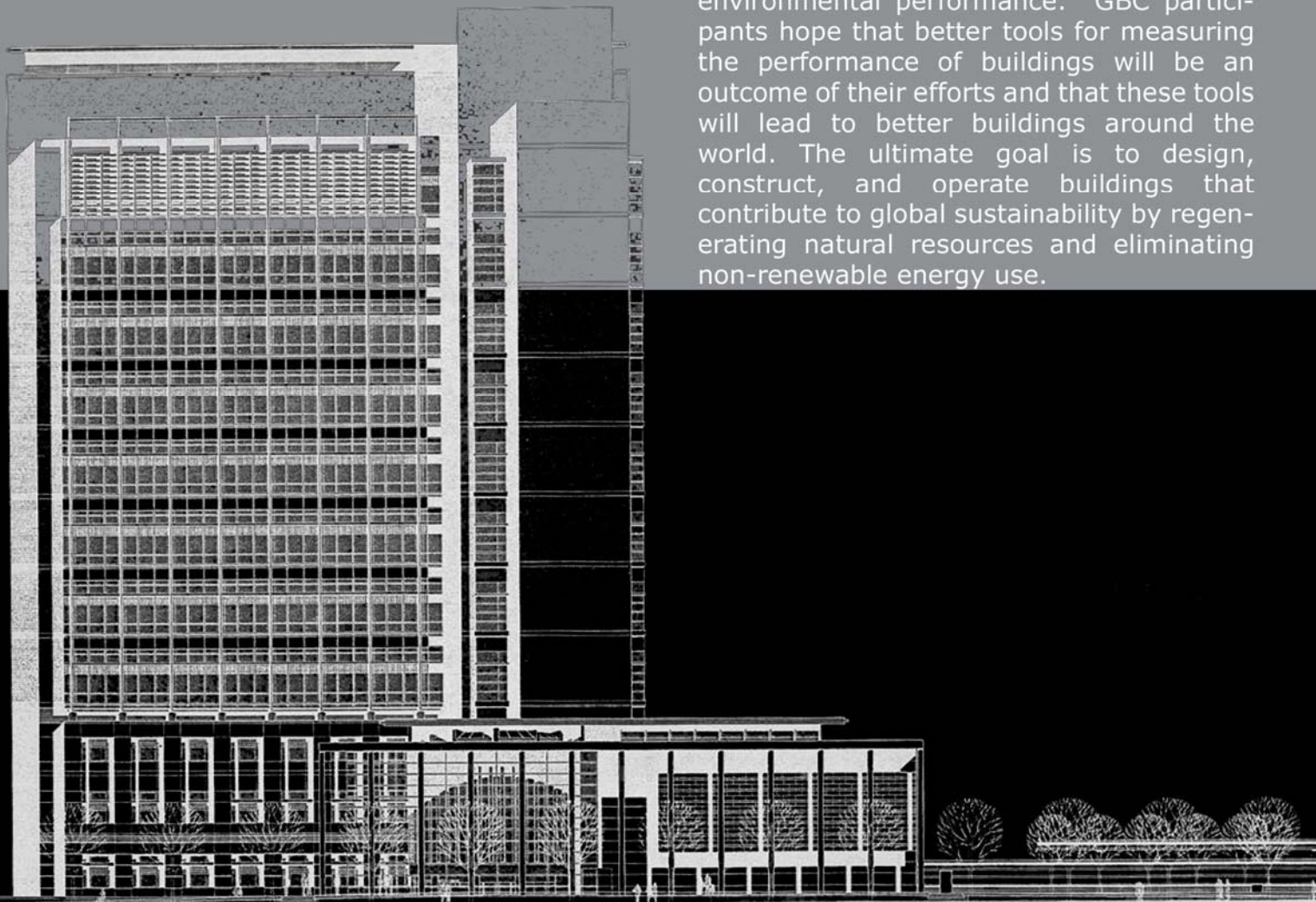


U.S. Team Green Building Challenge

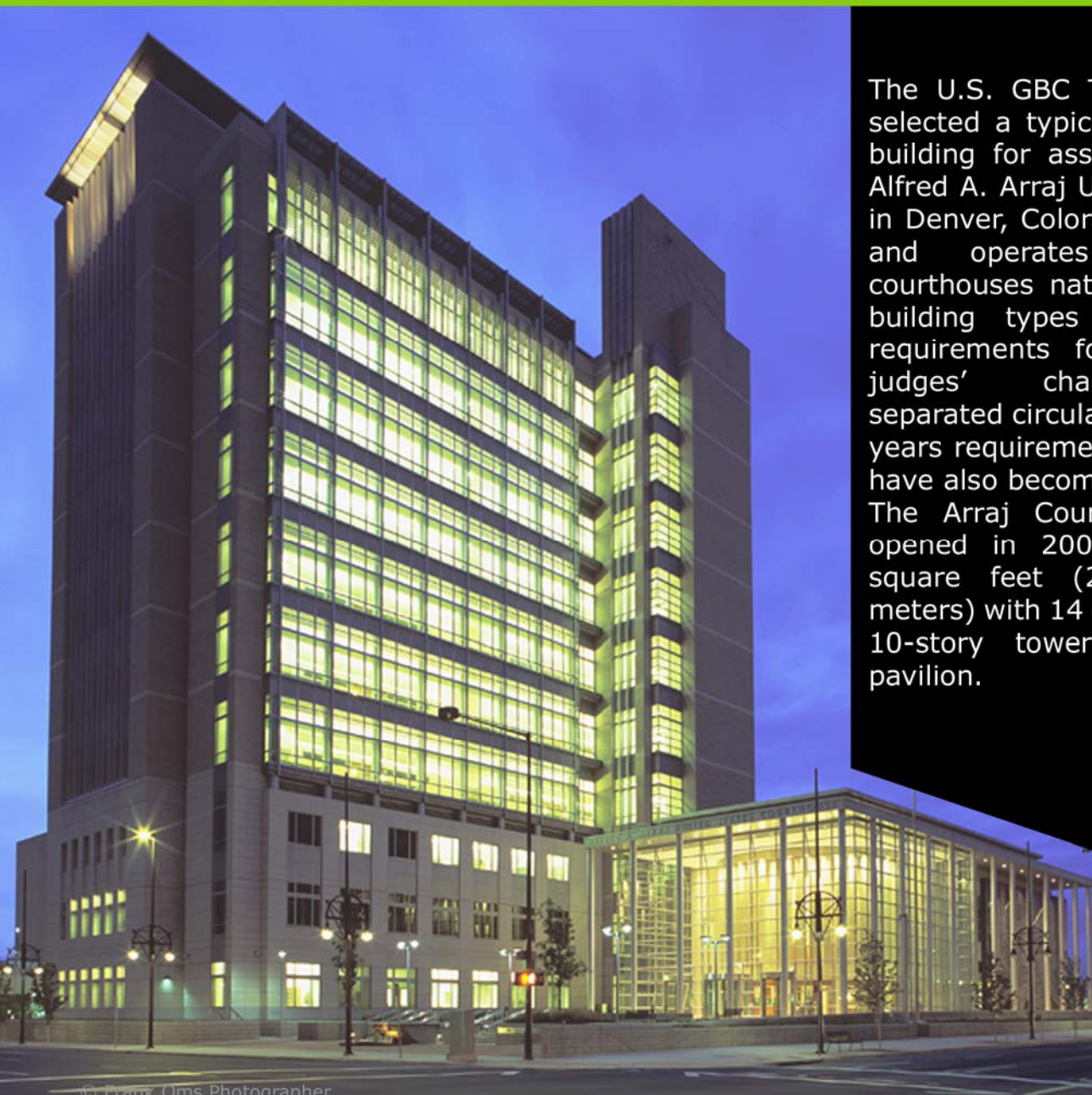
2005

Along with many other countries, the United States accepted the Green Building Challenge (GBC), an international effort to evaluate and improve the performance of buildings worldwide. GBC started in 1996 as a competition to determine which country had the greenest buildings; it has evolved into a cooperative process among the countries to develop approaches for measuring aspects of green buildings.

