



**CARRIAGE FARM LLC
HILLSBOROUGH, NEW JERSEY**

51% less energy use

20% less water use

87% of construction waste diverted from the landfill

LEED® Facts

Carriage Farm LLC
Hillsborough, New Jersey

LEED for New Construction v2.1
Certification awarded March 29, 2007

Silver 37*

Sustainable Sites 5/14

Water Efficiency 3/5

Energy & Atmosphere 12/17

Materials & Resources 7/13

Indoor Environmental Quality 5/15

Innovation & Design 5/5

*Out of a possible 69 points



CARRIAGE FARM LLC PHASE 1 OFFICE EXPANSION PROJECT

Integrating the Built and Natural Environments

Carriage Farm LLC Earns Silver Certification

PROJECT BACKGROUND

The Carriage Farm Office Addition application has been awarded LEED Silver under LEED-NC Version 2.1. In addition to meeting the prerequisite requirements, 37 credits were completed to satisfy the US Green Building Council's Silver Certification Level. LEED-NC establishes a number of prerequisites that dictate an overall sensitive project design that adheres to many specific performance criteria and also requires independent commissioning to assure that all systems are properly implemented and operated.

This project is a 12,212 SF addition to an existing 15,000 SF office building thereby meeting the size requirements for LEED-NC. The building addition is comprised of three levels of office space designed with a colonial style exterior and an open floor plan interior. Construction on the office addition started in June, 2004 and was completed in June, 2006.

STRATEGIES AND RESULTS

Carriage Farm has taken a holistic approach toward development, which includes participation in the US Green Building Council's LEED-NC program for the construction of the Carriage Farm Office Addition project. Having organic agriculture coexisting with commercial activities improves the quality of life for the workers and visitors to Carriage Farm and provides a higher quality business environment as well as a better natural environment. The concept of animals grazing instead of mowers mowing, biota interacting rather than sprayers spraying and pastoral spaces and vistas rather than contrived landscapes offers immeasurable benefits to the workers and visitors to Carriage Farm as well as the surrounding community.

ABOUT CARRIAGE FARM LLC

The Carriage Farm Office Addition project area consists of 4 acres within a 20-acre property known as The Carriage Farm Business Community, located in Hillsborough, New Jersey in the township's Commercial Development Zone.

The history of the property dates back to the 18th century when it was part of the Harlingen Land Tract controlled by Queen Anne of England. In 1710 the property was sold to a company of Dutch investors and later settled and farmed by Dutch immigrants. The original farm house and barns still stand on the property, some of which have been renovated for commercial office space. In 1987 an addition to the farm house was added thereby expanding the commercial office use and adding a single residential apartment. The current project, the Carriage Farm Office Addition is the second addition to the historic home. In keeping within the historic context of the buildings, this new addition was designed in a colonial style and resembles an expanded farmhouse by using applicable architectural designs, facade materials and varying rooflines consistent with traditional colonial era housing in this region. The land has been in continuous agricultural use for almost 300 years. In order to maintain the agrarian heritage of the property, the Carriage Farm Office Addition project is designed such that the open space area surrounding the building will continue to be farmed.

Great care has gone into developing this property in a sustainable manner with much attention given to open space and agricultural preservation, retaining historical integrity, water conservation and water quality, the use of energy efficient systems, and the reduction of waste generation and increased recycling.

"We have always taken a sustainable business approach at Carriage Farm so using LEED as the framework for the design of the office building addition was a logical step. LEED helped us achieve our sustainability objectives and provides a competitive advantage in the commercial real estate market."

Susan Clerico, LEED AP, Carriage Farm LLC

"Affordable sustainable design is core to our business at Alliance Environmental and it was the premise upon which Carriage Farm was planned and implemented. Our objective is to make sustainable practices readily available to many project types and throughout many price ranges."

Ed Clerico, PE, President, Alliance Environmental



Architect: Parette Somjen
Civil Engineer: Van Cleef Engineering/ Alliance Environmental
Commissioning Agent: EFI Commissioning Services, LLC.
Contractor: Carriage Farm, LLC
Developer: Carriage Farm, LLC
Electrical Engineer: Advanced Solar Products, Inc.
Landscape Consultant: The Brickman Group
LEED Consultant: Alliance Environmental
Lighting Designer: Parette Somjen
Mechanical Engineer: Creamridge Consulting Inc.
Owner: Carriage Farm, LLC
Structural Engineer: Aaron, Isaac & Hildebrandt
Project Size: 12,300 square feet
Cost Per Square Foot: \$150

Photograph Courtesy of: Carriage Farm, LLC

ABOUT USGBC NJ

The mission of the NJ Chapter is to be New Jersey's foremost coalition in the public and private sectors promoting the planning, design, construction, and operation/maintenance of buildings that are environmentally responsible, cost effective, productive, and healthy places to live, learn, and work.



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