

The California Environmental Protection Agency Building

- The California Environmental Protection Agency has a mandate to conserve fiscal resources and a mission to protect the environment.
- The Joe Serna Jr. California Environmental Protection Agency (Cal/EPA) Headquarters Building in downtown Sacramento is the city's largest high-rise real estate project.
- The 25-story, 950,000 sq. ft. office building designed by AC Martin Partners Inc was built in 2000 by developer Thomas Properties Group, LLC in a public-private partnership with the City of Sacramento
- With some refinements and expansions to its as-designed features, in 2004 Cal/EPA became the first LEED-EB Platinum certified building.
- Located: 1001 I Street, Sacramento, California
- Gross floor area (GFA): 950,000 sq. ft.
- Cal/EPA's innovative and technological features:
 - Energy
 - ✓ Building design that maximizes daylight penetration through the optimal placement of windows, and by minimizing the number of hard wall offices close to the windows
 - ✓ Dual pane "Low E" exterior glass for energy conservation
 - ✓ Super high efficiency/low mercury lighting tubes, and perimeter light sensors that automatically dim the lights when the sun shines in brightly
 - ✓ Solar energy generation of up to 55,180 KWH by the 736 photovoltaic panels mounted on the low rise roof
 - ✓ Provision of 25 electric vehicle charging stations on the roof of the City's Lot I parking garage (we are also pursuing solar panels for electrical generation in connection with these stations)
 - ✓ Siting for the future placement of a 250 kilowatt (KW) natural gas-powered fuel cell.
 - Water Conservation
 - ✓ Low Flow Fixtures
 - ✓ Waterless Urinals in Limited Use
 - ✓ Use of Native Grasses in Landscape
 - Indoor Air Quality & Resource Efficient Materials
 - ✓ Each floor has at least two mechanical rooms, which also function as "fan rooms" that serve only that floor, and can flush that floor with outside air, on command.
 - ✓ Use of zero volatile organic compound (VOC) paints throughout the interior.
 - ✓ Use of environmentally sensitive and resource efficient materials throughout.



- ✓ Use of 52 percent recycled-content carpet tiles, with a "sticky-back" feature that does not require wet glue, and therefore significantly reduces the introduction of VOC's into the workplace.
- Waste Reduction
 - ✓ Under-desk vermiculture bins (compost bins with worms growing in them) maintained by staff to recycle organic waste and organic waste produced used in courtyard flowerbeds.
 - ✓ Special design of the dock area recycling center and recycling collection points on each floor to maximize recycling activities
 - ✓ All within a budget of \$270 million
- **Benefits from the building design:**
 - Increased asset value: the annual cost savings have increased the asset value of the building by nearly \$12 million
 - Decreased operating costs: operational costs are significantly lower at Cal/EPA due to increased water and energy efficiency and reductions in waste disposal costs
 - Environmental leadership: Cal/EPA sets a sustainable benchmark for other organizations to follow.
 - A productive workplace
 - Efficiency up-grade improvements paid back in less than one year, generating \$610,000 in annual savings
- **Additional Information:**
 - For more information please visit the California Integrated waste management Board website: <http://www.calepa.ca.gov/EPABdg/>