



## Everett Community College – Gray Wolf Hall

**LEED Silver**



### Project Specifics

Gross square footage:	77,000 sf
Construction cost:	\$28,635,000
Project occupied:	04/2009
Energy savings:	\$20,000/year / 1,425 MBtus/year
Water savings:	\$12,840/year / 120,000 gal/year
Waste recycled:	964 tons / 97%
Incentives:	\$103,000
CO <sub>2</sub> savings:	78.6 tons (1.45 lb/kWh)

### Design and Construction Team

Owner's representative:	Larry Price, EvCC
Project manager:	Joe Sullivan, DES
Architect:	LMN Architects
Structural engineer:	MKA
Mechanical engineer:	Notkin
Civil engineer:	MKA
Electrical engineer:	Coffman
Landscape architect:	Site Workshop
GC/CM:	Mortenson

Gray Wolf Hall is the first LEED Certified building to be constructed on the Everett Community College Campus, and as such, the school took every reasonable opportunity available to make the building a model for future campus development.

The college needed flexible learning spaces for the department of Communications and Social Sciences, and required specialized video conferencing spaces for the University Center. These spaces will allow the college to continue to practice its mission to "Stay Close, Go Far."

Use of natural ventilation dovetailed nicely with the college's wish to provide operable windows in all offices. The office wing is angled slightly to the northwest, allowing views of both the Olympics and Cascades. Ample daylight fills the offices, and the direct/indirect lighting is individually controllable.

The General Contractor took every opportunity to provide LEED compliant materials and make certain that all subcontractors signed a pledge to do the same. Their exemplary performance made it possible for the project to exceed its mandate for LEED Silver.

## Sustainable Sites

**Land Improvement:** The site was previously 100% impervious (parking lot) and now has vegetated area equal to twice the footprint of the building.

**Alternative Transportation:** The building is within ¼ mile of several bus stops, including a Transit Center. The campus built a new bicycle storage building and re-activated showers in an adjacent building. In addition, parking spaces for hybrid vehicles and carpools were provided in the parking area.

## Water Efficiency

**Irrigation:** High efficiency irrigation heads were used throughout to reduce water usage. In addition, pedestrian walkway runoff irrigates a native-planted rain garden.

**Water Efficient Fixtures:** Low flow fixtures were used throughout the facility, including 0.5 gal/flush urinals, 1.6 gal/flush toilets, and electronic sensor faucets.

## Energy and Atmosphere

**Natural Light:** All faculty offices are day lit, and those on the south and west facades are sun-shaded. All offices and classrooms have room-darkening roller shades.

**Heating and Cooling:** Only the classroom wing is air conditioned, using a high-efficiency DX cooling unit. The office wing is naturally ventilated. A pair of high-efficiency condensing boilers are used to create heating water for both wings.

**Lighting:** The offices contain pendant-mounted direct / indirect lighting with four switchable lighting levels for occupant comfort. Classrooms have daylight zones switched separately from non-daylight zones, and whiteboards can continue to be lit even when projection systems are in use. Occupancy sensors are used in classrooms and restrooms.

## Material and Resources

**Construction Waste Management:** The contractor was able to divert nearly 100% of the construction waste from landfills. This was due in large part through the re-use, on site, of the existing parking lot as fill for foundations.

**Occupant Recycling:** The EvCC has an exemplary recycling program, including bottles, cans and paper. Receptacles are located throughout the campus.

**Recycled Materials:** Includes fly ash in concrete, rebar, masonry ties, metal decking, insulation, gypsum wallboard, and aluminum curtain wall systems. Cabinetry substrate was 100% recycled and FSC certified.



**Local Materials:** Includes brick, concrete (both aggregate and cement), rebar, and foam insulation.

## Indoor Environmental Quality

**Low-Emitting Materials:** Formaldehyde-free MDF and low- or no-VOC paints were specified, all carpet is Green Seal compliant, and all sealants and coatings were reviewed by the construction team prior to use in the building. All contractors signed pledges to comply with the LEED goals of the project, and signs regarding the LEED goals were posted in highly visible locations by the contractor.

**Chemical and Pollutant Source Control:** Removable recessed walk-off mats were installed, MERV-13 filters were installed in the air handlers, and all copy and work rooms were exhausted separately from the main building return air.

**Views:** 100% of regularly occupied spaces have access to views.

## Innovation in Design

**Green Cleaning:** EvCC is committed to sustainable cleaning practices, and has implemented the OS1 sustainable cleaning program.

### Exemplary Performance:

**Maximize Open Space:** project installed vegetated open space equal to more than double the footprint of the building.

**Construction Waste Management:** 97% of construction waste was diverted from landfills.

**Alternative Transportation:** The campus has a comprehensive transportation management plan which is audited regularly for effectiveness.