

Ideas + buildings
that honor the
broader
goals of society

← LEED® Lessons Learned



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Overview

Topics

- ▶ Sustainable Design Initiative (SDI)
- ▶ Chicago office LEED® projects
- ▶ Lessons Learned
 - ▶ Labovitz School of Business and Economics
 - ▶ Haworth Showrooms
 - ▶ Haworth Center

SDI Strategic Plan



Summary

- ▶ Three year plan
- ▶ Leading green high design firm in North American by 2007
- ▶ Five core focus areas:
 1. Education and Training
 2. Research
 3. Leadership Projects
 4. Administration
 5. Marketing



LEED Project Experience



University of Minnesota – Duluth; Haworth

Labovitz School of Business and Economics - UMD



Project Stats

- Site: 3.16 acres
- Size: 66,909 s.f.
- Start: Late July 2006
- B3 (Buildings, Benchmarks, and Beyond) and LEED

Labovitz School of Business and Economics - UMD



Green Strategies

- Public transportation
- Native plantings
- 40% above ASHRAE 90.1
- 75% C&D Waste diverted
- Low-emitting materials
- Greenguard certified furniture
- Heat recovery
- CO₂ Monitors
- Low mercury lamps
- Daylighting sensors

UMD Lessons Learned



B3 and LEED are redundant

UMD Lessons Learned



Better continuity if person documenting LEED is embedded in project team

UMD Lessons Learned



LEED can change scope of other components of project

Haworth Showrooms



Project Stats

- 4 Showrooms
 - Chicago
 - LA
 - Dallas
 - D.C.
- Size: 15,000-18,000 s.f.
- Fast schedules
- Completed: 2005 & 2006
- Client mandated LEED-CI Gold

Haworth Showrooms



Green Strategies - Site

- ▶ Contract with nearby gym for showers
- ▶ Located in urban environment
- ▶ Near public transportation
- ▶ Underground parking

Haworth Showrooms



Green Strategies - Energy

- ▶ Raised access floor
- ▶ Green power contract – 100%
- ▶ Energy Star appliances/equipment
- ▶ Lighting controls
- ▶ Building automation system

Haworth Showrooms



Green Strategies - Materials

- 10-yr lease
- C&D Waste Recycling
- Included Haworth products
- Recycled-content materials
- Rapidly renewable materials
- FSC-certified wood

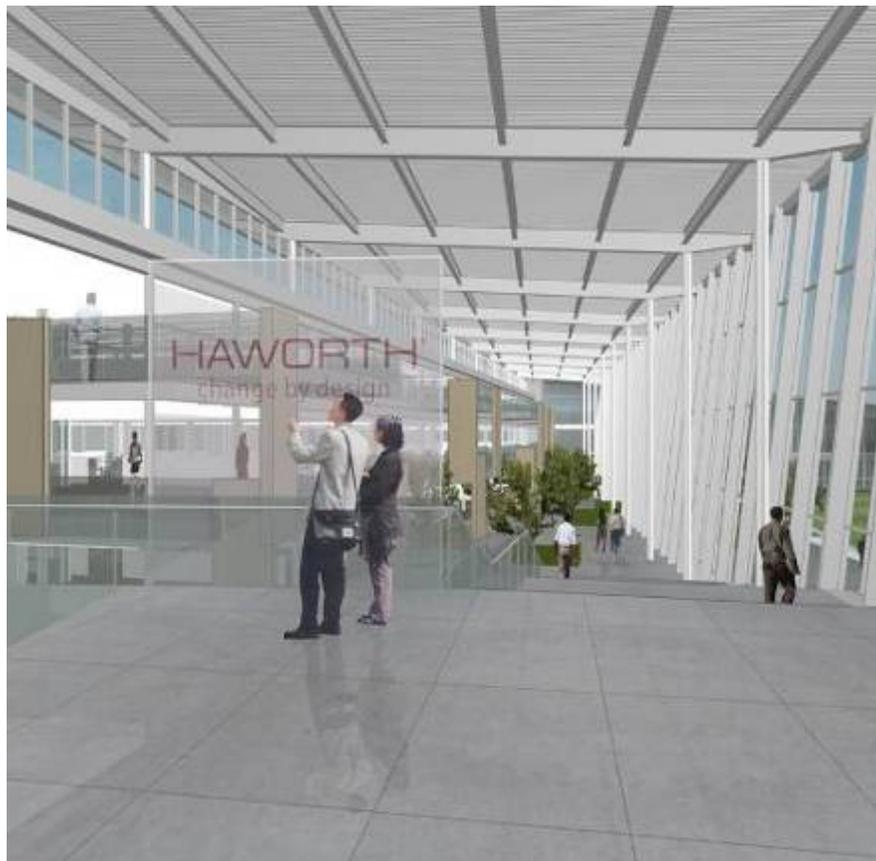
Haworth Showrooms



Green Strategies - IEQ

- ▶ Low height partitions and glass offices
- ▶ Low-emitting materials
- ▶ Raised access floor

Haworth Center



Project Stats

- Size: 300,000 s.f. renovation & addition
- Start: 2006
- Client mandated LEED-NC Gold

Haworth Center



Green Strategies - Site

- Extensive green roof
- Rain gardens
- Native plantings

Water

- Dual-flush toilets
- Waterless urinals
- Low-flow faucets
- Rain water collection

Haworth Center



Green Strategies - Energy

- ▶ High performance curtain wall
- ▶ Green power
- ▶ Underfloor air
- ▶ High efficiency lighting
- ▶ Lighting controls

Haworth Center



Green Strategies - Materials

- ▶ C&D Waste recycling
- ▶ Local & Regional materials
- ▶ Recycled-content materials

Haworth Center



Green Strategies - IEQ

- ▶ Underfloor air
- ▶ Low-emitting materials
- ▶ Monitoring air quality
- ▶ Green housekeeping

Haworth



Lessons Learned

- ▶ Documentation should be done by regular team member
- ▶ Get commissioning agent on board early
- ▶ Detailed specs are important
- ▶ CA involvement is important
- ▶ Pick environmentally savvy consultants

Haworth



Lessons Learned

- ▶ Help choose the site
- ▶ Lighting analysis helps with furniture placement
- ▶ Developed some strategies once and used for all showrooms

Conclusions



- Documentation done by team member
- Make sure everyone is informed

University of Minnesota – Duluth; Haworth