Case Study:

PARK PLACE
Progressive Indoor Air Quality Program

PROPERTY DESCRIPTION

Park Place is a distinctive, 1.8 million square foot corporate complex situated within a thriving 105 acre mixed-use development of office, residential and retail amenities. This iconic office building was originally developed by Fluor Corporation and served as their international corporate headquarters until 1995.

LBA Realty has just completed one of the most ambitious redevelopment projects in Orange County’s history. A phased renovation included dramatic enhancements to building entries, landscaping, common areas, and on-site amenities. Committed to Environmental Stewardship, LBA Realty, in addition to the energy saving building system retrofits, incorporated many sustainability initiatives as part of our commitment and LEED certification.

PROJECT OVERVIEW

LBA Realty has implemented a progressive indoor air quality monitoring program to ensure our tenants have a healthy, productive indoor environment.

LBA Realty contracted with Healthy Buildings International to proactively test and monitor indoor air quality in order to manage the indoor environment at Park Place. This monitoring program includes frequent HVAC inspections, air quality testing, laboratory analysis of spore traps, and a report summarizing findings and laboratory results. Air handling units, filters, and ductwork are also inspected, and all results are compared to industry standards such as ASHRAE, independent industrial hygiene organizations, and U.S. government regulatory agencies.

RESULTS

Through the implementation of an indoor air quality monitoring program, Park Place has achieved the following:

- A green office environment with third party verification of acceptable levels of carbon dioxide, carbon monoxide, airborne particulates, allergenic particles, common indoor gases, volatile organic compounds and fungal spores, as well as a Legionella risk assessment.
- Tenant confidence that their office environment is a healthy place to work, providing an environment that improves cognitive function where employees can be more productive.