



Real Property & Asset Management Committee

Headquarters Sustainability Initiatives & Utility Use Overview

Item 6a

April 11, 2022

What is Sustainability?

- Broad concept with many applications
- Structural, Architectural, and Operational Changes
- Our Team seeks to constantly improve our resource efficiency



Our Work + Responsibilities

- Operate and maintain building systems
- Track utility consumption data
- Capital planning, long-term asset management, partnerships



Headquarters Sustainability

- Resource Use Reduction Projects and Initiatives
- Operate systems to maximize efficiency and minimize consumption



Operations + Initiatives

Water Use

- Cooling Tower Operations
- Water Fixtures
- Landscape Irrigation

Heating Ventilation and Air Conditioning (HVAC)

- Activation Staggering
- Boiler Use Reduction
- Variable Air Volume Optimization



Cooling Towers



HVAC Boilers

Operations + Initiatives (continued)

Energy Efficiency

- Motion Sensors
- LED Retrofit



LED Light w/ sensor

Resources/Policies

- Green Purchasing Code
- Salvage Program
- E/V Charging Stations
- Recycling Program



Electric Vehicle Charging Station

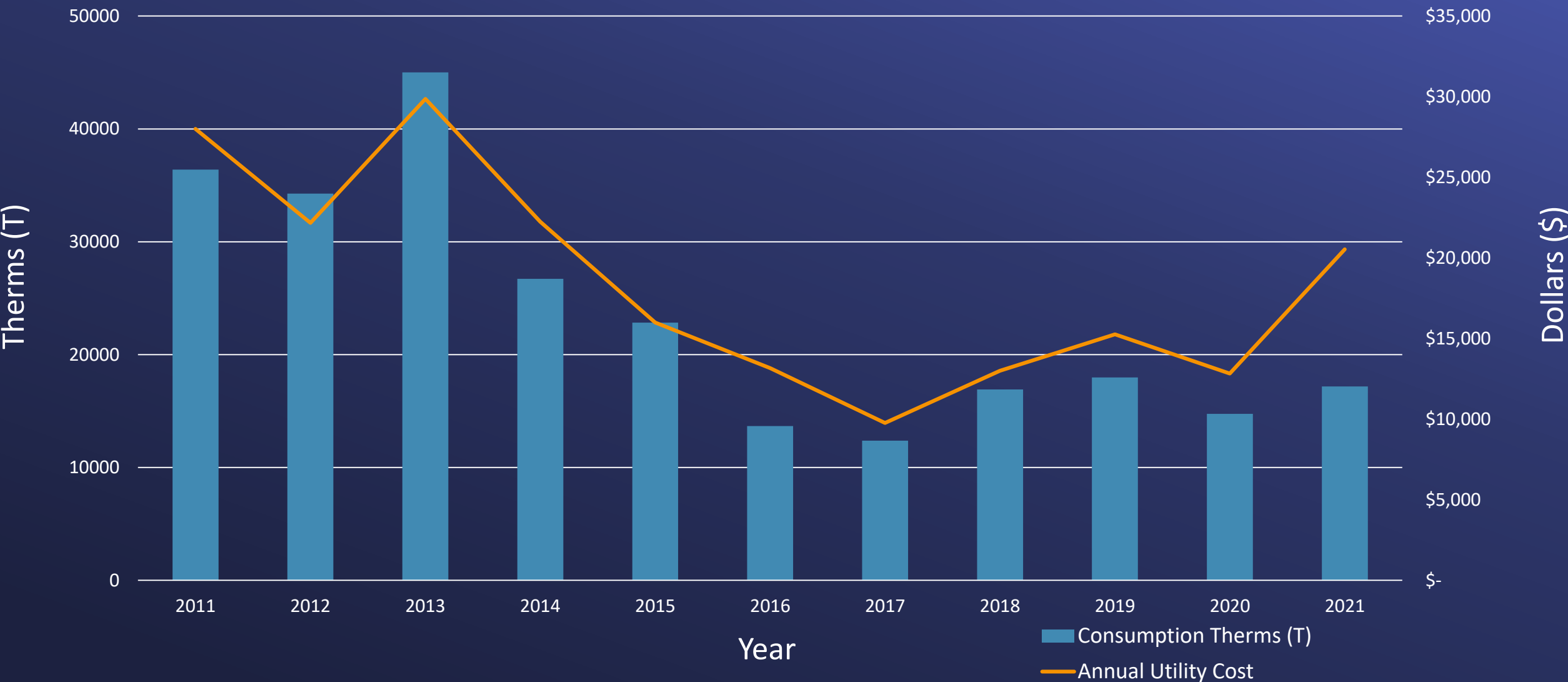
Past Work + Utility Monitoring

- Our commitment to sustainability is reflected in our consumption data over the past 10 years
- We have been recognized for our progress in sustainability



