



LEED Facts

for LEED Interior Design & Construction (ID+C): Commercial Interiors version 3 (LEED 2009)

LEED certification awarded Oct 2015 for achieving the following:

| | |
|------------------------------|-----------|
| Gold | 65 |
| Sustainable sites | 21/21 |
| Water efficiency | 0*/11 |
| Energy & atmosphere | 18/37 |
| Material & resources | 5/14 |
| Indoor environmental quality | 12/17 |
| Innovation | 6/6 |
| Regional priority credits | 3/4 |

EPA R10 Seattle Office – LEED Commercial Interiors Remodel Project

The desire to be as sustainable as possible led the Region 10 Seattle office to design a space that testifies every day to EPA's commitment to protecting human health and the environment. The R10 remodel within the Park Place Building covers 14 floors for a net square footage of 155,407 square feet. Built in the 1970s, the Park Place Building achieved both LEED EB (2009) and LEED EBOM (2014) Platinum certifications. A Park Place Building tenant for more than 40 years, the EPA R10 Seattle office has achieved a LEED Gold Commercial Interiors Certification (2015).

Project Highlights

- EPA's new offices reused approximately 1,800 salvaged 4x4 and 2x2 T8 fluorescent light fixtures. Daylight dimming ballasts and daylight controls were added on at least half of the connected lighting load.
- New and replacement equipment that is ENERGY STAR® eligible includes task lighting, pantry appliances and audio/visual equipment.
- Day lit open floor plans let in more daylight and encourages team-oriented, high-performance work environment.
- All employee work spaces have work surfaces that can be lowered or elevated, which gives employees the option to sit or stand while they work. The work surfaces, in combination with ergonomic chairs and adjustable height monitors make for a comfortable work space and help employees avoid work-related injuries.
- Selection of environmentally preferable low- or no-emission materials and equipment contributes to a healthier indoor environment. Sustainable new materials selections were guided by third-party environmental organizations certifications.
- EPA's lighting design meets current City of Seattle Energy codes for a Lighting Power Density (LPD) of 1 Watt per square foot (W/s.f.). The project was designed for a 0.74 W/s.f. LPD. EPA projects a 25% reduction in lighting annual energy use which directly correlates to a reduction in greenhouse gas production resulting from operations.
- EPA compared current HVAC energy consumption from May 29 to June 15, 2015 with energy consumption during the same period in 2008, 2009, and 2010. Based on the findings, the new system is expected to cut energy use to cool the server/network room by 47%, saving at least 915,782 kWh over the course of the 10-year lease.

Project Statistics

- Reduced Connected Lighting Power Density by 25%.
- Recycled 77% of the on-site generated construction waste.
- Salvaged and reused 100% of the previously installed T8 fixtures.
- Reuse of bookshelves, study carrels and seating includes 75% of all the furniture, fixtures and equipment installed in the new EPA library.
- Saved \$135,000 through reuse of fluorescent light fixtures.

Water Innovations*

- Water Restoration Certificates purchased to offset two years of water consumption which is equivalent to 2.2 million gallons of water.
- During the remodel, eight new filtered fountains were installed with bottle fillers. This encourages occupants to minimize both their reliance on plastic bottles and their contribution to waste in the environment.