



Vacaville, California

California Medical Facility - Enhanced Outpatient Program

Treatment & Office Space

From project initiation, the project team aimed to design and construct the CMF Enhanced Outpatient Program (EOP) Treatment and Office Space to significantly reduce its impact on natural resources, maximize efficiency, and create a high-quality work environment for its staff. To assist in meeting these goals, the project is seeking certification using the

LEED-NC 2009 Green Building Rating System of the U.S. Green Building Council (USGBC). LEED represents a framework for ensuring an integrated design and construction process that enhances resource efficiency, waste reduction, community connectivity, and occupant health and comfort. The project team is targeting a Silver certification.

KEY GREEN BUILDING STRATEGIES

A number of green building strategies in various resource areas have been incorporated into the project, including:



MATERIALS & RESOURCES

- Recycled over 75% of the waste generated during demolition and construction.
- Incorporated at least 10% recycled and/or regional content into project materials.
- Specified FSC-certified wood for over 50% of all wood products in the project.



INDOOR ENVIRONMENTAL QUALITY

- Incorporated a range of strategies to improve indoor air quality, including specifying low-emitting paints and coatings and prohibiting smoking in and around the project.
- Effectively managed indoor air quality throughout construction activities and prior to occupancy, including a building flush-out prior to move-in.
- Increased access to outside air for future tenants via a tenant lease requirement for carbon dioxide (CO₂) monitoring in multi-occupant spaces and the establishment of minimum outside air set-points in the HVAC system.
- Implemented a green housekeeping policy and program to minimize the effects of janitorial activities within the project.



ENERGY EFFICIENCY

- Commissioned building systems to ensure the most efficient function of HVAC&R and lighting systems.
- Installed high-efficiency HVAC&R to optimize the project's energy performance. Reduced energy demand by over 28% compared to the baseline performance.
- Generating over 9% of project energy demand via a photovoltaic array.
- Purchased green power equal to offset 35% of the 2-year project electrical energy demand.



SUSTAINABLE SITES

- Effectively controlled erosion and sediment to limit the potential for pollution from construction activity through the implementation of Best Management Practices (BMPs).
- Minimized the parking spaces provided for the project and provided employees with preferred parking spaces for low-emitting/fuel-efficient vehicles.
- Minimized the heat island effect of project hardscape and roofing.



WATER EFFICIENCY

Significantly reduced interior potable water use, including a greater than 20% reduction in water demand through low-flow fixtures and faucets.

