



Greening Alameda County's Buildings

Alameda County

Climate Corps Bay Area

Project Descriptions

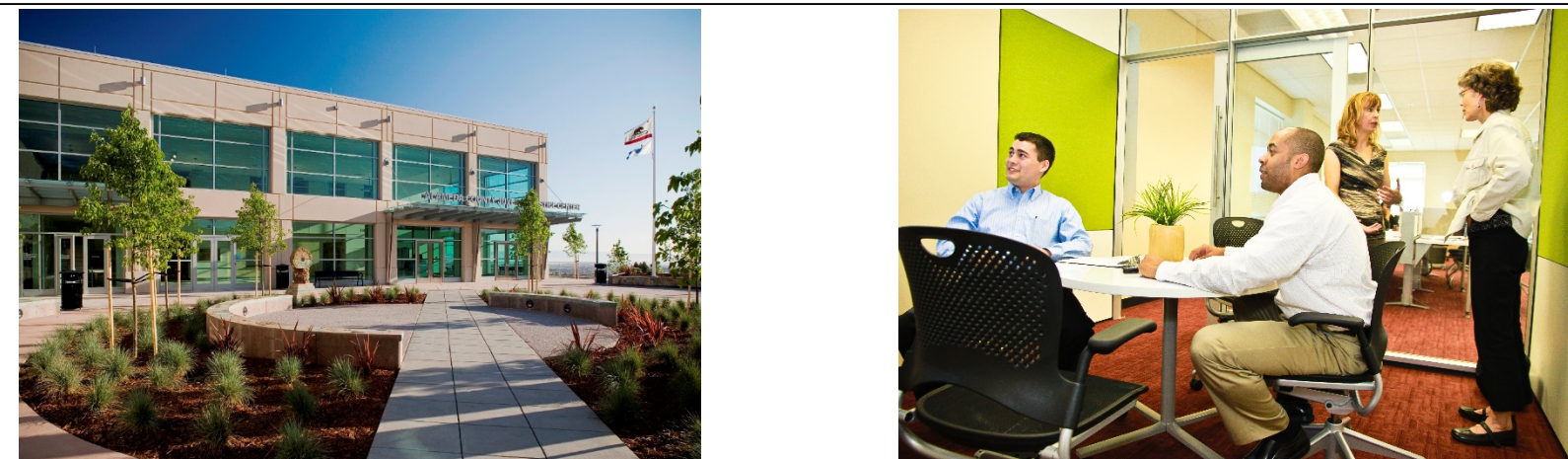
Project 1: Green Building Design

In 2003, Alameda County passed a resolution requiring that all new County construction must achieve a minimum LEED® Silver green building rating. However, County-specific sustainability priorities go above and beyond what LEED® require. In order to address these priorities, we developed documents describing the requirements for sustainable products and services, such as carpet and green cleaning.

- Incorporated feedback of stakeholders, including our construction project managers, our building maintenance department, and vendors like our waste haulers.
- Continued to revise and iterate each of documents from lessons learned through implementation in new County construction projects.

Alameda County Operations:

100 Buildings
 8 million square feet
 9,000 employees



Project 2: Green Leasing

In order to ensure that sustainability initiatives commonplace in our County-owned buildings are also in place in our leased facilities, we developed tools to help the County's leasing managers negotiate green leases.

- Researched public sector best practices and market availability of green products and services for leased facilities.
- Engaged key stakeholders, including property managers, to better understand the opportunities and challenges for integrating sustainability into leased spaces.
- Produced environmental performance specifications in several formats to best meet stakeholder needs during different parts of the lease negotiation process.