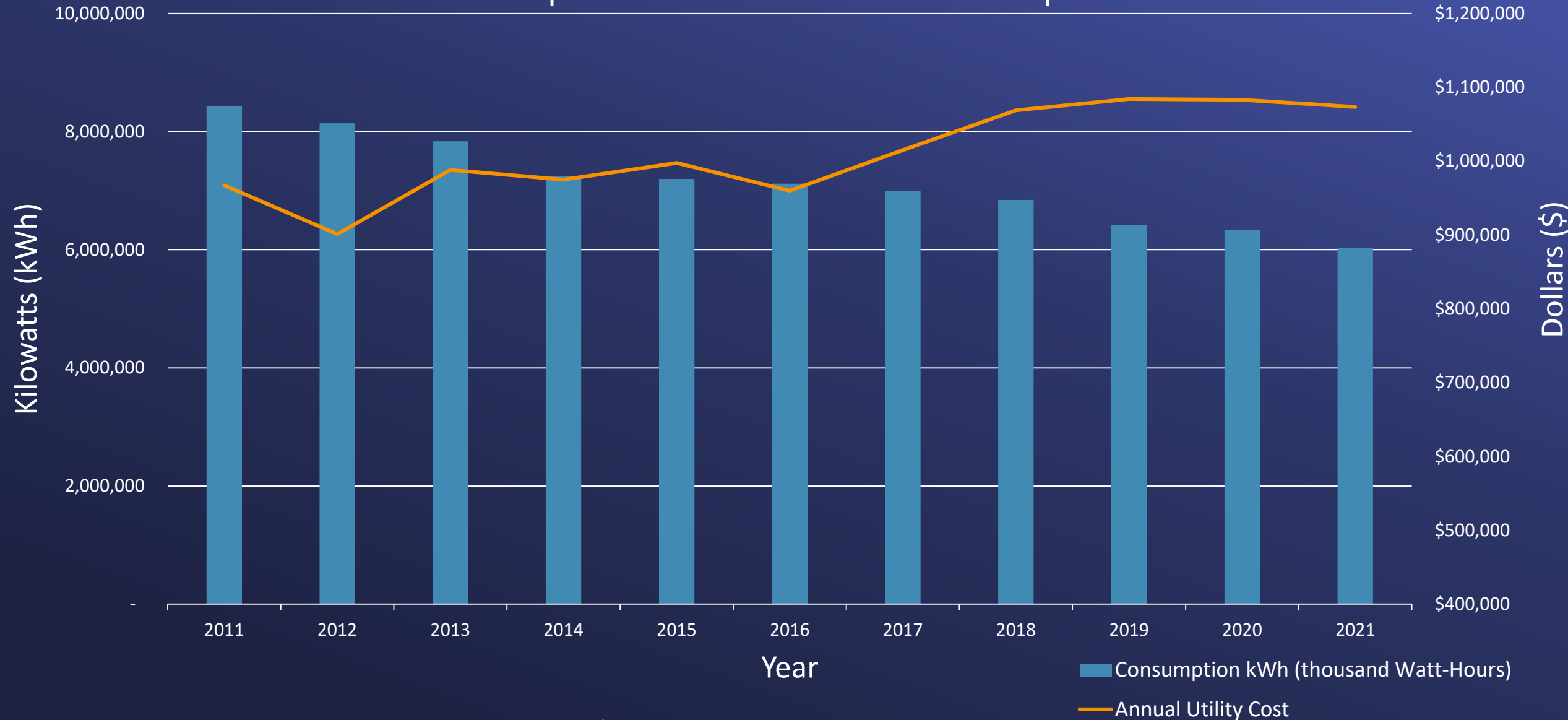
Utility Consumption: Gas

Headquarters Annual Gas Consumption



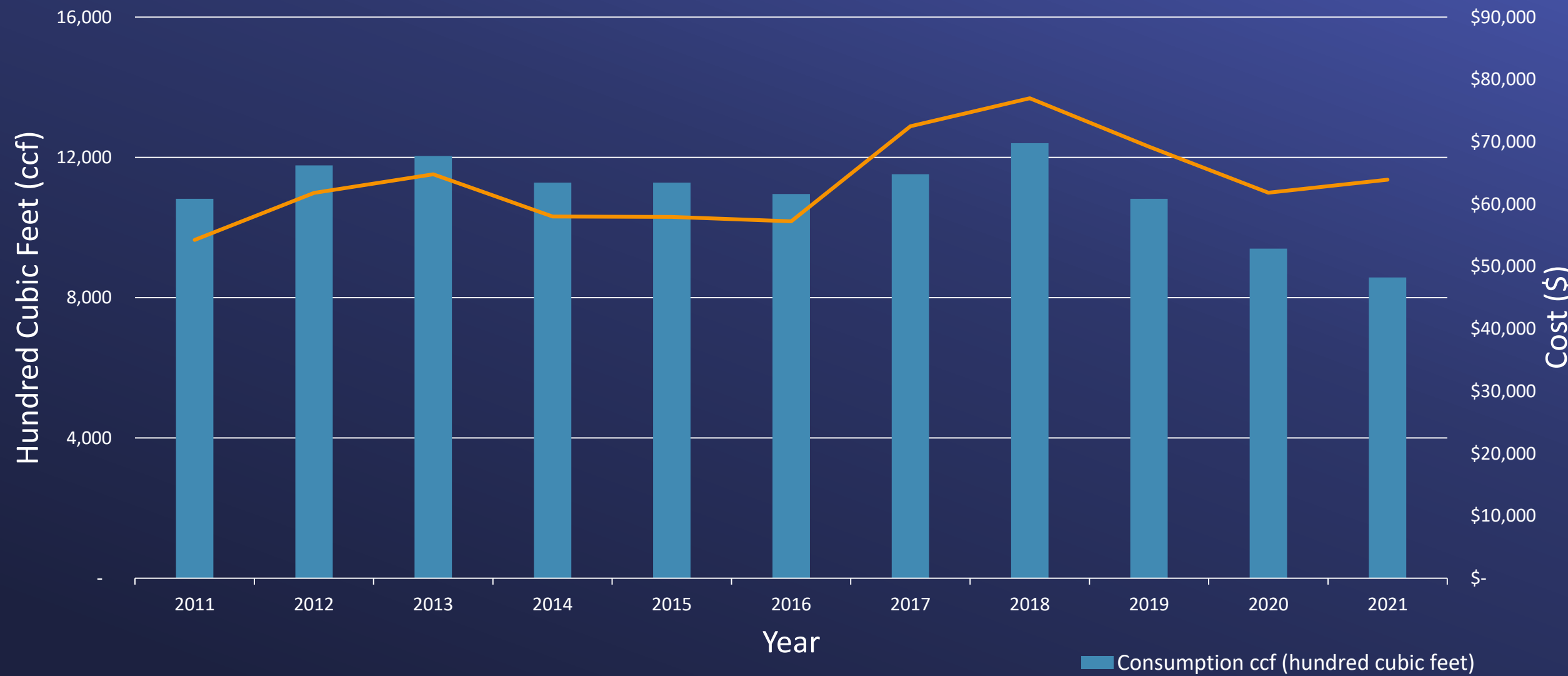
Utility Consumption: Electrical

Headquarters Annual Electrical Consumption



Utility Consumption: Water

Headquarters Annual Water Consumption



Landscape and Irrigation

Corrective Measures

- Irrigation Controller Upgrade
- Master Valve repair
- Headquarters Exterior Landscape and Irrigation



New Irrigation Controller



Master Valve Replacement



Headquarters Courtyard

Irrigation Consumption

Monthly Headquarters Irrigation Water Usage



Past + Current Recognition

Environmental Protection Agency (EPA)

Top 15% of office
buildings nationwide



U.S. Green Building Council

Leadership in Energy and
Environmental Design
(LEED) Silver Certification



Building Owners and Managers Association

The Outstanding Building of
the Year Award



Asset Management + Strategic Partners

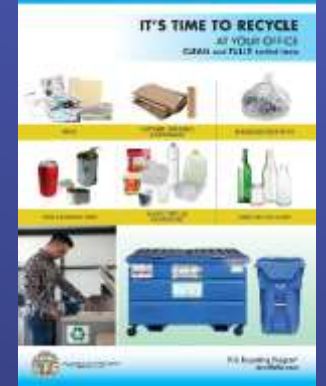
- We are focused on creating a healthier workplace
- Strategic Partnerships help us drive our sustainability initiatives
- Innovative Capital Improvement Projects



A Sustainable Workplace

Recycling Program Revamp

- Organic Waste
- Waste Audits and Metrics



Recycling Program Posters

Air Handlers

- MERV-15
- Ultraviolet - C Germicidal System



UV-C Germicidal System

Cafeteria Equipment Upgrades

- Refrigeration System
- Kitchen Appliances



Refrigeration System

Partners in Sustainability

Internal Partners

- Environmental Planning
- Water Resource Management

Contractors

- Preventative Maintenance
- Usage/Meter monitoring

Consultants

- Waste Sorting and Disposal, Energy Audit, Facility Condition Assessment



Chiller Plant



Fire Pump Room

recycLA
Make
waste
history

Potential Capital Improvement Projects

Building Automation System Modernization

- Improved Building Energy Management

HVAC System Study

- Cooling Tower Replacement
- Size and Capacity Evaluation



Potential Capital Improvement Projects (continued)

Interior/Exterior Light Fixture Replacement

- Day light harvesting
- Full LED and Zone Control

Modular Furniture Replacement + Space Design

- Sustainable Materials
- Updated Ergonomics and Workplace Design



