

Celebrate Colorado's first EPA WaterSense-labeled home!

Colorado Springs Utilities invites you to see the *first* home in Colorado and EPA Region 8 to earn the EPA WaterSense label.

Join leaders from the State of Colorado, EPA Region 8, and Colorado Water Conservation Board, and Colorado Springs Utilities in recognizing GJ Gardner Northgate and builder Wayne Intermill's achievement of this high-performance home. *It will use 20% less water and saves an average of \$600 per year.*

Thursday, September 29, 11:30 a.m. - 1 p.m.

Formal recognition ceremony at noon; lunch provided.

Gold Hill Mesa Community Center and 1651 Gold Hill Mesa Drive, Colorado Springs, CO 80904

Please contact Frank Kinder 719-668-3818 or FKinder@csu.org to RSVP.



Colorado Springs Utilities

It's how we're all connected

448-4800
www.csu.org



G.J. Gardner. HOUSES

PERM Newsletter Article for September: WaterSense Home

Colorado Springs Utilities assists GJ Gardner in building Colorado's First EPA WaterSense Home, and the first in the 5 state EPA Region 8.

GJ Gardner's new home in Gold Hill Mesa, Colorado Springs, recently qualified for the WaterSense® label. Since teaming up with the U.S. Environmental Protection Agency's (EPA's) WaterSense program, GJ Gardner has completed the first labeled home in the State of Colorado and the first in Colorado, Wyoming, Montana, and the Dakotas! Frank Kinder, Sr. Conservation Specialist assisted the builder and suppliers in design and specifications on this significant achievement, which is only the 55th of its type in the country!

(Julia, keep or delete) WaterSense is a partnership program sponsored by the U.S. Environmental Protection Agency, seeking to protect the future of our nation's water supply by offering people simple ways to use less water. For more information on WaterSense, and for a full list of labeled products and WaterSense irrigation partners, visit www.epa.gov/watersense.

Each WaterSense labeled new home is independently inspected and certified by a third party to ensure EPA criteria are met for both water efficiency and performance. WaterSense labeled new homes are built to use 20 percent less water than a typical new home inside and out using WaterSense labeled plumbing products, water-efficient fixtures and landscaping design, and a hot water delivery system that reduces the amount of time and energy needed to provide warm water for bathing and cleaning while providing high performance, comfort, value, and savings.

"Owning a WaterSense labeled new home means you can enjoy all the comforts that one would expect of a new home while using less water, energy, and money," said Sheila Frace, Director of the EPA Office of Water's Municipal Support Division. "A family of four who invests in a WaterSense labeled model can save ~~\$800~~ on utility costs every year and save water for future generations."

"We applaud the innovative builders who are taking such a thoughtful approach to water. These sensible steps will not only save money for homeowners but provide important examples for Coloradans as we understand water is a treasure for the entire state, important for our homes, but also for our farmers, rivers, wildlife, industries and tourism," said John Stulp, special policy advisor for water to Gov. John Hickenlooper. "Such responsible approaches to water helps our economy and environment thrive."

Each year, a family of four can reduce their water use by about 50,000 gallons—you would use that much water to shower for an entire decade! You can also save enough energy to power a refrigerator for up to two years.

The home is also EnergyStar Certified and a participant in our Builder Incentive Program, achieving an astounding HERS rating of 13, and is pursuing a LEED for Homes Gold rating with the US Green Building Country, another first in Colorado Springs.

"GJ Gardner is proud to offer a smart investment for homeowners in the state of Colorado and a long-term investment in saving precious natural resources," said Wayne Intermili. The House and Builder will be recognized at Gold Hill Mesa on September 29th by Colorado Springs Utilities, Colorado Water Conservation Board, Environmental Protection Agency, Colorado Department of Public Health and Environment, and the State of Colorado. For a video of the

Water Efficiency

All CWCB

Advanced Search

Home > Water Management > Water Efficiency > Colorado Springs WaterSense Home Tour > Gimbel Willard Stulp and Kinder

Colorado Springs WaterSense Home Tour: Gimbel Willard Stulp and Kinder

Name

Gimbel Willard Stulp and Kinder

Preview



Title

File Type

.jpg

Picture Size

640 x 480

Date Picture Taken

9/29/2011 12:00 PM

Description

CWCB's Jennifer Gimbel, Gold Hill Mesa Developer Bob Willard, Special Advisor on Water Policy to Governor Hickenlooper John Stulp talk to Frank Kinder

Keywords

Created at 10/5/2011 11:23 AM by System Account

Last modified at 8/23/2012 1:58 PM by System Account



THE HOME

G.J. Gardner Homes-Northgate proudly presents the first LEED (Leadership in Energy and Environmental Design) certified home offered in the Colorado Springs Parade of Homes.

Certified through the U.S. Green Building Council, LEED certification ensures the home's builder has met the guidelines necessary to build a safe and efficient high performance home.

Going above and beyond the average heating and cooling systems in a home, the Ascension by G.J. Gardner Homes-Northgate features a geothermal heat pump combined with radiant floor system and a Solar photovoltaic array for optimal performance & energy efficiency. The ultimate goal of this home is to produce as much energy as it consumes, arriving at a "Net Zero" cost of annual operation.

In addition to this home being at the top of its game environmentally, it is ideally located on a "green street" corner home site in the award-winning TND (Traditional Neighborhood Design) neighborhood of Gold Hill Mesa.

The goal of this home has been more than met - Convenience, Conscientiousness and, above all, Enjoyment!

THE BUILDER

Hi-Point Home Builders owner, Wayne Intermill, has joined forces with G.J. Gardner Homes and the end result is... a client experience of innovation and value that reinforces our core philosophy of why "We're Great Together!"

Combining G.J. Gardner Homes' systems, efficiencies and buying power with Intermill's local expertise and customer service skills provide immense benefits for our valued clients. Customers receive optimum pricing expected from a production builder while capturing quality, personalization and experience from a seasoned and well-respected custom homebuilder. Building each home to the exact personal specifications and budget of each client, G.J. Gardner Homes-Northgate fulfills the promise of creating the home of their clients' dreams.

Hi-Point Home Builders has been building award-winning custom homes in the Colorado Springs area for over 15 years and has an unwavering commitment to quality and customer satisfaction.

To start building your dream home, no matter how big or small, visit us at www.GJGardnerNorthgate.com or at 719.487.0040.

INTERIOR DESIGN

With summer in its fullness, most of us desire to just kickback, relax and enjoy the simple pleasures of life. What better place for finding this carefree lifestyle than the comfort of your own home?

To create this perfect environment, designer, Karen Jones, has used generous gestures of color and detail to make sure nothing will hold visitors back from feeling right at home. From the wrap-around front porch reminiscent of a 4th of July spent in Nantucket, to bleached wood plank floors dressed with amazing colored rugs that reminds even the most cynical among us of the week we spent with grandmother on Vashon Island picking blackberries for cobbler, to the special children's special area that is a magical cozy space where imaginations can run wild, this home is open and easy and meant to be filled with family and friends. Please come and visit us. As family or as friend, we cannot wait to inspire you. After all, in the end, it is "ALL ABOUT HOME".

