



# GREEN BUILDING

## GREEN PRACTICES: LEED FOR HOMES, WASHINGTON DC

Jeff Schnurr, Director of Construction for ROEM Builders, Inc., Green Point Rater and LEED AP, was selected by the U.S. Green Building Council (USGBC) through the Green Building Certification Institute (GBCI) to participate in the Standard Setting for LEED AP Homes which took place in Washington D.C. at the end of March 2009. The objective of this meeting was to be a part of the nationally selected team of professionals in the real estate development industry to create a recommended passing score for the LEED AP Homes exam.

LEED, which stands for Leadership in Energy and Environmental Design, is a widely followed Green Building Rating System created by the USGBC. LEED AP Homes is a new Accredited Professional program that will apply specifically to residential construction. Many of the projects currently being worked on by ROEM Builders, Inc. will seek some form of green building standard either through a LEED certification or the Build It Green “Green Point Rated” program. To have a representative of ROEM this close to the program is a tremendous value for the current and future projects on which ROEM Builders, Inc. will work.



*The overall green building market is likely to more than double from today's \$36-49 billion to \$96-140 billion by 2013.*

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## A MESSAGE FROM THE DIRECTOR

Welcome to our Spring 2009 newsletter. This edition has ROEM Builders, Inc. enjoying a surge in new affordable housing projects breaking ground this year from San Diego to San Jose. However, I will resist reporting numeric achievements such as backlog, return on investment, etc. Instead, I have a reminder message. You have been chosen to receive this newsletter because of your demonstrated business acumen. Notwithstanding this distinction, all of us need a reminder from time to time.

Calling all leaders! Now is the time to lead. Your company needs it. The popular media outlets today are inundated with doom and gloom stories ranging from comparisons to the Great Depression to end of days prognostications regarding one's employment, financial health, etc. As a consequence, employees are looking to you for comfort, direction and inspiration. Despite exposure to a deluge of negative information, keep your thoughts positive because your thoughts become your values. Keep your values positive because your values become your destiny. And, your destiny is a journey with which your team will partake. Yes, this can be a glass half empty/half full message, but the fact is we often forget to fill the glass.

At ROEM Builders, Inc., we have poured another cup of optimism and we invite you to drink.

Sincerely,  
Jeff Schnurr



## EMPLOYEE SPOTLIGHT: STEVE MILLER

*ROEM Builders, Inc. is please to spotlight Steve Miller, Project Manager, in the Spring 2009 newsletter. Steve's current emphasis is the Rincon Gardens Renovation project in Campbell, CA. Steve has more than 20 years of residential and commercial construction management experience in California. Prior to joining ROEM Builders, Inc. last year, Steve was employed by a large Fortune 500 homebuilding company in Northern California. He excels in a high production and fast-paced setting where team consensus is crucial to completing a project. Also, due to a strong foundation in purchasing, his projects exhibit a high level of cost control. When asked what he likes best about working with at ROEM Builders, Inc., he said, "Everyone works together here. True teamwork." Steve is the proud father of two wonderful young adults, Matt and Kerri. Steve holds a Bachelor of Science Degree in Political Science from Kent State University.*

### EMPLOYEE ANNIVERSARIES

*Congratulations to **Margarito Munoz**, who has been with ROEM for 10 years and **Tammy Larsen**, who has been with ROEM for 5 years. We thank you for all the support you have provided ROEM over the years.*



**RINCON GARDENS**  
AFFORDABLE SENIOR HOUSING  
\$17,000,000 RENOVATION COST  
200 UNITS

## RINCON GARDENS: REVITALIZING A COMMUNITY

**Rincon Gardens Apartments | 400 W. Rincon Ave. | Campbell, California**

ROEM Builders, Inc. is the General Contractor for the Housing Authority of Santa Clara County on this \$17M interior/exterior renovation project. With over 85% of the 200 units currently occupied, ROEM Builders, Inc. is working on a 13 month schedule to be completed in December 2009. The exterior shell of the three story structure is being removed and replaced with new roofing, siding, windows and doors. Interior work includes extensive plumbing and electrical updates and replacement of HVAC systems along with new cabinets, countertops, flooring and fixtures. Additional exterior work includes the removal of 50 trees along with hardscape and softscape replacements throughout the 4.3 acre site. Onsite management requires ROEM Builders, Inc.'s coordination of 20 subcontractors while maintaining the privacy of the tenants living at the facility.

## WHY ROEM BUILDERS, INC. WORKS FOR US

*"The creation of affordable housing takes team work and a lot of coordination. ROEM Builders, Inc. has proven to be a general contractor that has what it takes to value engineer, coordinate subcontractors, and ultimately construct a project as it was planned."*

**Alex Sanchez, Executive Director,  
Housing Authority County of Santa Clara**



## PEARLS OF WISDOM

Adversity has the effect of eliciting talents which, in prosperous circumstances, would have lain dormant.

~ Horace, 65-68 B.C.

## SUCCESSFUL PARTNERSHIPS: WHAT IT TAKES

**Matt Gonsalves, Chairman of the Board, The Conco Companies**

As one of the largest concrete contractors on the West Coast, and having been in business for nearly 50 years, we at Conco have worked with general contractors from all walks of the industry. At Conco, we believe ROEM Builders, Inc. creates the ideal environment for completing any project on time and on budget. From their experienced onsite construction management to their in-house estimating and procurement division, working with ROEM Builders' friendly and professional staff is always a team approach. Taken all together, these reasons make ROEM Builders, Inc. the general contractor Conco strives to work with on every project.

## CONTACT US

When thinking about who can exceed your projects expectations, think ROEM Builders, Inc.

Please contact Jeff Schnurr for more information at [jschnurr@roemcorp.com](mailto:jschnurr@roemcorp.com).



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