

# Introducing our new LEED building...



# SASD and SRCSD New Office Building and Corporation Yard



10060 Goethe Road  
Sacramento, CA 95827



# Our Building: From the Ground Up



- New site consolidated operations for increased efficiency and eliminated leased facility costs
- Broke ground in 2007 at 10060 Goethe Road in Sacramento
- Two-year construction effort took place on the 23-acre site
- The state-of-the-art “green” LEED-Certified building was completed in December 2009

# Elements of the New Site



- 136,000sf two-story office building for approximately 400 staff
- 40,000sf warehouse and shop building
- 3,900sf central plant for heating and cooling
- 12-acre secured corporation yard including vehicle wash facility, materials storage and some covered parking

# Going “Green”

- Environmental protection is a core part of SASD and SRCSD’s business
- Districts committed to developing the project as a sustainable, eco-friendly facility
- Districts were also sensitive to life-cycle costs, employee comfort and productivity
- Being “green” spanned site selection, construction, as well as addressing stormwater management, the heat island effect and alternative transportation

# The Site's "Green" Elements



- **Site:** Undeveloped parcel selected and developed as an infill project which does not contribute to urban sprawl; no sensitive environmental elements were disturbed; consolidating staff to one site reduced the District's carbon footprint
- **Pollution Prevention:** Implemented an Erosion and Sedimentation Control plan to reduce pollution from construction activities
- **Stormwater Management:** Project incorporated vegetated swales to treat runoff on site by trapping particulate pollutants, promoting infiltration and reducing runoff

# The Site's "Green" Elements



- **Heat Island Effect:** Used light colored materials with reflective surfaces for the roof to mitigate the heat island effect
- **Alternative Transportation:** Site located less than a half mile from bus stops which connect to nearby light rail. On-site bicycle lockers, preferred parking for carpool and low emitting vehicles encourage and reward eco-friendly modes of transportation



# LEED Buildings & LEED Certification



- Leadership in Energy and Environmental Design (LEED) Green Building Rating System® is the national benchmark for the design, construction, and operations of high-performing buildings that minimize their environmental impact

# LEED Buildings & LEED Certification

- LEED was developed by the U.S. Green Building Council (USGBC) and promotes a whole-building approach to sustainability by evaluating buildings in six categories:
  - sustainable sites
  - water efficiency
  - energy and atmosphere
  - materials and resources
  - indoor environmental quality
  - innovation and design

# LEED Buildings & LEED Certification



- A key goal of the Districts' building project was to achieve a minimum of LEED Silver certification

# SASD & SRCSD LEED Building Qualities



- Sacramento area-based Williams+Paddon architects designed the building with numerous sustainable qualities, including:
  - Landscaping that reduces the potable water consumption for irrigation by 50%
  - Fixtures that promote water use reduction such as low flow urinals, faucets and showers
  - 100 KW photovoltaics on the warehouse roof that helps the building use 28% less energy than California's energy code
  - 35% of the building's electricity comes from renewable sources

# SASD & SRCSD LEED Building Qualities



- Thermal comfort components such as an under-floor air distribution contribute to improved indoor air quality, and exterior sunshades, window shades and louvered skylights help control radiant heat
- Recycled content was used in 22% of materials including steel, carpet, concrete and insulation
- Regional materials made up over 10% of materials, coming from within 500 miles of the project site
- Features that optimize the use of natural lighting, including skylights and 90% of work spaces enjoy a view allowing for natural light in the majority of workspaces

# More Information



- To learn more about the Districts' building, including additional photos and video, please visit [SacSewer.com](http://SacSewer.com)