TRADE PARTNERS

Air Mechanical Equipment
All About Home Design
All Phase Electric Supply
Artes, Inc.
Barker Heating
Black Forest Stone Shop
BMC West
Car-America Ceiling
Clear Energy
Colorado Media Systems
Energy Corp.
Front Range Cabinets
Front Range Chimney

Full Circle Supply
Hazzard Excavating
Interwest Seamless Gutters
James Ouel Drafting
Kane Kitchens
Mac World
Morgan's Construction
Noble Engineering
Wages Construction
Noble Interior Tiles
Olson Planning & Urban
Landscapers
Pacific Supply Pella Windows

Pella Windows
Piles Peak Steel
Prowest Thermal Insulation
RMG Engineers
Rampart Supply
Rocky Mountain Custom
Trim
Roof Craft Services
Service Glass
Shenado-Williams
Stiles Unlimited
Stone Pedestal Electric

Summerville Construction
The Painter Doctor
Timberline Landscaping, Inc.
US Green Building Council
Unigas Radiant Heating &
Plumbing
Unidex Steel Services
Woodie Radon
Wayne Dalton
Western Drain
Whisper Appliances

GJ GARDNER HOMES
- NORTHGATE
Ascension

Square Footage
Total: 3506
Finished: 3924

Home Price
\$525,000

Designer

G.J. Gardner Homes
Northgate &
James Duell Drafting

Landscaper

Timberline Landscaping, Inc.

Financing

Integrity Bank & Trust

Address

1561 Gold Hill Mesa Drive
Colorado Springs

MAP SITE  

Floorplan 4 Bedrooms | 2.5 Bathrooms

G.J. Gardner. HOMES
"We're Good Together"



Gold Hill Mesa Parade of Home -- Go Check it Out -- Open daily 10am - 6pm!

July 30, 2011 at 8:35pm

For more than 25 years we have successfully built different homes for different people. At G.J. Gardner Homes we understand that times are changing. The old way of building homes is doing a disservice to the occupants, the environment and the planet. As builders we have to be more responsible and the 2011 G.J. Gardner Homes Parade Home is a perfect example of our efforts.

G.J. Gardner Homes is a LEED Certified Home in El Paso County! LEED Leadership in Energy and Environmental Design is an internationally-recognized green building certification system. LEED promotes sustainable building and development practices through rating systems that recognize projects that implement strategies for better environmental and health performance based on green building design, construction, operations and maintenance solutions.

The 2011 **G.J. Gardner Homes Parade Home in Gold Hill Mesa** will meet the ranking of LEED Gold. Features which set it apart include:

- High performance energy systems such as; solar panels; geothermal heating and cooling; super tight building envelope design; and advanced insulation systems.
- Smart choices such as; Watersense landscape design; Watersense certification; low flow toilets and faucets; and Energy Star qualified.
- Advanced technologies such as; radiant floor heating, chiller unit for air-conditioning, heat recovery ventilator unit insuring fresh air is supplied to occupants without heat loss.
- Low impact finishes; wood from sustainable forests; low VOC paints; numerous renewable fabrics and materials that have a low impact on the environment and planet.

Come see how G.J. Gardner Homes is changing the way homes are built at any of our parade homes across Colorado. **The Gold Hill Mesa Parade Home is open 10:00 to 6:00 daily.**



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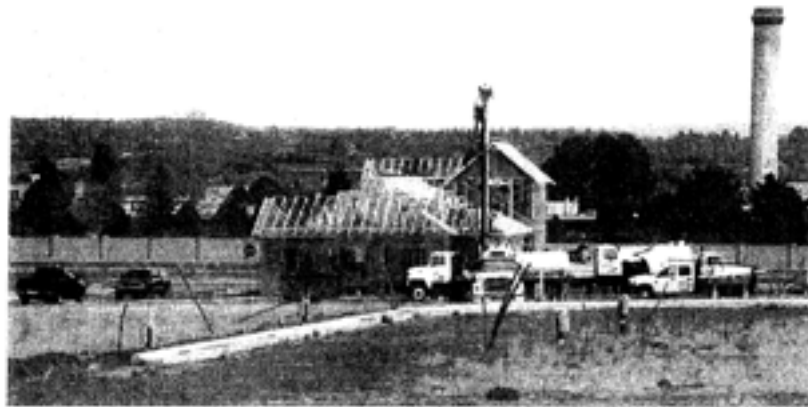
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Custom, 'net-zero' homes to be built at Gold Hill

Gold Hill Mesa has added a customizer to its stable of home builders.

G.J.

Gardner, a three-state company that's represented in Colorado Springs by Wayne Intermill, specializes in homes that use geothermal and solar panel technology that can



A drilling rig was creating three 340-foot holes this week to allow the geothermal service in the new G.J. Gardner model home being built at Gold Hill Mesa.

Westside Pioneer photo

allow homeowners to have no costs for electricity and gas - a status known as "net zero."

The first example of Gardner construction was viewable this past week off Gold Hill Mesa Drive and Merrimac Street. The 3,900-square-foot, four-bedroom house is still being framed, and a drilling rig was working on the three 340-foot holes needed for its geothermal pipe loops. When the roof is finished, it will have a solar panel on the south-facing side. With the geothermal providing a consistent air temperature - as is the case at the Westside's Holmes and Buena Vista schools - and the solar "handling all the energy needs," residents at times (depending on their uses) could have excess energy to sell back to the city, Intermill pointed out.

Willard has been looking for a builder that could provide such energy efficiencies at sales price points less than \$500,000. "It's hard to find," he said, but likes what's he's seen from Intermill/Gardner. "I think we're breaking new ground," he said. "There's no question we'll have learning curves, but he's trying to make it work and make money on it."

For his part, Intermill said most large developers don't like working with custom builders, but with Gold Hill Mesa, "I walked out the door smiling. They are team players, they're flexible, and they want to see the goal achieved [affordable net-zero homes]."

For now, the current

house is the only one Gardner has in the works at Gold Hill. But Willard said others will be made available, especially on the larger-size lots that Intermill prefers. The current house is scheduled to be done in time for this August's annual Parade of Homes, for which the 210-acre Westside development will be a "hub site" for the second year, offering three or four model homes in all, Willard said.

