

LEED-CI

LEED® FOR COMMERCIAL INTERIORS

U.S. Green Building Council

1015 18th Street Building, Washington, DC

Office Renovation

LEED-CI Pilot Project

BUSINESS BENEFITS

- Demonstration of organizational values.
- Increased staff productivity.
- Energy-related savings for the building owner.

Thanks to LEED-CI, USGBC is now green on the inside.

“The U.S. Green Building Council is now able to experience, in our own offices, the kind of change we’re making in the world. It’s exciting to see LEED coming full circle.”

- Rick Fedrizzi, President & CEO, USGBC

PROJECT BACKGROUND

USGBC has grown at an astronomical rate – doubling in size annually for the past four years. The debut of LEED-CI gave the organization its first opportunity to build green as part of a 9th floor expansion at its headquarters at 18th and K Streets in Washington, DC. Generous contributions of materials and services from the building community made this project a showcase for the latest in green building techniques and technologies.

Tenant: U.S. Green Building Council

Building Owner: The Donohoe Companies, Inc.

Architect: McAllister Architects

Mechanical Engineer: Girard Engineering, P.C.

Contractor: DPR Construction



THE CASE FOR GREEN BUILDING

Building green was a natural for USGBC. As a tenant, USGBC hadn't been able to pursue LEED certification for prior years' expansions because LEED for New Construction (LEED-NC) didn't address the particular needs of tenant improvement and interior renovation projects. But this time, a new rating system – tailored to commercial interiors – was making its debut. The availability of the LEED for Commercial Interiors (LEED-CI) pilot program, combined with the pressing need to expand available work space to make room for new staff, gave USGBC its first opportunity to build green.

PROJECT GOALS AND RESULTS

The Council's goals were to create a green headquarters space that would showcase LEED-CI, serve as a learning space, and give the USGBC's staff its first green workspace – all within a 30-day construction process from demolition to occupancy.

From the first project team meeting, it was clear that the building's mechanical system could present a challenge to LEED-CI certification. The perimeter HVAC system, which feeds the entire 9th floor through a louver system, required extensive review to assure that it would meet LEED-CI's prerequisites. In addition, the unusually low floor-to-floor heights of 8'4" complicated planning with regards to ductwork, lighting, electrical, and fire suppression systems. Given these constraints, the team decided to focus primarily on Materials & Resources and Indoor Environmental Quality rating system credits in order to meet its certification goals.

At the project's outset, preexisting walls were removed to give everyone access to natural light and views. All of the doors and lighting fixtures that were removed during demolition were either set aside for reuse, or returned to the building owner for use in other renovations.

Furnishings, flooring, and other materials also played a role in the strategy. Cork flooring and carpet tile with recycled and recyclable components with a CRI Green Label were selected for the space. Furnishings – including systems furniture, desks, tables, and the refreshment center – feature FSC certified wood and wheatboard cores. In support of Indoor Environmental Quality, low-or no-VOC paints and adhesives were selected. Each contribution and the role it plays in the project's certification plan are featured in a signage installation in the 9th floor boardroom.

As Chris Gorthy of DPR Construction explained: "This project is a demonstration of how achievable LEED-CI is when you develop your strategy from the very first stages of design."

The resulting office is drastically different. "The first day we moved in, there was an immediate positive reaction to the daylighting and the open floor plan," commented Pegi Shriver, Vice President of Marketing and Development.

Benefits accrue outside of the newly renovated space as well. A dramatic reduction in watts-per-square-foot was achieved by removing excess lighting

fixtures, which results in energy savings for the building owner. In addition, USGBC's LEED-CI pilot project serves as a learning environment – for its staff, its members, and the many people who visit the its offices every day.

ABOUT U.S. GREEN BUILDING COUNCIL

The U.S. Green Building Council is the nation's leading coalition of corporations, builders, universities, government agencies, and nonprofit organizations working together to promote buildings that are environmentally responsible, profitable, and healthy places to live and work. Since its founding in 1993, the Council has grown to more than 4,300 member companies and organizations, a 40-person professional staff, a broad portfolio of LEED® products and services, the Greenbuild International Conference & Expo, and a network of 67 local chapters, affiliates, and organizing groups.

MANY THANKS

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LEED-CI

Build green. Everyone profits.

LEED® IS THE NATIONALLY RECOGNIZED VOLUNTARY STANDARD FOR GREEN BUILDING FROM THE U.S. GREEN BUILDING COUNCIL.

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