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74%  
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manufactured

## GGLO Level A Tenant Improvement Seattle, Washington

Completion: March 2007  
Project Size: 7,311 sf  
Owner: GGLO  
Architecture: GGLO  
Interior Design: GGLO  
Contractor: RAFN  
Acoustical Engineer: SSA Acoustics  
Commissioning Agent: Welsh Commissioning Group  
Electrical (Design Build): Power Pro Electric  
Mechanical (Design Build): ProStaff

## LEED® Silver



LEED for Commercial Interiors  
Certification awarded January 15, 2008

Total LEED® Points	27
Sustainable Sites	05 of 07
Water Efficiency	00 of 02
Energy & Atmosphere	05 of 12
Materials & Resources	05 of 14
Indoor Environmental Quality	07 of 17
Innovation & Design	05 of 05



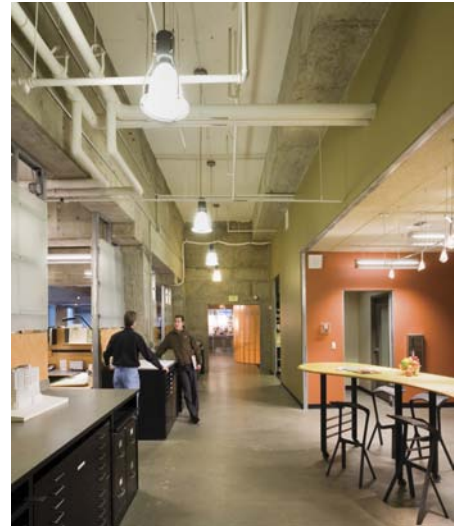
# SUSTAINABLE DESIGN CASE STUDY

## GGLO Level A Tenant Improvements

LEED® POINT HIGHLIGHTS	
Sustainable Sites	
SS 2	Dense urban location close to community services
SS 3.1	Adjacency to 20 bus lines, light rail and ferry transit
SS 3.2	Bike storage with changing facilities
Energy and Atmosphere	
EA 1.1	Task lighting for all individual work stations, separate controls for conference room and occupancy sensors
EA 1.2	Daylighting sensors for fixtures within 15ft of windows
EA 1.3	Optimized mechanical systems that divide space into zones, economizers that take advantage of cool Puget Sound air, CO2 and temperature sensors to ensure comfort and efficiency
EA 1.4	50% Green Power purchased
Materials & Resources	
MR 2.1	74% of construction waste, 19 tons, diverted from landfill
MR 3.3	78% of furnishings reused, primarily workstations and file cabinets
MR 4.1	17% recycled content of materials, primarily carpet tile and fiberboard materials for new workstations
MR 5.1	78% of materials regionally manufactured including chairs table and lamps
MR 5.2	49% of materials regionally sourced and manufactured, including lumber, workstations and casework
Indoor Environmental Quality	
EQ 3.1	Construction air quality management plan protected absorptive materials and systems from contamination
EQ 4	Low VOC adhesives, sealants, paints, and carpets, all composite wood is urea-formaldehyde free

### Background

When growth became a need for expansion, GGLO had a choice to make; relocate or remodel existing offices. After considering relocation options, GGLO chose to remain in its current location, a dense mixed-use neighborhood near Seattle's Pike Place Market, and add space on another level. GGLO's decision to expand at its current location reduced the expansion's impact before any renovations began. Had GGLO chosen instead to relocate, the amount of CO2 produced as a result of the energy required to manufacture, transport, and assemble additional construction materials would have multiplied impacts by 150%.



### Conserving Water

Existing restrooms were outside the project's LEED boundary and remained in control of the landlord, which precluded pursuit of Water Efficiency credits. However, every fixture selection can contribute to reducing demand on local resources. With this in mind, water use reduction of 38% was pursued at the solitary faucet in the break room.

### Conserving Energy

As part of the tenant improvement strategies to reduce waste GGLO decided to reuse the existing mechanical system. GGLO then focused on optimizing operation of our mechanical systems, and installing new energy efficient light fixtures, equipment and appliances.

### Better Materials and Use of Resources

Conserving resources and minimizing waste lies at the heart of GGLO's office aesthetic. GGLO chose to expose structural materials and building systems rather than use unnecessary finishes. Open floor plan minimizes walls and dividers. Local, recycled content, and reused materials were used whenever possible.

### Healthy Indoor Environment

A healthy indoor environment is essential to happy and productive staff. GGLO employed several strategies to maintain a comfortable, chemical and pollutant-free environment. Operational issues are addressed in GGLO's Environmental Action Plan at [www.gglo.com/insight](http://www.gglo.com/insight)

