

## LEED Sustainability Features

### SITE

- 100% of storm water run-off is captured and treated in vegetated swales, before leaving the site
- Cool roofs are installed on all three buildings, reducing heat gain through the roof and energy consumption by the mechanical system.
- The project's contribution to the heat island effect is reduced by a parking lot sized for actual building occupant and anticipated visitor load, not a generalized parking standard.
- Support for alternative transportation strategies are shown through preferred parking for Low Emitting, Fuel Efficient vehicles, Carpools and Vanpools.
- Bicycle storage facilities and shower/changing rooms are provided to encourage exercise and promote alternative transportation.

### WATER EFFICIENCY

- Use of potable water for irrigation has been reduced by 50% due to the selection of appropriate plant species and high-efficiency irrigation systems.
- Use of high-efficiency plumbing fixtures has resulted in a 42.5% water savings. This saves over 378,000 gallons of water per year.

### ENERGY EFFICIENCY

- Electrical use has been reduced at an estimated 29.7% annual cost savings.
- Over 9% of the project's annual energy needs are produced by an on-site 100KW Photovoltaic array. Project energy use and production can be viewed, via the real-time display monitor in the building lobby
- A minimum of 35% of the project's electricity use will be from off-site renewable sources through SMUD's Green-E Program.
- Motorized window shades are programmed to automatically raise and lower to reduce heat gain and glare, based on time of day and time of year.
- High efficiency lights and lowered skylights are automatically controlled by daylight sensors for energy savings. There are over 100 skylights in the office building and 60 on the warehouse.

### RECYCLING

- 82.2% of all construction waste was diverted from the landfill and recycled or reused in another way.
- Construction materials contained 22.3% recycled content.
- 14.9% of construction materials were extracted, processed and manufactured within 500 miles of the project site.
- Over 70% of the wood used is Forest Stewardship Council (FSC) certified.
- Furniture systems installed throughout the facility are:

