

WALNUT CREEK CENTER

GREEN INITIATIVES

MECHANICAL (Heating, Ventilating and Air Conditioning)

- All major mechanical components at the building have been retrofitted with state of the art equipment:
 1. New chillers have been installed with more capacity and energy efficient motors.
 2. Variable frequency drives have been installed on most motors to ensure further energy savings.
 3. New boilers have been installed with a 94% efficiency.
- Window film on the east, south and west windows were installed for higher efficiency and to reduce the solar load.
- Over time and as spaces rollover, the existing pneumatic controls are being changed over to new VAV/DDC controls for better efficiency and climate control.

ELECTRICAL

- The Energy Management System has been upgraded to allow for even greater efficiency and savings by monitoring building and tenant temperatures for greater control.
- Fluorescent lights are used in non-converted tenant spaces. New tenant improvements include LED fixtures with dimming controls and are compliant with current Title 24 requirements.
- All common area lighting has been converted to LED lights, and restrooms are converted to LED as well.
- The parking garage fixtures have been upgraded with special induction fixtures to save approximately 30% in energy costs. This includes dusk to dawn sensors on perimeter lights.
- All emergency stairwell lighting are LED fixtures with a “sleep” feature that dims light levels to 5% when no one is present, and ramps up to 100% when a person is present.

PLUMBING

- Low flow toilets and urinals (1.25gpf) are being replaced as restrooms are remodeled.
- Aerators are used on all sinks to reduce water flow.
- Automatic faucets and automatic soap dispenser exist in each restroom to conserve water and provide a touch free environment.
- Automatic flushometers are installed on all toilets and urinals.
- Medallions are located at all exterior drains stating “No Dumping, Drains to Bay”.

JANITORIAL

- HEPA filter vacuum cleaners are used by the janitorial crew and allows for:
 1. Excellent filtration to reduce dust and better indoor air quality
 2. Lightweight maneuverability
 3. Quieter motor
- “Green” chemicals are used by the janitorial company.
- Microfiber cleaning cloths are utilized by the janitorial crew. This reduces the paper products used in cleaning.
- Supplies are purchased utilizing post-consumer content thereby working in conjunction with the Recycle component of Green Practices:
 1. Toilet tissue 80% post-consumer content; EPA Compliant
 2. Paper towels 40% post-consumer content; EPA Compliant; Green Seal Certified
 3. Seat covers 60% post-consumer content
 4. Trash liners 10% post-consumer content

RECYCLING

- Fluorescent light tubes, ballasts and batteries are properly disposed.
- Unused paint and oil is properly disposed.
- All cans, bottles, paper and cardboard are collected by the janitorial crew, placed in the container, picked up M-F, removed to a substation and recycle center and appropriately separated.
- Composting - we have a special bin for food waste and paper towels and the tenants have a special container to further develop this practice.
- Replaced restroom paper products with recycled or post-consumer content.
- Arrangements are provided for E-waste recycling on a quarterly basis.

EPA ENERGY STAR RATING: 94