

February/March 2010

# ICF BUILDER

*The Insulating Concrete Forms Magazine*

## ICF Builder Award Winners

**Convincing Architects  
to Specify ICFs**

**Planning for Success**

**Myths v. Realities**

\$4.95



# River Oaks Center



## Project Statistics

**Location:** Paso Robles, Calif.

**Type:** Office/Retail Space

**Cost:** \$3.4 million

**Size:** 20,000 sq. ft. (floor)

**ICF Use:** 9,620 sq. ft.  
(exterior walls)

## Project Timeline

**Total Construction:** 365 days

**ICF Start-to-Finish Time:**  
30 days

## Construction Team

**Owner:** Estrella Associates

**Architect:** Leonard Grant  
Architecture

**General Contractor:** Carrol  
Building Company

**ICF Installer:** B.J. Harvey  
Construction

**ICF Distributor:** Estrella  
Associates

**ICF System:** PolySteel/  
Bracing by ReechCraft/  
Blockouts by V-Buck



Situated halfway between Los Angeles and San Francisco on historic Highway 101, River Oaks Center is an office/retail space that combines stunning architecture with a remarkable strategy to save Earth's resources. It's also the largest building in the category, and has done an outstanding job as an industry ambassador.

Already pre-certified LEED-Gold (Core and Shell), it saves 35% on natural gas and 30% on electricity compared to traditional construction, and reduces water usage by 50%. That's 800,000 gallons annually. Pervious concrete reduces runoff by 75%.

River Oaks received considerable



press when it opened, but it will continue to educate every visitor that passes through its doors. The main lobby features a "Truth Wall," a cross section of the ICF wall set behind plexiglass that shows how foam and concrete work together to create a next-generation building. An "ecoSmarts Interpretive Room" nearby provides visitors with more information on all the products used, including ICFs. ■