

A Better City Sustainability Showcase Facility Profile and Information Sheet

Facility: 22 BOSTON WHARF ROAD Square Feet: 55,000 SF

Address: TRO JUNG | BRANNEN OFFICES

City: BOSTON State: MA Zip: 02210

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Building Uses: (check all that apply)

Commercial Residential Education (college/university) Retail Industrial Cultural (eg. museum)

Type of Development: New Construction New Addition to Existing Facility Remodel of Existing Facility

Developer: TRO JUNG | BRANNEN

Architects: TRO JUNG | BRANNEN

General Contractor: STRUCTURESTONE

Date of Occupancy: JUNE 2007

Green Building Features: (check all that apply—please provide additional information on items)

- | | |
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| <input checked="" type="checkbox"/> Commuter Transportation (Subsidies, shuttles, etc) | <input checked="" type="checkbox"/> Local Materials Incorporated into Design |
| <input checked="" type="checkbox"/> Construction Waste Management/Recycling | <input checked="" type="checkbox"/> Non-Toxic Materials and Furnishings |
| <input checked="" type="checkbox"/> Energy Efficiency | <input type="checkbox"/> Passive Solar - Orientation and Design |
| <input checked="" type="checkbox"/> Environmental Management Systems | <input type="checkbox"/> Rainwater Collection |
| <input type="checkbox"/> Food waste/composting | <input checked="" type="checkbox"/> Recycling, Re-Use, Waste Reduction |
| <input type="checkbox"/> Green Cleaning | <input type="checkbox"/> Renewable Energy |
| <input type="checkbox"/> Green Fleets | <input type="checkbox"/> Sustainability Audits |
| <input type="checkbox"/> Green Purchasing /Procurement | <input checked="" type="checkbox"/> Sustainability Reporting and Performance Measures |
| <input type="checkbox"/> Indoor Air Quality | <input checked="" type="checkbox"/> Sustainable Landscaping |
| <input checked="" type="checkbox"/> LEED Certification: Level <u>APPLIED FOR</u> | <input checked="" type="checkbox"/> Water Conservation |
| <input type="checkbox"/> Other: _____ | |

Please complete the remainder of the form on the next page 





NEW GREEN HEADQUARTERS

TRO Jung|Brannen, an international architecture and engineering firm, celebrates green design and sustainability in its new headquarters office located in Boston's vibrant Seaport/Fort Point Channel district.



Model of **Green** Design.



We started early and evaluated several alternatives to meet our sustainability strategy, including seeking a sustainable site with space for lease or looking for available land in order to construct a new building. This thoughtful evaluation resulted in leasing space in a building that features leading elements the firm determined necessary for sustainability—a building designed by TRO Jung|Brannen.”

— Duncan Pendlebury, President
TRO Jung|Brannen

"Now we have our entire Boston-based staff working on two floors of a building we designed, and in an office celebrating green design and sustainability. By integrating our design services into the location, we have greatly strengthened our internal communications and our commitment to green design principles."

—Duncan Pendlebury, TRO Jung|Brannen

TRO Jung|Brannen, one of the largest international architecture/engineering firms, created its new headquarters as a model of green design, adhering to Boston Mayor Menino's call for a sustainable city. Many of the sustainable elements employed in the new office are either zero-net cost or a cost savings. And judging by visitor and staff comments, the results are extremely positive. "The key to a successful outcome for green design is an early commitment," explains Sandy Smith, a firm principal and LEED-accredited architect.

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ is a nationally acclaimed program that identifies and codifies levels of sustainability in buildings. LEED approaches sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.

Green and sustainable design strategies guide TRO Jung|Brannen's work, resulting in a significant outcome for clients, as well as for staff working in the new office. However, a casual walk through the office may not reveal the effort required in designing a space responsive to LEED-certified standards. "We approached this design in a holistic and universal manner," stated Sandy Smith. "You may not see that Structure Tone, the contractor, cooperated completely and enthusiastically. They recycled at least 90% of construction waste and installed new material containing recycled content whenever possible."

22 Boston Wharf Road is located close to public transportation on an urban site built out to the lot lines, thereby negating the need for landscaping, irrigation and maintenance. Bicycle parking is provided on the premises and employee lockers and showers are included for those walking or riding to the office.

TRO Jung|Brannen engineers designed sustainability into all of the office systems. Water efficiency is achieved through a combination of hands-free faucet fixtures and low-water-usage toilets and lavatories, reducing water consumption by 30% annually. In addition, light fixtures with highly efficient T5 lamps and electronic ballasts are the primary source of illumination throughout the office. Automated timer controls with zoned occupancy sensor overrides insure that the lighting is being delivered only while the spaces are being utilized. A third party reviewed the commissioning of systems to ensure maximum efficiency.

TRO Jung|Brannen interior designers worked closely with Structure Tone in selecting certified green and sustainable materials and finishes. Selections included certified wood for all doors, certified cores for plastic laminate millwork, desktops and table tops, recycled gypsum wallboard for all partitions, and recycled toilet partitions. Designers created an open-plan design and eliminated a traditional ceiling, reducing the amount of material used.

Structure Tone practiced a low-dust strategy while working on the site by using HEPA filters in cutting areas and balancing air pressure to reduce the transfer of dust from one area to another.

Additionally, the contractor used low- to no-volatile content in paint and adhesives, certified green for all carpet and task chairs, recycled content in vinyl tile, certified vinyl tile, and recycled content in steel studs and in the spray insulation. All furnishings and finish products contain reduced levels of volatile content that were monitored before and after construction.

Task lighting systems supplemented with natural light streaming through large windows illuminate open-plan areas and low-profile workstations.

Views, primarily to the west and east, highlight many of the firm's designs for downtown high-rise buildings, as well as renovations for Boston's classic historic buildings. "The relatively simple strategies employed in the design of TRO Jung|Brannen's new headquarters office can be achieved easily by most tenants within the city," reports Duncan Pendlebury, the firm's president. "We hope to serve as an example of successfully incorporating green design principles within our own office, and wish to encourage widespread use of sustainability and green design among our clients and other business owners."



Entrance to Connector



Media/Conference Room