At last year's Parade of Homes, an Intermill/ Gardner home in the Red Rock Canyon Estates

EPA and partners unveil state's first WaterSense home in Colorado Springs

September 29, 2011

[EPA Newsroom](#)

EPA, Colorado Springs Utilities and the Colorado Water Conservation Board recognize Colorado's first home certified under EPA water efficiency program

Contacts: U.S. EPA: Lisa McClain-Vanderpool 303.501.4027; Sylvia Bienzie 303.312. 6923; Colorado Springs Utilities: Frank Kinder 719.668.3818; Carol Rallo 719.668.3827 State of Colorado, Dept of Natural Resources: Todd Hartman - 303.866.3311 x8665; Colorado Water Conservation Board: Ben Wade 303.866.2441 x 3238; Gold Hill Mesa and GJ Gardner: Stephanie Edwards 719.323.4588.

(Denver, Colo. - Sept. 29, 2011) At a recognition event today, the U.S. EPA, Colorado Springs Utilities and the Colorado Water Conservation Board recognized Gold Hill Mesa builder GJ Gardner Northgate for building the first WaterSense labeled home in the state of Colorado. GJ Gardner joins only 3 other builders nationwide who have done the same.

"This beautiful GJ Gardner home is being celebrated today for meeting high standards for water efficiency and conservation," said Sadie Hoskie, EPA Region 8 water program director. "The Gold Hill Mesa development is not only a successful example of reusing valuable land, they have set the bar even higher not only by instituting water conservation through WaterSense but by adopting high renewable energy and efficiency standards in the homes they're building."

Each WaterSense home is independently inspected and certified by a third party to ensure EPA criteria are met for both water efficiency and performance. This GJ Gardner home is 20% more water efficient and will save a family of four approximately \$600 per year in utility costs, or 50,000 gallons of water, compared to a typical home.

"We applaud the innovative builders who are taking such a thoughtful approach to water. These sensible steps will not only save money for homeowners but provide important examples for Coloradans as we understand water is a treasure for the entire state, important for our homes, but also for our farmers, rivers, wildlife, industries and tourism," said John Stulp, special policy advisor for water to Gov. Hickenlooper. "Such responsible approaches to water help our economy and environment thrive."

"New homes like this one are a model for our community's future and help us achieve our long-range conservation goals to ensure a sustainable supply of water, while saving homeowners water, energy and money," said Jerry Forte, chief executive officer for Colorado Springs Utilities.

Homeowners who invest in a WaterSense labeled home will save water and energy now, pay less for utilities every month, and protect resources for future generations. WaterSense labeled products like showerheads, toilets and bathroom faucets are now available at every cost point.

WaterSense labeled new homes are all about convenience, efficiency and confidence. Hot water will be delivered to the users faster - saving water, energy AND time. Their yards will be healthy, regionally sustainable and easier to maintain and their homes will be filled with WaterSense labeled products that they can be confident have been tested for efficiency and performance.

For more information on WaterSense visit: <http://www.epa.gov/WaterSense/>

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All News Releases By Date

EPA recognizes Colorado Springs Utilities as WaterSense Partner of the Year

Release Date: 10/04/2012

Contact Information: Molly Hooven, Hooven.Molly@epa.gov, 202-564-2313; Patrice Lehermeier, Colorado Springs Utilities, 719-668-4704

(Denver, Colo. -- October 4, 2012) Today, the U.S. Environmental Protection Agency (EPA) honored Colorado Springs Utilities as a 2012 WaterSense Partner of the Year. The water provider, which serves more than 210,000 people, earned EPA's recognition for its exemplary commitment to encouraging water efficiency in the Colorado Springs area. Thanks to their efforts, along with over 2,600 other WaterSense partners nationwide, WaterSense-labeled products have helped Americans save 287 billion gallons of water and \$4.7 billion in water and energy bills.

"WaterSense is proud to partner with these champions of water efficiency who share our mission to protect the future of our nation's water supply," said Nancy Stoner, EPA's acting Assistant Administrator for Water. "The 2012 WaterSense Partners of the Year were exceptional in their efforts to support innovative approaches to help people and companies save water and money on utility bills nationwide."

In 2011, Colorado Springs Utilities engaged consumers and local businesses in the water efficiency movement by offering them personalized ways to get involved. The organization's YOUilities YouTube video contest inspired customers to document the ways in which they save water and energy at home. The contest, which aimed to create consumer advocates for water-efficient products and practices, produced a number of informing and entertaining videos for the community to enjoy.

In 2011, a team effort led by Colorado Springs Utilities, along with local builder Wayne Intermill, EnergyLogic, Inc., and 2008 WaterSense Retailer Partner of the Year Ferguson Enterprises, resulted in the first WaterSense-labeled home in Colorado located in the Gold Hill Mesa neighborhood. During the three-week 2011 Parade of Homes, 5,000 visitors explored the WaterSense-labeled home, which also became the first home in Colorado to receive LEED® for Homes certification, ENERGY STAR® qualification, and the WaterSense label. Also last year, Colorado Springs Utilities issued more than 4,500 water-efficiency rebates to customers, resulting in a savings of 23,078,060 gallons of water.

The utility also helped hundreds of commercial kitchens save water by offering them free, water-efficient pre-rinse spray valve nozzles for cleaning dishes. The commercial retrofit program helped facilities save more than 20 million gallons of water in 2011, or one-third of utility's annual water savings goal.

EPA is also recognizing the following WaterSense partners for their water-saving initiatives:

Manufacturer Partners of the Year:

American Standard Brands earned a Manufacturer Partner of the Year Award for developing a WaterSense-labeled toilet model that can be installed without tools. American Standard also toured the country with an educational display that demonstrated how WaterSense-labeled faucets, toilets and showerheads work.

Kohler Co., now a three-time WaterSense Manufacturer Partner of the Year, introduced its most water-efficient dual-flush toilet in 2011. Kohler also more than doubled the number of WaterSense-labeled showerheads it offers and supported and participated in the "Wasting Water Is Weird" consumer education campaign to promote water conservation.

Retailer Partner of the Year:

Lowe's Companies, Inc. became a three-time WaterSense Retailer Partner of the Year by supporting and participating in the "Wasting Water Is Weird" campaign to promote water conservation and training their sales associates on water savings and usability of WaterSense-labeled products. Through their efforts, Lowe's customers saved about 4 billion gallons of water in 2011 with WaterSense products.


Builder Partner of the Year:

KB Home, now a two-time WaterSense Builder Partner of the Year, built nearly 100 WaterSense-labeled homes in 2011 and pushed the limits of sustainable building with a model home designed to achieve net-zero energy use and the highest levels of water and other resource efficiency.

The Partner of the Year awards were presented at the WaterSmart Innovations conference in Las Vegas, Nev. The Excellence Awards were also given at the conference to five organizations that contributed to program initiatives such as providing employee education, supporting WaterSense's annual Fix-a-Leak Week public awareness campaign, and facilitating collaboration among stakeholders during 2011. WaterSense is a partnership program sponsored by EPA, and seeks to protect the future of our nation's water supply by offering people a simple way to use less water with water-efficient products, new homes, and services.