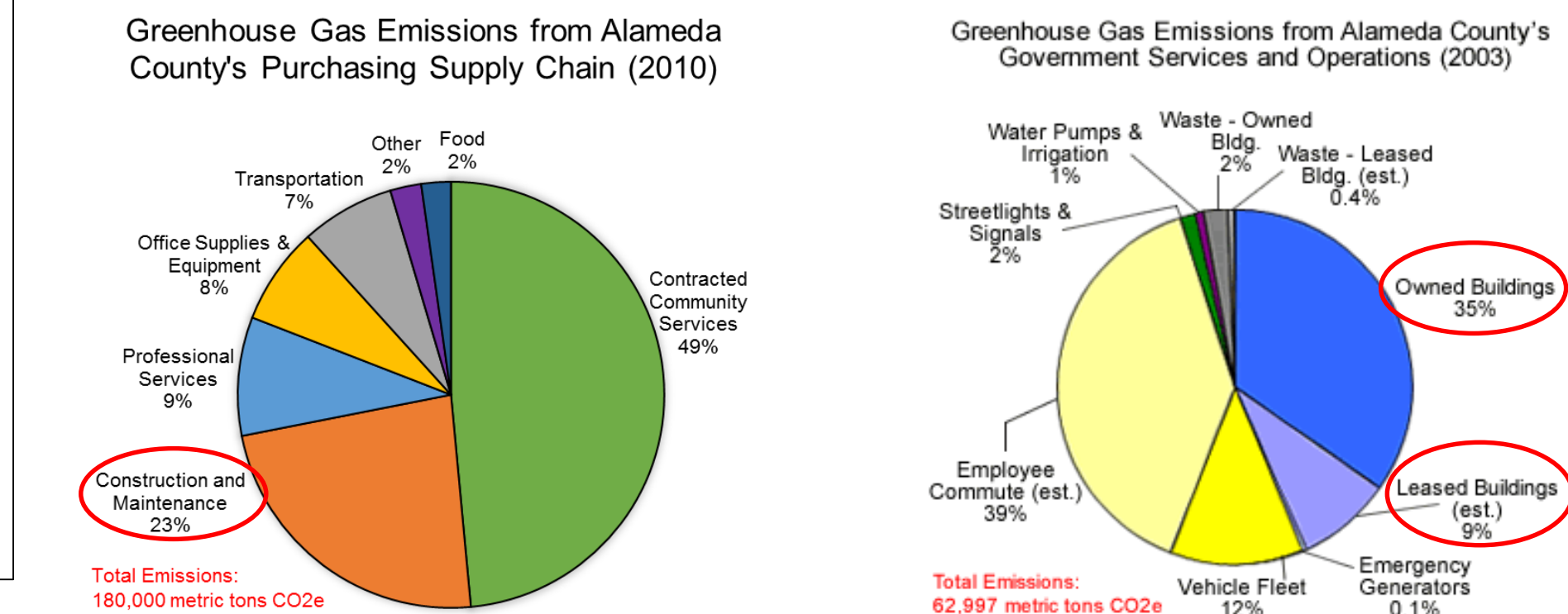
Achievements

Green Building Products & Services Addressed:

- Adhesives, sealants, and coatings
- Carpet
- Pest Management
- Janitorial Services
- Landscaping
- Paint
- Recycling & Composting

Potential GHG Reduction Impact:

The criteria developed can eliminate a portion of the GHG emissions from County-operated buildings (circled in red).



Lessons Learned

The leasing and construction processes can span a number of years, so focus on strategic investment of time in providing the right information at the right time.

Successful Strategies:

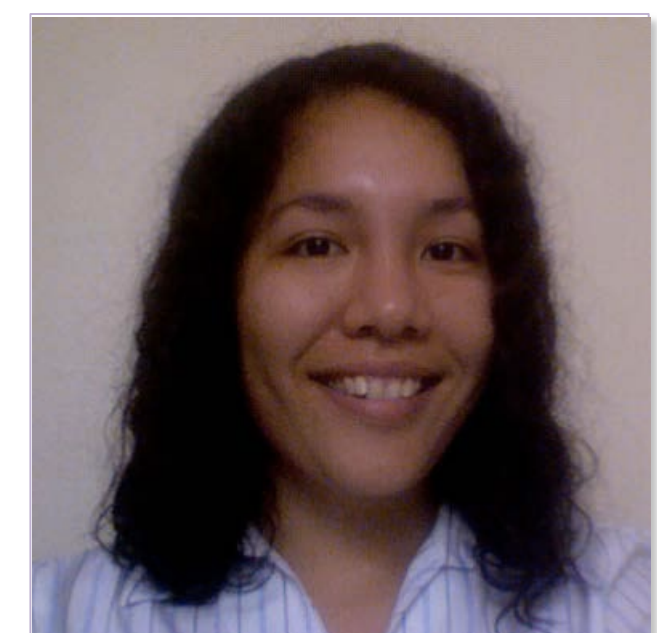
- Engage stakeholders as early as possible.
- Identify critical times in decision making process to participate.
- Allow flexibility in how a building meets environmental criteria.

Next Steps for Program:

- Track and measure implementation and impact of current initiatives.
- Expand sustainability initiatives to other product and service categories.

Nicole Gaetjens

Nicole is interested in opportunities to implement and inspire sustainability programs and policies in institutions, such as local governments, schools, and companies. Her passion for sustainability includes socioeconomic concerns. At Stanford, her studies focused on renewable energy engineering and food systems. Her career thus far has focused on waste reduction and green purchasing. Nicole has worked for a variety of types of organizations, including non-profits and consulting firms.



Acknowledgements:

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