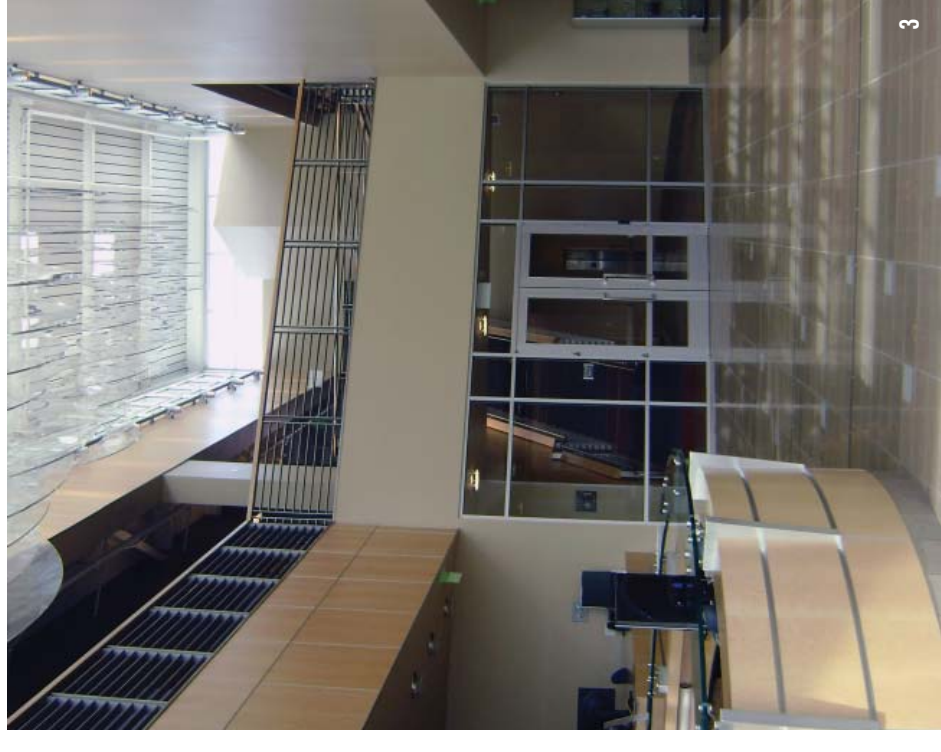
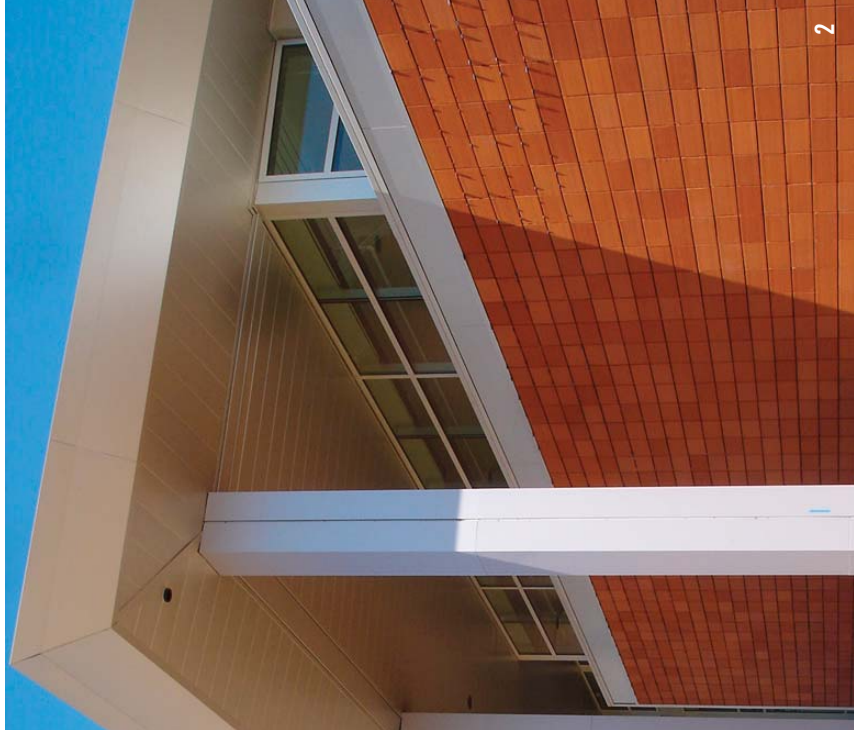
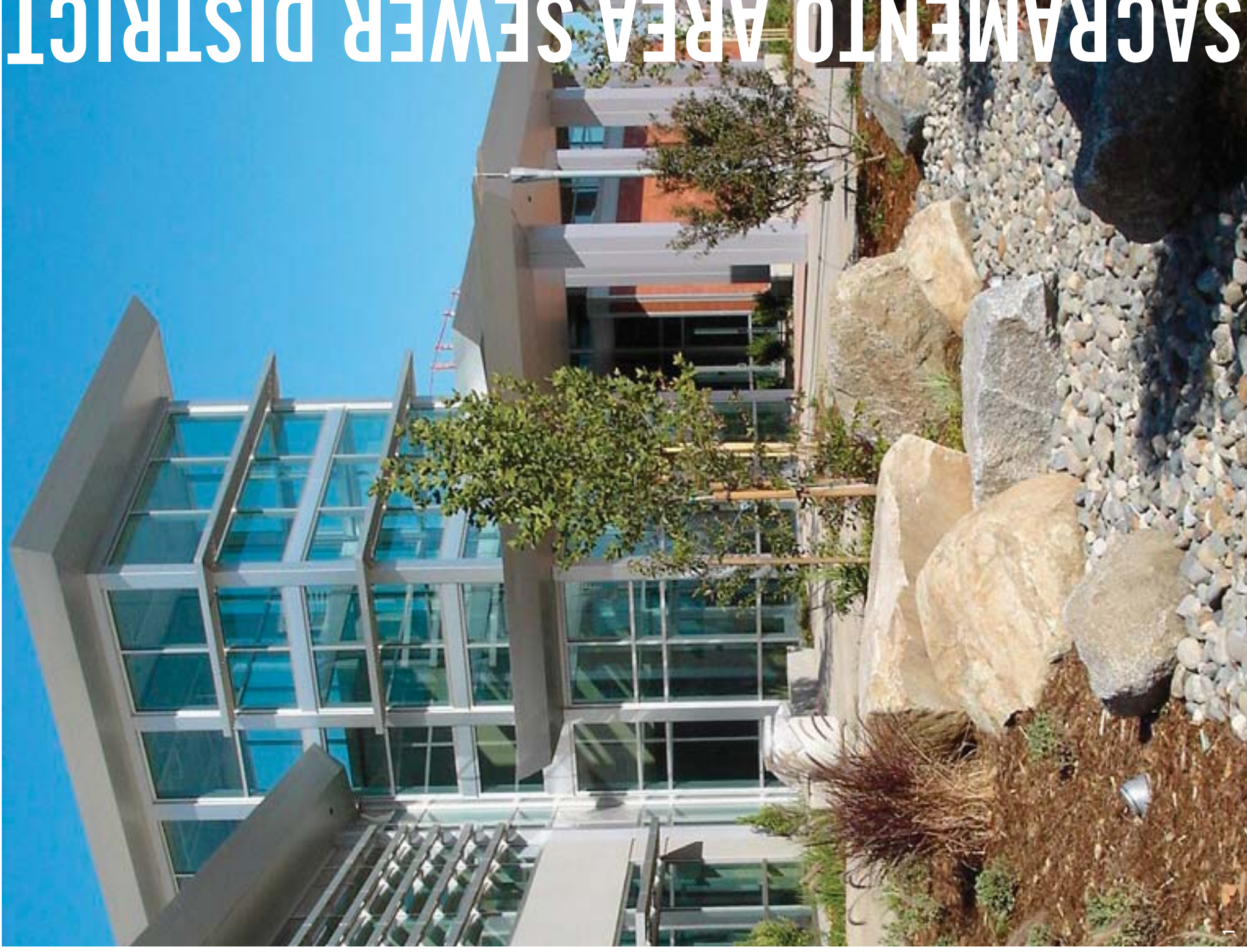
- 0 69% Recyclable
- 0 Comprised of 36% recycled content
- 0 Cradle to Cradle certified
- 0 Greenguard certified