More on the 2012 WaterSense Partners of the Year and Excellence Award winners:

www.epa.gov/watersense

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EPA AD on GHM House



August 5th 2011
LEED H Literature/ Handouts
Tables in Garage



Home > Water Management > Water Efficiency > Colorado Springs WaterSense Home Tour > Jennifer Gimbel and Beorn Courtney

Colorado Springs WaterSense Home Tour: Jennifer Gimbel and Beorn Courtney

Name

Jennifer Gimbel and Beorn Courtney

Preview



Title

File Type

jpg

Picture Size

640 x 480

Date Picture Taken

Description

CWCB Director Jennifer Gimbel and Beorn Courtney Headwaters Corporation

Keywords

Colorado Water Conservation Board

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New Colorado Springs home water efficient

September 29, 2011

Fox 21 News | by Kelly Werthmann

COLORADO SPRINGS, COLO. -- A new home in Colorado Springs has been officially recognized as "water efficient" and is for sale.

Colorado Springs Utilities, in partnership with the Colorado Water Conservation Board, recognized GJ Gardner Northgate for building the first WaterSense labeled home in Colorado. WaterSense homes are labeled as such when they are inspected by a third party and deemed credible to ensure water efficiency and performance.

This particular home is in the Gold Hill Mesa development. As with other WaterSense homes, this home uses 20 percent less water than typical new homes. The U.S. EPA established WaterSense to protect the future of the nation's water resources and promote water-efficient products.

Homes such as the Gold Hill one can save up to 50,000 gallons of water each year, which officials said is enough to fill a backyard swimming pool. That amounts to about \$600 in utilities.

The home will also have hot water delivered faster, saving money and time.

The home has other "green" features and is being sold for \$525,000.



The first WaterSense home in Colorado.
A new home in Colorado Springs has been officially recognized as "water efficient" and is for sale.

**COLORADO SPRINGS
AVAILABLE HOMES**

Quick Move-in!



The Heritage (Plan 120)
JIM WESTON HOMES (719) 571-9737
187 Meridian Street \$175,900

2 or 3 Bedrooms 1,387 sq. ft.
2.5 Bathrooms Available: TBD

Notes: Townhome, 2 Car Attached Garage, Sunlit Kitchen Island, 4 Piece Master Bath, Walk in Master Closet.

Still time to choose interior colors!



The Legacy (Plan 140)
JIM WESTON HOMES (719) 571-9737
184 Calabrese Street \$281,900

3 Bedrooms 1,404 sq. ft.
2.5 Bathrooms Available: TBD

Notes: Townhome, 2 Car Attached Garage, Optional Two Master Bedroom Suites, Large Kitchen Island.

Still time to choose interior colors!



Adams
CRICKSTONE HOMES (719) 287-8242
1104 Gold Hill Mesa Dr. (Lot 182) \$277,400

3 Bedrooms 2,455 sq. ft. w/basement
2 Bathrooms Available: April 2012

Notes: Ranch Style, Oversized 3 Car Attached Garage, Main Floor Master Bedroom, Gas Fireplace, Fully Finished Basement, Close to Community/Fitness Center & Central Park.



CLEAN CANVAS
A very quick and custom home experience

Cascade/Novada (PAIRED VILLAGES)
CRICKSTONE HOMES (719) 287-8242
1261 Gold Hill Mesa Dr. \$279,000
1271 Gold Hill Mesa Dr. \$287,900

3 Beds/2.5 Baths 3,334 sq. ft. w/basement
Available: May 2012 3,333 sq. ft. w/basement

Notes: Semi-custom opportunity: the finishing touches are waiting to be chosen by you. Each Home Plan is a 2 Car Garage, Main Floor Master, and Private Side Yard. Close to Community/Fitness Center & Central Park.



Franklin
CRICKSTONE HOMES (719) 287-8242
144 Calabrese St. (P# 2, Lot 28) \$294,120

3 Bedrooms 2,589 sq. ft. w/basement
2.5 Bathrooms Available: Now

Notes: Victorian Two Story, 3 Car Attached Garage, Corner Lot Located on a Green Street, Large Kitchen Island, Sprinkling Great Room, Garage Access to Laundry/Bathrooms, Main Level Office.



CLEAN CANVAS
A very quick and custom home experience

Kenya
G.J. GARDNER HOMES (719) 487-0040
148 Millstream Terrace (Lot 28) \$114,950

3 Bedrooms + Study 1,787 sq. ft. + basement
2.5 Bathrooms Available: June 2012

Notes: Make this home your own! The finishing interior touches of this home are waiting to be chosen by you. Two Story, 2 Car Garage with storage room, USG certified, ideally located on a "green street" close to Community/Fitness Center & Central Park.



Wind River
G.J. GARDNER HOMES (719) 487-0040
115 Eclipse Drive (Lot 25) \$104,950

3 Bedrooms + Study 1,937 sq. ft. + basement
2.5 Bathrooms Available: June 2012

Notes: Make this home your own! The finishing interior touches of this home are waiting to be chosen by you. Two Story, 2 Car Garage, USG certified, ideally located on a "green street" close to Community/Fitness Center & Central Park.



The Ashers - Plan 444
ECLIPSE HOMES (719) 518-2655
188 Millstream Terrace (Lot 18)

3 Bedrooms 3,625 sq. ft. w/basement
3.5 Bathrooms Available: Now

Notes: Includes "mother-in-law" rental apartment w/ private entrance, Original John Loring new home with finished basement. Marketed by Jon Neukirch, Melkiordebeck Team.



Bear River
G.J. GARDNER HOMES (719) 487-0040
162 Millstream Terrace (Lot 28) \$199,900

4 Bedrooms + Loft 3,548 sq. ft. w/basement
3.5 Bathrooms Available: Late Aug 2012

Notes: 2012 Parade of Homes Showcase Model for sale now with move-in after the Parade (August 12). Two Story, 2 Car Garage, USG certified, finished basement, formal dining room and Butler's pantry. Ideally located on a "green street" close to Community/Fitness Center & Central Park.



PARADE OF HOMES AWARD WINNER

ENERGY EFFICIENT Ascension
G.J. GARDNER HOMES (719) 487-0040
1540 Gold Hill Mesa Dr. (P# 2, Lot 15) \$324,900

3 Bedrooms 3,524 sq. ft. w/basement
2.5 Bathrooms Available: Now

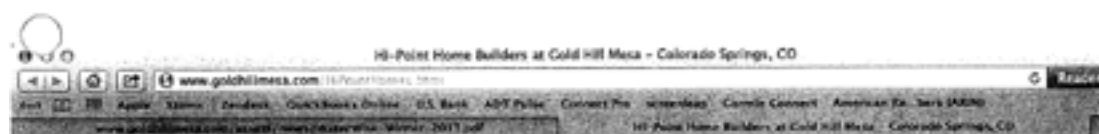
Notes: Two Story Victorian Style Home, 3 Car Garage, Geothermal Source Heating/Cooling, Roof Mounted Solar Panels, Energy Star, WaterSense and USG Certified.