Although the auto industry can easily measure efficiency in terms of miles per gallon, the building industry has no standard way to quantify energy and environmental performance. GBC participants hope that better tools for measuring the performance of buildings will be an outcome of their efforts and that these tools will lead to better buildings around the world. The ultimate goal is to design, construct, and operate buildings that contribute to global sustainability by regenerating natural resources and eliminating non-renewable energy use.



For the World Sustainable Building Conference in Toyko, the U.S. GBC Team is receiving support from the U.S. General Services Administration (GSA). GSA owns more than 1,600 properties (179 million square feet or 16.6 million square meters) and leases more than 7,100 properties (158 million square feet or 14.7 million square meters) for Federal agencies throughout the country, making it the largest civilian landlord in the U.S. Government. GSA has been a leader within the U.S. in incorporating green requirements and features in these buildings and in conducting research on such important topics as workplace productivity, post-occupancy evaluation of buildings, costs and savings related to sustainable design and operations.



The U.S. GBC Team for 2005 selected a typical type of GSA building for assessment – the Alfred A. Arraj U.S. Courthouse in Denver, Colorado. GSA owns and operates over 330 courthouses nationwide. These building types have specific requirements for courtrooms, judges' chambers and separated circulation. In recent years requirements for security have also become more critical. The Arraj Courthouse, which opened in 2002, is 320,000 square feet (29,279 square meters) with 14 courtrooms in a 10-story tower and 2-story pavilion.



Through the efforts of GSA's Sustainable Design Program and the U.S. GBC Team, the Arraj Courthouse was assessed using an in-depth evaluation tool called the Green Building Assessment Tool (GBTool). The GBTool was specifically created and refined by international teams for the GBC efforts. The goal of this collaborative effort is to improve this evaluation software tool so that it can be used and adapted globally to take into account regional and national conditions. The Courthouse was also assessed using the U.S. Green Building Council's LEED® (Leadership in Energy and Environmental Design) rating system. This allowed the U.S. Team to explore what lessons could be learned and shared from both global and national assessment perspectives. Additionally, the analysis of the Courthouse included physical workspace measures and an occupant satisfaction survey performed as part of GSA's WorkPlace 20·20 research.



The 2005 World Sustainable Building Conference (SB05) held September 27–29 in Tokyo, Japan, brings together high-performance building professionals from around the globe to exchange and discuss critical environmental considerations of our built environment.

The U.S. Green Building Challenge Team has participated in GB Tool activities since 1996 and has showcased U.S. buildings at each of the international conferences: Vancouver (1998), Maastricht (2000), Oslo (2002), Tokyo (2005).



U.S. GBC '05 Team

Gail Lindsey, FAIA

Design Harmony, Inc.
16 N. Boylan Ave
Raleigh, NC 27603
Phone: (919)562-7085
glindsey@direcway.com

Joel Ann Todd

14 Webb Road
Cabin John, MD 20818
Phone: (301)229-8820
joeltodd@ocens.net

John Boeker

7 Group, LLC
183 West Main St.
Kutztown, PA 19530
Phone: (717)221-0770
boecker@sevengroup.com

Nadav Malin

BuildingGreen, Inc.
122 Birge St., Suite 30
Brattleboro, VT 05301
Phone: (802)257-7300, ext. 105
nadav@buildinggreen.com

Bill Reed

Integrated Design Collaborative, Inc.
20 Woodland St.
Arlington, MA 02476
Phone: (781)483-3440
reed@integrativedesign.net

GSA Contacts

U.S. General Services Administration Office of Applied Science Sustainable Design Program

1800 F St. N.W.
Washington, DC 20405
Phone: (202)501-4525

Don Horn, AIA

Director
donald.horn@gsa.gov

Ann Kosmal, AIA

ann.kosmal@gsa.gov

Lance Davis, AIA

lance.davis@gsa.gov

Rocky Mountain Region

U.S. General Services Administration
Office of Property Development
W. 6th Ave and Kipling St.
Lakewood, CO 80225
Phone: (303)236-8000

Curtis Berg

Project Manager
curtis.berg@gsa.gov

Elaine Adams

Build Green Coordinator
elaine.adams@gsa.gov

For more information:

SB05 www.sb05.com
Arraj Courthouse www.gsa.gov
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