

PROJECT NAME

**SELC - Charlottesville**

PROJECT NO.

**11556-00**

DATE OF MEETING

**August 25, 2022**

TIME

**n/a**

DISTRIBUTION

**Anna Young, SELC**

VIA

**email**

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ITEMS

## **SELC Headquarters Sustainable Strategies Summary**

With a mission to protect the basic right to clean air, clean, water, and a livable climate, it was important that the SELC's new headquarters reflect our values. Our headquarters was awarded LEED Gold certification in August 2022 and features many replicable sustainable green building design strategies, practices, technologies, and products:

### Location and Transportation

- An urban infill site in Charlottesville was selected to provide more sustainable alternatives to single-occupancy vehicle commuting
- A pedestrian friendly site in the Downtown Mall district of Charlottesville with a near-perfect [Walk Score](#) of 98 out of 100 provides convenient access to nearby restaurants, shops, housing, schools, and services
- The site is served by 12 different bus lines providing staff and visitors with ample access to quality public transit
- The ground floor lobby features a bike storage room and shower and changing facilities were included in our new space to facilitate bicycle commuting

### Water Efficiency

- A 43.6% reduction in water use was achieved through the selection of water-efficient fixtures and equipment
- [WaterSense](#) labeled low-flow toilets, urinals, faucets, and shower heads were utilized throughout, including retrofitting the core restroom facilities with water-saving faucet aerators to further increase water efficiency
- Water-efficient ENERGY STAR labeled dishwashers reduce process water usage



## Energy and Atmosphere

- High-efficiency LED lighting reduced electricity use for artificial lighting by an estimated 25.8%
- More than 98% of office equipment and appliances were [ENERGY STAR](#) rated to reduce 'plug loads'
- All spaces feature occupancy sensors to further reduce electricity use for artificial lighting and plug loads when spaces are unoccupied
- An advanced energy metering system provides submetering of receptacle, HVAC, water heating, lighting, and IT electrical loads for better management and tracking of energy usage
- A third-party [commissioning agent](#) was contracted to assure the efficient, safe, and healthy operation of building systems
- Renewable Energy Certificates (RECs) to support wind energy were procured, offsetting 20% of projected energy use for 10 years

## Materials and Resources

- A [mass-timber-framed office building](#) (Virginia's tallest) constructed with sustainably-harvested cross-laminated timber (CLT) was selected to house our new headquarters, reducing the embodied carbon impacts associated with conventional construction
- Recycling collection stations for paper, cardboard, plastics, aluminum cans/metals, batteries, and e-waste are conveniently distributed throughout the space to reduce waste
- All LED lighting eliminates mercury waste from fluorescent light bulbs
- The contractor implemented a construction and demolition waste management plan and achieved a 72% diversion rate, dramatically reducing the construction and demolition waste that would otherwise be sent to the landfill
- The interior design selectively exposes the building's primary structural elements including mass timber columns and ceilings and concrete floor slabs to reduce the cost, maintenance, and environmental impacts of secondary finish materials
- Sustainable building products were prioritized to support the market for products and materials with verifiable life-cycle information and preferable environmental, economic, and social impacts, including more than 20 products which obtained Environmental Product Declarations (EPDs), more than 25% by cost with demonstrated responsible extraction criteria (e.g., bio-based materials, sustainably harvested wood products, recycled content), and more than 10 products which transparently report their chemical inventory; these included carpet tiles with post-consumer recycled content and PVC-free, rapidly-renewable rubber flooring
- Salvaged and refurbished furniture make up more than 60% of the furnishings by cost



### Indoor Environmental Quality

- A Dedicated Outdoor Air System (DOAS) provides 100% outdoor air for ventilation
- A Carbon Dioxide monitoring system monitors indoor air quality (IAQ) within the space, increasing ventilation rates as required
- Certified low-emitting finishes were selected to reduce pollutants and improve indoor air quality, including paints and coatings, adhesives and sealants, flooring, composite wood, and insulation)
- The contractor implemented a Construction IAQ Management Plan to promote the well-being of construction workers and building occupants by minimizing indoor air quality problems associated with construction and renovation
- A high degree of lighting control was provided to promote occupant productivity, comfort, and well-being including multi-level controls for 100% of routinely occupied spaces
- In response to the COVID-19 pandemic, design measures for IAQ and infection control were incorporated, including MERV-13 filtration and in-room portable air cleaners, meeting the requirements of a new LEED Pilot Credit

### Equity

- A LEED Innovation Point for Social Equity within the project team was awarded for design team lead Lord Aeck Sargent's [JUST Label](#).

