

SUSTAINABLE DESIGN CASE STUDY

78% of furnishings reused

74% of project waste diverted from landfill

78% of materials regionally manufactured

GGLO Office, 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:	Welsh Commissioning Group
Electrical: (Design-Build)	Power Pro Electric
Mechanical: (Design-Build)	Prostaff



LEED® SILVER

for Commercial Interiors

certification awarded Jan. 2008

LEED Points: **27**

Sustainable Sites:	5 of 7
Water Efficiency:	0 of 2
Energy & Atmosphere:	5 of 12
Materials & Resources:	5 of 14
Indoor Environmental Quality:	7 of 17
Innovation in Design:	5 of 5

LEED® CREDIT 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 & Atmosphere

- EA 1.1 Task lighting for all individual workstations, 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 the mechanical systems, and installing new energy efficient light fixtures, equipment and appliances.

Better Materials & 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. [Click to download a copy.](#)

