

LEED CASE STUDY

Wallace F. Bennett Federal Building



125 S. State Street,
Salt Lake City, Utah

Project Background

As part of a national effort to demonstrate compliance with the EO13514 and the Guiding Principles for Federal Leadership in High Performance Sustainable Buildings, GSA adopted the USGBC's Volume Certification Program, utilizing standards set forth in the LEED Existing Buildings: Operations & Maintenance rating system for their documentation.

The Wallace F. Bennett Federal Building is located in the Central Business District within Salt Lake City and is the largest GSA owned property in Salt Lake City. The building was named after U.S. Senator Wallace F. Bennett (1898-1993), who represented Utah from 1951-1975. The Bennett Federal Building was constructed in 1963 of pre-formed/pre-stressed concrete panels in a design typical for federal buildings of that era. GSA renovated the eight-story office building in 2001, upgrading the seismic design features to ensure a safe, durable workplace. An energy efficient curtain wall system allows more natural light to enter the building. The building has two

floors below and seven floors above ground. Over 600 employees from 24 federal agencies occupy this facility. These agencies provide extensive services to the surrounding community as well as other city, county, state and national communities. The primary tenants in the Bennett Federal Building are The Bureau of Reclamation, the National Oceanographic & Atmospheric Administration, the U.S. Court of Appeals, and the Social Security Administration.

Hard Work Pays Off

The Rocky Mountain Region GSA team identified the Bennett Federal Building as a prime candidate to meet the Guiding Principles, achieve LEED-EB certification, and improve the environmental and economic performance of the building. There was a learning curve familiarizing team members with the Volume Certification tool and documentation requirements, however it has been an educational opportunity that is already realizing operational improvements. The property managers, contractors and team members involved in the program are serving as sustainability leaders among their peers. One of the primary lessons learned on this project was streamlining the documentation process as well as building upon existing relationships to maximize the team dynamics and meet sustainability goals.

In line with GSA's top priorities, the team focused on reducing energy and water consumption while increasing waste diversion. The team identified projects which, once implemented, will reduce energy consumption by 868,469 kWh per year. Previously implemented energy project projects are saving the building 141,609 kWh per year. In order to meet the LEED Water Efficiency prerequisite, the team implemented a plumbing fixture retrofit project. This included retrofitting bathroom faucet aerators and some flushometers with lower-flow models. The building maintains a growing recycling program and offers a single stream recycling program that allows occupants greater opportunity to recycle waste items. A waste audit was completed in April 2013 and the calculated waste diversion rate was 69% which is above the required 50% diversion rate in current federal regulations and standards. This building is also participating in GSA's rapid recommissioning program which will utilize utility data and advanced metering to improve the building's energy efficiency.

One of GSA's goals is to implement GreenTeams in its federal buildings in an effort to engage its customers in ongoing sustainability efforts. The Green Team is a voluntary group of building tenants who have signed a team charter agreeing to work together to reduce the government's environmental footprint, ensure a healthy working environment and to enlist building occupants as partners in sustainable business practices. This Green Team will address issues like waste reduction, energy and water use, greening the supply chains, alternative transportation and indoor environmental quality. The benefits of a Green Team are that it can create and foster a building-wide understanding of green practices that support goals and targeted performance levels identified in agency sustainability plans and it fosters a sense of community between agencies and promotes greater communication and cooperation in meeting sustainability goals. The Bennett Building has had a Green Team for over two years, and meets on a quarterly basis.

Some of the typical events undertaken by the team include sponsoring building wide recycling events including an electronics recycling day, and providing informational flyers on the benefits of recycling and the location of recycling bins in the building.

LEED Consultant: GSA
Property Manager: GSA
Owner: GSA
Project Size: 353,153 Gross Square Feet

About the GSA

GSA delivers products, services, and policies to its federal customers through the Federal Acquisition Service (FAS) and the Public Buildings Service (PBS). The landlord for the civilian federal government, PBS acquires space on behalf of the federal government, and acts as a caretaker for federal properties across the country. PBS owns or leases 9,624 assets, maintains an inventory of more than 370.2 million square feet of workspace for 1.1 million federal employees, and preserves more than 481 historic properties. The mission of GSA is to deliver the best value in real estate, acquisition, and technology services to government and the American people.



About LEED

The LEED® green building certification system is the national benchmark for the design, construction, and operations of high-performance green buildings. Visit the U.S. Green Building Council's Web site at www.usgbc.org to learn more about LEED and green building.

www.usgbc.org
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