### INDOOR ENVIRONMENTAL QUALITY

- Sealants, adhesives, paints, carpets and composite wood products used in construction contained low VOC content to reduce indoor air contaminants.
- Lighting controls are provided to over 90% of individual occupants and all multi-occupant spaces
- Raised Access Floor is used throughout the office building to provide energy savings through higher air delivery temperature and reduced load on mechanical system condensers.
- Over 75% of regularly occupied work areas have access to natural daylight, reducing energy usage and providing an improved work environment
- Over 90% of regularly occupied work areas have a direct line of sight to the exterior.

### INNOVATION IN DESIGN

- A Green Housekeeping program provides cleaning solutions which are less toxic to building users and environmentally friendly.
- A Dolphin water treatment system for cooling tower water eliminates the need for chemical treatments to control scaling or mineral deposits.
- Educational programs are in place to promote sustainable principles and show how SASD has contributed to a more sustainable environment.



1. Main Entry
2. Terra Cotta Wall
3. Main Lobby

# SACRAMENTO AREA SEWER DISTRICT

1. Front Lobby

2. Art in Public Places by Gordon Huether

3. Exterior Sun-Shade

4/5. Cafe

# SACRAMENTO AREA SEWER DISTRICT

10060 GOETHE ROAD // SACRAMENTO // CALIFORNIA // 95827



4



2



3

The **Sacramento Area Sewer District** project consists of a two-story, 132,000 SF Office Building; a 40,000 SF Warehouse/Shop Building, Central Plant Building and Corporation Yard situated on approximately 23 acres. This facility consolidates SASD staff formerly housed in multiple building locations and includes administrative offices, conference room facilities which are available to the public, indoor/outdoor employee break room areas and exercise facilities, art in public places installations, field crew shower, locker and assembly rooms, warehouse storage, loading dock, small equipment repair shop, covered storage areas, vehicle wash bay, and emergency generator to support field crew operations.

The project also includes off-site street extension work to complete the Goethe Road loop off Bradshaw Road. Williams + Paddon Architects provided extensive programming and

planning services to coordinate the various department and staff being relocated to the new site and integrated sustainable design strategies throughout the project. The project is pursuing a LEED Rating, currently tracking a Gold certification level, and participated in the SMUD Savings by Design Program, achieving an energy performance of over 25% better than California Title 24 standards through several key energy efficient and sustainability measures including underfloor air distribution, high efficiency HVAC equipment, high performance glazing and sunshade devices, daylighting and a 100kW photovoltaic array.

The buildings are concrete tilt-up construction, integrated with curtain wall systems on the front facade to create an aesthetic not typically found in tilt-up buildings. Terra cotta tile from Gladding McBean is installed at walls, anchoring the building ends and public entrance.



5

**williams + padдон**

ARCHITECTS // PLANNERS // PEOPLE