OR, make your own: Our builders feature a variety of floor plans and finish options for your new construction home that will be ready in no time! See a builders sales representative to start planning your perfect home.

Completion dates and home availability are subject to change and not guaranteed. Prices, plans, and options are subject to change without prior notice. See the appropriate sales representative for a complete list of details, terms, and updated pricing.

(719) 633-2202 | 142 S Raven Mine Dr | GoldHillMesa.com | Models Open Daily

4512






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Additional floor plans are available. Contact a builder to review their full offerings.

why where **THE COMMUNITY** **THE HOMES** recognition contact us keep me informed

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Custom homes from
the \$150s to \$600s

(719) 495-0009
mesa@hi-point.com
www.HiPointBuilders.com

"Custom" is a part of our vocabulary! Hi-Point Home Builders brings custom, energy efficient homes to Gold Hill Mesa. In the past 15 years, Hi-Point Home Builders has built a unified team of highly qualified trade partners that will strive to give you energy efficient choices without losing sight of cost effectiveness. For your Gold Hill Mesa dream home, start with one of their award-winning designs or another design that you bring to the table. They will work with you to integrate your design with the character and charm that embodies a traditional neighborhood like Gold Hill Mesa.

Unique to the building industry, operated by an experienced master builder. As a leading custom home builder, Hi Point Home Builders is recognized for constructing high-quality homes individualized to meet the client's needs. Each home is built to the exact personal specifications and budget of the homebuyer, creating the home of their dreams.

Come tour Hi Point Home Builders Award winning "Ascension" showcase home in Gold Hill Mesa. This Energy Star certified home is the first WaterSense (an EPA Partnership Program) home in Colorado, and one of a very few LEED (Leadership in Energy and Environmental Design) certified homes in Colorado Springs. LEED certification is obtained through the U.S. Green Building Council which provides building standards for safe and efficient high performance homes. Featuring geothermal heating combined with a radiant floor system and a solar photovoltaic array, the ultimate goal of this home is to produce as much energy as it consumes, delivering a net-zero cost of operation annually.

Model Home Open Daily!
1561 Gold Hill Mesa Drive, Colorado Springs

Driving Directions:
From Highway 24, turn South on 21st Street; left on Lower Gold Camp Road; left on Millstream Terrace; head straight back past Central Park and The Exchange Community Center; turn left at the "T" on Gold Hill Mesa Drive. Hi Point Home Builder's model home will be at the end on the left. Get MapQuest directions.

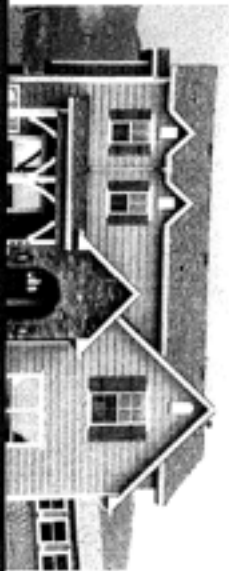
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"Customer" is definitely a part of our secondary. In Point Home Builders brings custom, energy efficient homes to Mountain View, California. Our 1000 homes and all of El Paso county for good in the past 17 years. In Point Home Builders has built a number of highly qualified trade partners that will allow to give you energy efficient decisions without being right of cost effectiveness.

For your dream home, start with one of our award-winning designs or another design with your personal touch. They will work with you to integrate your design with the character and charm that embodies a traditional neighborhood custom home. Unlike to the building industry, operated by an experienced master builder. As a leading custom home builder, In Point Home Builders is recognized for constructing high-quality homes individualized to meet the client's needs. Each home is built to the exact personal specifications and budget of the homeowner, ensuring the home of your dreams.



In Point Home is committed to building innovative energy efficient homes that allow you to save energy, conserve water, improve indoor air quality, all while saving you money by building the following energy efficient features standard in the homes we build:

- **Energy Efficient Appliances.** Save 25% more on energy costs of operation than traditional appliances.
- **We build Green Homes.** Which means you get to save a substantial amount of money on your monthly utility bills, conserve our planet's resources for generations after us, reduce global warming energy cost increases and live in a healthier home with healthier indoor air.
- **Tight Building Envelope.** Combating Air Flow, Thermal Flow and moisture flow using advanced sealing techniques, sophisticated insulation, air sealing, tight doors and air barriers to keep your utility bills as low as



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Builder Story

"Customer" and "green" are definitely part of Hi-Point Homebuilder vocabulary. Over the past 18 years, Hi-Point has developed a highly skilled team of professionals that provide a custom homebuilding experience while providing high performance construction, all at an affordable price.

Hi-Point made a commitment 4 years ago to position the company as the builder of Colorado builders by offering their customers the option to have their home built to LEED certification standards. Also, all of Hi-Point's homes are WaterSense certified as a standard feature. The program encourages sustainable building practices that help to improve indoor air quality and reduce energy and water usage, as well as the environmental impact of building.

The Hi-Point team listens to the unique needs and personality of each client. Together, we are building to sustain the environment for future generations. We have what we do and grow with too. We're not alone your vision and dreams with us and we will see you do for you!

Our Hi-Point Team



Find Your Dream
Home With Us!



Powered by HBA



Colorado's First EPA WaterSense Home Approved

By Frank Kinder, Colorado Springs Utilities

GJ Gardner's new home in Gold Hill Mesa, Colorado Springs, recently qualified for three national certifications, including the WaterSense® label. Since teaming up with the U.S. Environmental Protection Agency's (EPA's) WaterSense program, GJ Gardner has completed the first labeled home in the state of Colorado and the first in Colorado, Wyoming, Montana, and the Dakotas! It is also Colorado Springs' first LEED certified home, and is also EnergyStar certified, scoring an astounding 13 on the Home Energy Rating Score (HERS) index! The best possible score would be 0, for a zero energy home. A new standard home would score approximately 100 on the HERS index.

Frank Kinder, Water Conservation Specialist with Colorado Springs Utilities and Colorado WaterWise Co-treasurer, assisted the builder and suppliers in design and specifications for WaterSense certification, which is only the 55th of its type in the country. The U.S. Green Building Council's Colorado Southern Branch members acted as project consultants, registered and interpreted building features through numerous tours and presentations, and facilitated the home's pursuit of LEED for Homes Gold. EnergyLogic was the provider and certified all three rating systems. The WaterSense Label acted as a Pilot Credit in Innovation and Design, and contributed to a substantial reduction in water use in the home.

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Each WaterSense labeled new home is independently inspected and certified by a third party to ensure EPA criteria are met for both water efficiency and performance. WaterSense labeled new homes are built to use 20 percent less water than a typical new home, inside and out, using WaterSense labeled plumbing products, water-efficient fixtures and landscaping design, and a hot water delivery system that reduces the amount of time and energy needed to provide warm water for bathing and cleaning while providing high performance, comfort, value, and savings.

