

# Sacramento Area Sewer District & Sacramento Regional County Sanitation District LEED Building Fact Sheet

## Our LEED Gold-Certified Office Building & Corporation Yard: From the Ground Up

SASD and SRCSD identified the need for a new office building and corporation yard to consolidate previously decentralized operations for increased efficiency, elimination of leased facility costs, and operation flexibility. In 2007, the Districts broke ground on the building, located at 10060 Goethe Road in Sacramento. A two-year construction effort took place on the 23-acre site, culminating in a state-of-the-art “green” LEED-Certified building. The facility was completed in December 2009 and includes:

- 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

## Proud to Go “Green”

The Districts provide a vital function essential to environmental protection. The Districts are also committed to developing a sustainable, eco-friendly facility. Other key factors included sensitivity to life-cycle costs, employee comfort and productivity. The Districts’ efforts to be “green” spanned both the initial site selection and construction, as well as addressing stormwater management, the heat island effect and alternative transportation. In December 2010, the Districts achieved a LEED Gold Certification for their facility from the U.S. Green Building Council.



*The entrance to the new SASD and SRCSD office building, featuring water-efficient landscaping that reduces water consumption by up to 50%.*

- **Site:** Undeveloped parcel selected and developed as an infill project which does not contribute to urban sprawl; no sensitive environmental elements were disturbed; consolidated staff into new, central location 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. Swales trap particulate pollutants, promote infiltration and reduce runoff.



*Construction on the LEED-Certified building began in 2007.*



*The photovoltaic system on the warehouse roof.*



*The 136,000sf two-story building accommodates about 400 employees.*

*(continued on back)*



Vegetated swales incorporated into landscaping reduce water pollution from storm runoff.

(continued from front)

- **Heat Island Effect:** Used light colored materials with reflective surfaces for the roof to mitigate the heat island effect.
- **Alternative Transportation:** Site is 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 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, and innovation and design.

### Sustainability Features

The Districts' building was designed by architects at Sacramento area-based Williams+Paddon, and features numerous sustainable building qualities, including:

- Water efficient 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 help the building use 28% less energy than California's energy code (Title 24); 35% of electricity comes from renewable sources.
- 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.
- The building utilizes an abundance of skylights and low modular work stations, and more than 75% of work spaces receive daylight.



Work spaces optimize the use of natural lighting via windows and skylights.



Preferred parking is provided for carpool and low-emitting vehicles.

### More Information

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

