



## Long Valley Operations Center Lake Fork, Idaho

**50%** reduction in landscape watering

**50%** construction waste diverted from disposal

**75/90%** sunlit spaces/spaces with views from ground-floor windows, respectively

### LEED® Facts Long Valley Operations Center Lake Fork, Idaho

LEED for New Construction Version 2.2  
Certification awarded October 2009

**Gold 39\***

Sustainable Sites	3/14
Water Efficiency	4/5
Energy & Atmosphere	13/17
Materials & Resources	5/13
Indoor Environmental Quality	10/15
Innovation & Design	4/5

\*Out of a possible 69 points

The information provided is based on that stated in the LEED® project certification submittals. USGBC and Chapters do not warrant or represent the accuracy of this information. Each building's actual performance is based on its unique design, construction, operation, and maintenance. Energy efficiency and sustainable results will vary.



## LONG VALLEY OPERATIONS CENTER

## Idaho Power ‘Walks The Talk’

Electric Utility’s New Operations Center  
Embodies Its Vision And Values

## PROJECT BACKGROUND

In planning its new Long Valley Operations Center, Boise-based electric utility Idaho Power chose to build a center that would be an example of sustainable building practices, environmental stewardship, operational excellence and safety. Today, that vision is fulfilled and the Long Valley Operations Center is a model of energy and water efficiency, and sustainability.

## STRATEGIES AND RESULTS

The project began in January 2008. The first step of the journey was committing to the design and construction of an operations center incorporating LEED principles and standards. The company decided to move away from the traditional design/bid/build process—in which an architect interprets the needs of the building’s owner—to an innovative “integrated design process.” This process takes a holistic approach in which all stakeholders are encouraged to participate in the design. The end result is a center that’s more efficient, comfortable and integrates with its environment. The Idaho-based project team determined the best location and orientation for the main building. The siting process considered the sun’s path, local wind streams and the surrounding environment. The team included native trees for low-maintenance landscaping and heated pavers to reduce slips and falls in the winter. They devised ways to channel snowmelt and stormwater into planters, and incorporated low-flow faucets and dual-flush toilets throughout the building.

The Indoor Air Quality Management Plan was used as a roadmap for achieving a healthy indoor environment. By using building materials that emit a minimum amount of chemicals, the air quality for those working and visiting the center is maximized. Rather than using cabinets shipped from distant locations, the center’s cabinets were made locally, using sustainable materials. To reduce energy use, a high-efficiency HVAC and control system was installed along with a lighting system using motion sensors. Overhead fans improve air flow, while exterior low-energy LED security lighting enhances safety. Shielded outdoor lighting was incorporated to reduce light glare, and day lighting was maximized by using light-diffusing wall dividers. Repurposed power poles became iconic building features that enhance the building’s interior. The roof’s “heat-island effect” is minimized by using materials selected for that purpose.

Completed in December 2009, the Long Valley Operations Center is Idaho Power’s first Gold LEED-certified building. An open house was held, appropriately, on April 22, 2010—Earth Day. The event spotlighted not only the new building, but also Idaho Power’s values and its commitment to “walking the talk” in energy efficiency and sustainability.

## ABOUT IDAHO POWER

With headquarters in Boise, Idaho, and an employee base of approximately 2,000 people, [Idaho Power](#) is an electric utility engaged in the generation, transmission, distribution, sale and purchase of electric energy. Idaho Power serves 490,000 customers in a 24,000-square-mile service area that stretches across southern Idaho and includes a portion of eastern Oregon.

“As we continue promoting cost-effective energy efficiency to our customers, this building showcases the need and benefits of being energy conscious.”

Warren Kline  
Idaho Power Vice President  
of Customer Relations



**Owner:** Idaho Power

**Project Size:** 13,350 square feet

**Commissioning Agent:** Hill International

**Design:** Modus Architecture, Musgrove Engineering, P.A., DC Engineering

**General Contractor:** Petra Inc.

**HVAC:** Hobson Fabricating Corp.

**Plumbing:** Buss Mechanical Services

**Electrician:** Electric Service and Contracting

## ABOUT CHAPTER

The U.S. Green Building Council Idaho Chapter is a diverse group of individuals seeking to promote sustainable design in the State of Idaho.

Our group is made up of architects, engineers, contractors, government officials, product manufacturers, students, and more.



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