"Owning a WaterSense labeled new home means you can enjoy all the comforts that one would expect of a new home while using less water, energy, and money," said Sheila France, Director

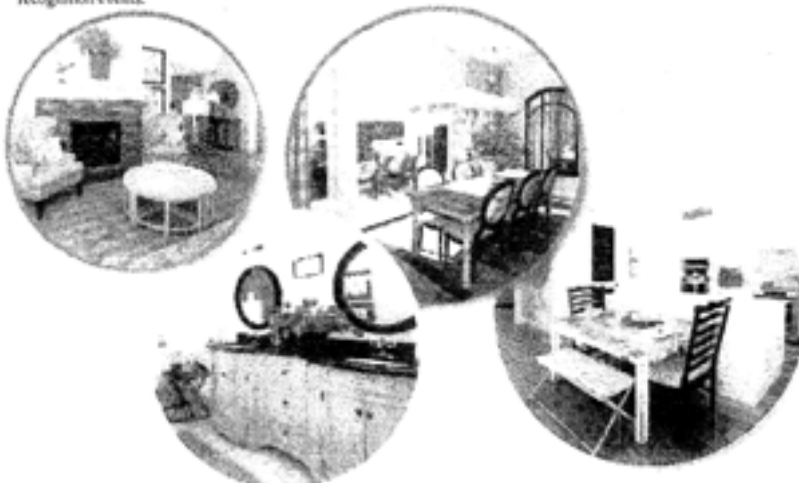
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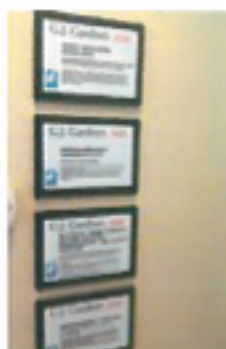
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The builder was already in framing when approached about LEED and WaterSense, so close coordination was necessary for product specs and design. Wayne Intermitt, owner of GJ Gardner Homes Northgate, was challenged to achieve the certifications, and eager to understand the values they could provide to his home. The home was a featured on the 2011 Parade of Homes, and won numerous awards in its category. Notable technologies include a photovoltaic array that provides 92% of energy needs, tight building envelope, and a geothermal hybrid heating system using three 365 foot deep wells, providing a comfortable, quiet, and efficient home. It has been a case study for presentations at the WaterSmart Innovations Conference, Colorado Sustainability Conference, and December's EnergyStar Conference, and host to numerous tours and recognition events.



August 5th 2011
Interior Signage Throughout Parade



August 5th 2011
LEED for Homes Exterior Signage



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G.J. Gardner. HOME'S

GEO THERMAL

USING THE EARTH TO HEAT AND COOL YOUR HOME

Take G.J. Gardner Home to advantage with GeoThermal technology built by G.J. and used by others using a renewable resource.

GeoThermal Heat Exchangers use the inherent temperature of the earth's core at 500 to 600 degrees Celsius at all times to the 1000-degree Celsius.



The system incorporates a Heat Pump and a 1000-psi to 2000-psi geothermal fluid loop.

G.J. Gardner. HOME'S

HEAT PUMP

USING THE EARTH TO HEAT AND COOL

Combining heating and cooling with GeoThermal and GeoThermal Heat Exchangers, this system has the ability to maintain a constant temperature throughout the year.



High Performance Energy Technology is the result of research and development by G.J. Gardner Home and its partners.

G.J. Gardner. HOME'S

R-24 EXTERIOR WALLS

INSULATION EFFICIENCY RATING

The R-24 rating is a measure of thermal resistance. The higher the R-value, the greater the resistance to heat flow. The R-24 rating is the highest rating for exterior walls.



With high performance insulation and building structure in place, the R-24 rating is achieved.

August 5th 2011
LEED H Literature/ Handouts
Tables in Garage



HP02TM0222



HIPOINT002325

August 5th 2011
Interior Signage Throughout Parade



August 5th 2011
LEED for Homes Exterior Signage



G.J. Gardner breaks ground on energy-efficient showcase home

May 7, 2011

by Rich Laden | [*The Gazette*](#)

G.J. Gardner (now HI-Point Home Builders) has started construction of an energy efficient home that will debut at Gold Hill Mesa during HBA's 2011 Parade of Homes, Aug. 5-21.

G.J. Gardner broke ground two weeks ago on a 3,900 square foot Victorian-style home that features geothermal sourced heating and cooling along with roof mounted solar panels. Integrating photovoltaic and geothermal features into the home's design is less expensive than retrofitting. By utilizing these renewable energy sources, the homeowner will potentially gain both a net-zero energy savings and help the environment. Further energy and environmental benefits come from Gold Hill Mesa's pedestrian friendly community, fiber optics to the home and central location.

Unique to the building industry, G.J. Gardner is a franchise builder with each office owned and operated by experienced, master builders. As a leading international custom home builder, G.J. Gardner is recognized worldwide for constructing high-quality homes individualized to meet the clients' needs. G.J. Gardner-Northgate, owned and operated by Wayne Intermill, received much acclaim during the Colorado Springs 2010 Parade of Homes, sweeping all nine of the "Best Of" categories and the highly coveted "Peoples' Choice" award.

The Gold Hill Mesa Community is located on the west side, at the foothills of Pikes Peak near downtown Colorado Springs. Sweeping panoramic views, access to miles of green space, charming home styles with front porches, alley-facing garages and pedestrian friendly walkways set the neighborhood apart. A variety of events are hosted in the Community Center throughout the year. Residents enjoy low maintenance living with snow and trash removal, landscaping, park and green way maintenance, and a fully equipped fitness center.

In addition to G.J. Gardner, Gold Hill Mesa's builder lineup includes master local builders offering a mix of products and price points: J.M. Weston Townhomes, from \$160,000; Challenger Homes, from \$190,000; CreekStone Homes from \$230,000; and G.J. Gardner Homes from mid \$300,000 and up.

CLOSE 

HOMES

Tight Building Envelope

Collecting the Free, Thermal Flow and Moisture Flow using advanced tracing techniques, sophisticated simulation, all welding, heat decay and all hardware to bring your vision into as true as possible. I look forward to your request and material flow.

Renewable Energy Sources

For more information, please contact your local branch office or call 1-800-368-5868. We'll be glad to help you get the most out of your business.

Website Content Evaluation

Energy-Efficient, Green for the growing season
 Low Thermal Mass and High Efficiency Pallets and Transitions
 Intelligent Systems

EPHedrine 1.000 g Lightblue

Shining in 100% of its 120000 lux maximum light bulb



Energy Star Appliances

Now, it's more an **energy** issue of quality than traditional efficiency.

HOMES

LOW VOC AND AIR EMISSIONS

With a superlight building envelope, you need superlight interior partitions. The G-Series from National has 100 lbs./sq. ft. (nominal) composite building materials to keep the job on track—up quickly. Use 100 lbs./sq. ft. National Division, solid wood glaz., 1000 ft. there are used.



