations.

Noting that both he and his parents worked out of Division 3, Leahy opened his remarks by saying, "It's only right and appropriate that Cypress Park and Highland Park should have the best facility in the system, don't you agree?" Leahy then praised the maintenance employees for their ongoing efforts in keeping Metro's fleet clean and safe.

"Last time I checked buses and trains don't maintain themselves...So that means that we're dependent upon you, and the bus operators are dependent upon you-- by extension so are the taxpayers and the customers who are very important. So thank you everybody from maintenance," he said.

#### **An all-hands effort**

The maintenance staff, added Chief Operations Officer Carolyn Flowers, "had to work around the construction of this new facility. And they did a marvelous job of continuing to get the business done, and get our fleet out everyday in a reliable manner, while all this construction was going on."

Fasana agreed saying that the new building would help Metro serve its patrons.

"We know most importantly that it's going to help you continue to deliver excellent service to our customers, to our riders," Fasana said thanking all those involved in making the new facility a reality.



At the speaker's podium: Duarte City Council and Metro Board Member John Fasana and event host Jack Gabig, General Manager of Metro San Gabriel Valley. Below, CEO Art Leahy.

