

USGBC-LA Case Study:  
**Bentley Prince Street**

14641 Don Julian Rd City of Industry, CA



**LEED® Certified-Silver**

Project Owner: Bentley Prince Street  
LEED Consultant: CTG Energetics  
Completion Date: October 2007  
Size: 280,000 sf  
Occupancy: 400 (at one time)

**Project Description:**

Bentley Prince Street operates California's largest commercial carpet manufacturing facility in the City of Industry, CA, producing and shipping more than seven million yards of broadloom and carpet tile each year. Bentley Prince Street is committed to sustainable commerce and innovations to integrate style and function with environmental practices through its Mission Zero™ goal of eliminating any negative impact it has on the environment by the year 2020.

Bentley Prince Street combined many of its existing sustainable operations practices with the LEED rating system criteria to reduce the environmental footprint of the facility's operations. An initial gap analysis and training was performed by CTG Energetics prior to the certification performance period. Subsequent policies were implemented and edit documentation completed by an internal team that included the Sustainability Manager, Facility Manager, Plant Engineer, Maintenance Supervisor, Purchasing Supervisor, and Director of Environmental Compliance.

As only the second building in the Los Angeles area to achieve LEED-EB certification, this project is unique because it demonstrates the ability to expand the LEED rating system outside the corporate office building segment.

**Project Highlights:**

- 100% of the facility's electrical energy is renewable, including a 100 kw solar array and Green-e certified Renewable Energy purchases.
- Detailed emission reporting methods as a charter member of the California Climate Action Registry where it has been certifying greenhouse gas emissions since 2002.
- Comprehensive sustainability education programs for employees, customers, suppliers and community partners.
- An on-site waste diversion program that recycles office, food and manufacturing waste, with 95% of all waste and 100% of construction waste recycled.
- An environmentally preferable purchasing policy with 95% of purchases meeting sustainability criteria and 100% being IAQ compliant.

**Project Economics:**

Because many of Bentley Prince Street's sustainable building programs were already in place prior to the performance period, the hard costs associated with the certification were less than \$10,000.

**Lessons Learned:**

Maintain detailed records of energy usage; projects that are not eligible under the Energy Star rating system must use a 3 year baseline.  
If water meter data is not available, manually measure water usage using a gallon bucket and a stop watch.  
Engage a representative from all affected departments at the beginning of the process to expedite policy implementation.  
Set up a tracking system for credit compliance prior to the performance period and require ongoing tracking as standard operating procedure.  
Implement a strong sustainability education program. This will not only earn an innovation point, but will also make policy implementation easier.