The battery, the company said, is intended to recharge the completely depleted cells faster and with almost no wasted energy as would other ways, keeping the user's car running.

[HOME](#)

How to Submit Your Manuscript to *Journal of Management Inquiry* is available with Manuscript Central (www.manuscriptcentral.com/jmi). For more information, visit the journal's website at <http://jmi.sagepub.com>.

This new line of A-1000 Series Ring Joints will meet virtually any size pipe service system. The number of rings available ranges from 10 to 100.



G.J. Gardner. HOMES

TIGHT BUILDING ENVELOPE

AIR TIGHTNESS IS IMPORTANT: AS MUCH AS 40% OF A HOME'S HEATING AND COOLING COSTS ARE DUE TO AIR LEAKAGE.



A building envelope is a combination of the foundation, walls and roof assembly. Each component in the G.J. Gardner Home is designed to work together. The home utilizes TYPED exterior foam, spray foam insulation, 2" x 6 exterior framing, structural sheathing and roof rafters that seal.

G.J. Gardner. HOMES

PROGRAMMABLE THERMOSTATS

COMFORT AND SAVINGS

Set it and forget it, with the smart thermostat, energy saving and cooling requirements. Programmable Thermostats provide the ability to change the temperature in each room of the house, then let the system automatically balance the home environment to save money and energy costs.



G.J. Gardner. HOMES

NATIONAL HOME ENERGY RATING SYSTEM INDEPENDENT 3RD PARTY TESTING

The National Home Energy Rating System (NHERS) is a certification of a home's energy efficiency. It is a rating system that is used to compare the energy efficiency of the home to other homes.



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G.J. Gardner. HOMES

INDEPENDENT TESTING

G.J. Gardner Homes and Thermostat are proud to be part of the independent testing program. The program is designed to ensure that the home is built to the highest standards of energy efficiency.



PROFILE: GOLD HILL MESA
THE NEIGHBORHOOD WHERE HISTORY MEETS ART



When you think of historic homes, you probably think of the old mansions of San Francisco or the grand estates of the Northeast. But in the heart of the city, there's a neighborhood where history meets art. It's called Gold Hill Mesa, and it's one of the most unique and diverse communities in the city.

Art of place-making
There's a rich history of art in Gold Hill Mesa. It's not just the historic architecture, but the way the community has embraced its artistic heritage. From the early days of the neighborhood, artists have been drawn to the area, and today, it's a thriving hub of creative energy.

History of the neighborhood
The Gold Hill Mesa neighborhood has a long and storied history. It was founded in the late 19th century, and its architecture reflects the influence of the Spanish and Mexican eras. The neighborhood has been a part of the city's history for over a century, and its unique character has made it a beloved part of the community.

Community and culture
One of the most important aspects of Gold Hill Mesa is its strong sense of community. The residents of the neighborhood are proud of their history and their artistic heritage, and they work together to preserve the neighborhood's unique character. There are many art galleries, studios, and performance spaces in the area, and the community often comes together to celebrate its artistic achievements.

Preservation and development
The Gold Hill Mesa neighborhood is a mix of historic and modern homes. Many of the historic homes have been carefully restored, preserving their original architecture and character. At the same time, new homes have been built in the neighborhood, blending modern design with historic architecture.

Live the life you imagine...
New Homes on the Hillside

At Gold Hill Mesa, you'll find a community where history meets art. The neighborhood is a mix of historic and modern homes, and it's a place where you can live the life you imagine.

- Historic architecture
- Modern amenities
- Art galleries and studios
- Community events
- Close to the city center
- Beautiful views
- Safe and secure
- Convenient location

GOLD HILL MESA

For more information, visit www.goldhillmesa.com

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GOLD HILL MESA

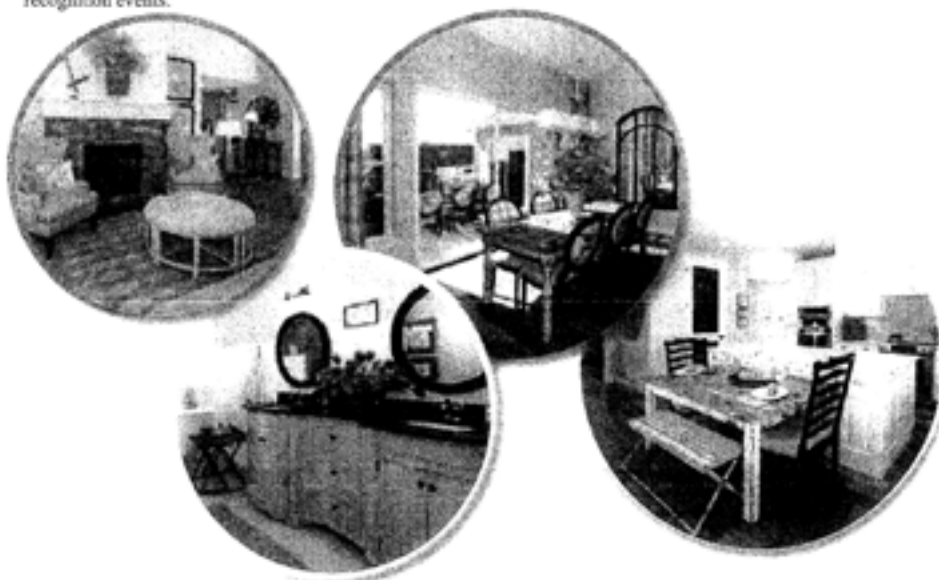
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Colorado's First EPA WaterSense Home Approved

By Frank Kinder, Colorado Springs Utilities

Colorado WaterWise recognizes GJ Gardner in building Colorado's First EPA WaterSense, LEED for Homes Gold, and EnergyStar Certified Home in Gold Hill Mesa, Colorado.

GJ Gardner's new home in Gold Hill Mesa, Colorado Springs, recently qualified for three national certifications, including the WaterSense® label. Since teaming up with the U.S. Environmental Protection Agency's (EPA's) WaterSense program, GJ

Gardner has completed the first labeled home in the state of Colorado and the first in Colorado, Wyoming, Montana, and the Dakotas! It is also Colorado Spring's first LEED certified home, and is also EnergyStar certified, scoring an astounding 13 on the Home Energy Rating Score (HERS) index! The best possible score would be 0, for a zero energy home. A new standard home would score approximately 100 on the HERS index.

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"Owning a WaterSense labeled new home means you can enjoy all the comforts that one would expect of a new home while using less water, energy, and money," said Sheila Fraze, Director

**Each year, a family of
four can reduce their
water use by about
50,000 gallons—you
would use that much
water to shower for an
entire decade!**

WaterSense® Labeled Toilets

Toilets are by far the single source of water use in the home, accounting for nearly 30 percent of your overall indoor water consumption. Toilets also happen to be a major source of wasted water due to leaks and/or inefficiency. WaterSense, a program sponsored by the U.S. Environmental Protection Agency (EPA), is helping consumers identify high-performance, water-efficient toilets that can reduce water use in the home and help preserve the nation's water resources.

