



CalPERS Lincoln Plaza North achieves LEED EBOM Gold

CalPERS Lincoln Plaza North is a 487,000 square foot office, data center, central utility plant, and parking structure. The retro commissioning (RCx) effort was undertaken as part of the U.S. Green Building (USGBC), Leadership in Energy and Environmental Design (LEED) for Existing Building: Operations and Maintenance (EBO&M) certification program. Our overall objective of this effort is to reduce energy and operating expenditures and to enhance operations and occupant comfort. Our evaluation was based on the findings of a detailed on-site investigation, and trending data obtained through the building automation sys-

tem operation, as well as numerous other data-gathering activities.

RCx Goals:

- Exceed customer expectations by maximizing building performance, indoor environmental quality, and mission-critical systems reliability
- Optimize operational energy expenditures and electrical demand at all times
- Optimize operations and maintenance costs and equipment replacement expenditures



CalPERS Lincoln Plaza North, Sacramento CA

Congratulations to our own Chuck Shinneman, PE LEED AP Director of Sustainability at Capital Engineering, recently passed his ACG commissioning exam!

- Check the Fairmont Elementary School interactive energy [dashboard!](#)

Fairmont Elementary School—LEED Silver

The project consisted of an entire new school constructed alongside the old original campus. Following construction the old Fairmont was demolished and replaced with new playground and playfields. Project costs, including con-

struction and all other design and fee costs, including demolition of the old school and new playfields and playgrounds, is about \$21 million.

The new school was a first for Vacaville Unified – a two-story all-

in-one-building school with 27 classrooms, office, library, computer lab, teachers workroom and break room, storage, conference rooms, multi-purpose room and kitchen.

CaIPERS LEED EBOM, con't

- Ensure overall building system integration and the optimum performance of individual systems, equipment and their associated maintenance
- Equip operations staff to ensure that operating improvements function, interact and persist, as intended. Train and empower staff to build upon, and to extend the beneficial impacts of, the recommended improvements. Enable staff to identify and develop further improvements

Key LEED Points Achieved:

- WEp1/WEc2.1 Minimum and Additional Indoor Plumbing Fixture and Fitting Efficiency
- EAp2/EAc1: Minimum and Optimize Energy Efficiency Performance
- EAc2.1: Existing Building Commissioning - Investigation and Analysis
- EAc2.2: Existing Building Commissioning - Implementation
- EAc3.1: Performance Measurement - Building Automation System
- EQc2.3: Occupant Comfort - Thermal Comfort Monitoring



CaIPERS Lincoln Plaza North is one of the few projects in Sacramento to achieve LEED Existing Building: Operations and Maintenance GOLD Certification. For all of us involved, achieving Gold Certification was very gratifying.

Fairmont Elementary School

It is designated as a LEED Silver school, the first school in the County to be recognized as such. It will beat government energy standards by almost 30 percent, lowering energy bills for the District, helping enhance student performance, and fighting global warming. LEED is Leadership in Energy and Environmental Design, featuring a third - party Green Building Rating System™ to encourage sustainable green building and development practices. These energy - efficient features will lower utility bills for our cash - strapped school district, and provide ongoing savings to the General Fund.

The project features an interactive dashboard which can be accessed by students and via the internet. To view the dashboard click the image.