What Are WaterSense Labeled Toilets?

Recent advancements have allowed toilets to use 20 percent less water than the current federal standard, while still providing equal or superior performance. The WaterSense label is used on toilets that are certified for exceptional performance in meeting two criteria: to flush performance and efficiency. Only high efficiency toilets that complete the standard certification process can earn the WaterSense label.

How Many Can WaterSense Labeled Toilets Save?

Over the course of your lifetime, you will likely flush the toilet nearly 1 million times. If you replace older, standard toilets with WaterSense-labeled models, you can save 1,000 gallons over your life expectancy.



What About Price?

WaterSense labeled toilets are available at a wide variety of price points and a broad range of styles. EPA estimates that a family of four that replaces its standard toilet with a WaterSense labeled toilet will, on average, save more than \$40 per year in reduced water utility bills, and \$1,000 over the lifetime of the toilet. Additionally, in many areas, code now often requires new toilets that also meet the price of a WaterSense labeled toilet.

And Performance?

Unlike some first-generation, "one-flush" toilets, WaterSense labeled toilets combine high efficiency with high performance. Design advances in WaterSense labeled toilets to save water with all types of waste means that, in fact, many perform better than standard toilets. In consistently testing

Look for the WaterSense Label!

Whether remodeling a bathroom, doing the construction of a new home, or simply upgrading an old toilet, look for a WaterSense labeled toilet. Installing a WaterSense labeled toilet is a high performance, water-efficient option. In fact, it's a better choice. If you're looking for a toilet that's efficient, reliable, and easy to install, look for the WaterSense label. For more information, visit www.epa.gov/watersense.



GHM home puts energy savings on 'Parade'

The Parade of Homes offers a wide array of domiciles with different features and price points, but only one that might start paying its buyer back.

That's the new "near-net-zero" four-bedroom home built by Wayne Internill, owner of Hi-Point Home Builders and locally affiliated with the national G.J. Gardner Homes company.

Priced at \$525,000, the 3,900-square-foot house is at 1561 Gold Hill Mesa Drive.

An analysis of its energy-saving amenities - which include geothermal climate control, water-usage efficiencies, a photo-voltaic solar system, radiant floor heat, even environmentally friendly paint - shows that on average a family living there would spend only about \$55 a month on utilities, Internill said.

The allure has helped the Gardner house become the most popular of the three Gold Hill Mesa residences in this year's Parade of Homes, with more than 2,331 visits since it began Aug. 5. By comparison, the J.M. Weston model has recorded 1,642 visits and the Challenger home 1,309, according to Bob Willard, lead developer for the Gold Hill Mesa project.

The Parade will continue through Aug. 21.

"It's a well-designed house," Willard said. "We need to have them on more lots. People are loving that house and the environmental stuff."

Internill, who has been in the business since building his own house 16 years ago, started gravitating toward modern energy efficiencies about eight years ago when a customer asked him about installing a geo-thermal system (in which fluid piped in loops more than 300 feet below the ground uses the constant temperature of the earth toward providing heating or cooling).

The more Internill researched, the more he got interested in the possibilities - plus, he started finding a market for such homes. "I'm not a tree-hugger," he said. "But there are ways we can conserve what we have. We've got to give something back to Mother Earth. And this is the way of the future."

For the Gold Hill Mesa house, Internill decided to take his efforts a step further and try to get a Leadership in Energy and Environmental Design (LEED) certification, offered through the U.S. Green Building Council. "Those are pretty strict specifications you have to meet," he said. Also, the water-saving technologies he built in allowed his house to meet the "pretty strict specs" of the Environmental Protection Agency's (EPA's) "Water Sense" standard.

However, Gardner noted that every significant "green" amenity a builder puts in adds to the price of a house. For example, the Gold Hill unit has received a "near zero" rating (13) from the EPA's Energy Star rating system, but to get to zero "it would be very expensive," Internill said. The geothermal alone represents an investment of \$64,000, he pointed out.

As it is, the Gardner house's \$525,000 asking price is by far the highest of any Gold Hill Mesa home, Willard said, and the decision to go ahead with it represented a "big risk." This week, though, he happily reported that there has been keen buyer interest in the Parade house, also that Internill recently presided a similar near-net-zero house of smaller size elsewhere at Gold Hill that he has not even built yet.

In addition to the unbuilt house and the Parade house, Gardner/Internill has a tentative agreement with Willard to build on five more lots in the 210-acre development.

Internill said he enjoys working with Gold Hill Mesa, which is in contrast to other big developers who find

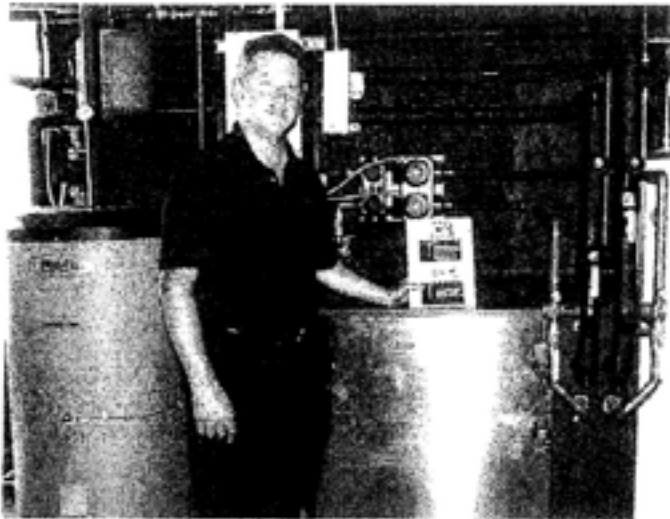


The G.J. Gardner house's family room (with furnishings by an interior decorator) at 1561 Gold Hill Mesa Drive.

Westside Pioneer photo

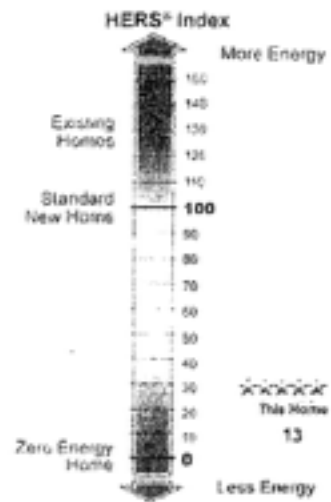
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Wayne Interill poses with some of the piping and other equipment used for the house's geothermal climate control.

Westside Pioneer photo
customized homes an intrusion. "I'm definitely doing more here," he said.



The Gold Hill Mesa house's Energy Star rating of 13 can be seen in comparison with scores typically received by other construction projects.

Westside Pioneer photo

Westside Pioneer article