



DESIGN ORGANIZATION, INC.



## SUSTAINABILITY & USGBC LEED EXPERIENCE

Design Organization is a sustainably-focused design firm. DO seeks to stay at the forefront of this important philosophy of building and design through advocacy and continuing education of staff, clients, and community. DO became a member of the U.S. Green Building Council USGBC after it was formed in 1998, and has LEED-accredited staff experienced in sustainable design, the LEED rating system, and the LEED Certification process.



USGBC LEED Principles in Sustainable Sites, Water Efficiency, Materials and Resources, Energy and Atmosphere, and Indoor Environmental Quality are integrated into our design process. The LEED system provides an effective tool and uniform evaluation criteria for evaluating project sustainability. We use the LEED system to review each project's sustainability, whether an owner has a goal of certification, of being certifiable, or wants to include sustainable criteria.

As a value added benefit, our design solutions and specifications include LEED strategies and materials that don't add a cost premium, but contribute to a healthier and more sustainable site and building. If the owner has a goal of Certification, we continue to evaluate sustainable strategies and credits, as well as associated first and life cycle costs and benefits, to achieve a sustainable solution within the project resources. We also understand in this rapidly growing market we need to continuously evaluate performance, dependability, and maintainability of new strategies, products, and systems before they are specified.

## LEED PROCESS DESIGN & CERTIFICATION APPROACH

- Organize/assemble project team (design and construction) with experience in LEED and Sustainable design
- Establish environmental/sustainable goals and strategies.
- Review LEED credit scorecard to understand credit opportunities and challenges
- Determine desired level of LEED certification based on anticipated credits and associated costs
- Register Project with USGBC
- Develop and Submit "Design Phase" credits for review after Design development
- Construction documents/bidding
- Documentation of submittals and construction management by architect and contractor
- Develop and Submit "Construction Phase" credits for review after construction is completed
- Review of complete submittal by USGBC
- Award of certification



## RECENT SUSTAINABLE PROJECTS

- BP Cantera 3 –LEED CI Pilot Project and LEED Certified
- BP North American - Sustainability Guidelines and Standards
- Portage Park Pavilion – Submitting for LEED Gold
- Berglund Corporate Office – Certified LEED Silver
- UIC Lincoln Hall Renovation – Submitting for LEED Gold
- VU Gellersen Hall – Designing for LEED Silver or Gold





## BP CANTERA 3

LEED CERTIFIED  
WARRENVILLE, ILLINOIS

To reinforce BP Green Values, they were committed to making this their first LEED project. It was accepted as 1 of 50 nationwide pilot projects to set the criteria for LEED C.I. (Commercial Interiors) and subsequently was LEED certified. Meeting LEED Criteria Credits in each category, this project also received innovation credits in Construction Waste Management and the use of Regional Materials.



### PROJECT DATA

*Completed 2003*  
*Scope: 176,000 sq. ft.*  
*Project Budget: \$25,000,000*



## UIC LINCOLN HALL

LEED GOLD SUBMITTAL  
CHICAGO, ILLINOIS

The University of Illinois Chicago Campus Lincoln Hall project recently completed construction and is proceeding with commissioning and LEED certification. The project replaced the deteriorating exterior pre-cast envelope and protected the structure with a new high performance curtain wall system that provides daylighting and views throughout. A total interior renovation addressed ADA and building codes while creating a new generation learning environment.

UIC also wanted to make this their first USGBC LEED Building with a goal of Silver Certification. The high performance curtain wall system which included automatic blinds for light control and heat gain and a high efficiency geothermal (ground source heat pump) mechanical system were key sustainable features. Delivering the project under budget allowed for the addition of 240 photovoltaic (PV) modules on the roof that are projected to provide up to 7% of the building's electrical requirements. With the addition of the modules we can now submit for LEED Gold.

### PROJECT DATA

*Completed: July 2008*  
*Scope: 25,000 sq. ft.*  
*Estimated Construction Cost: \$8,000,000*

## PORTAGE LAKEFRONT PARK PAVILION

LEED GOLD SUBMITTAL  
PORTAGE, INDIANA

The Portage Lakefront Park is the first project in the implementation of the Marquette Plan which will transform the Indiana Lake Michigan Lakefront from rust to restoration and recreation.

The Pavilion and Park are being designed to meet a **minimum** goal of LEED Silver Criteria setting an example environmental stewardship and sustainability for all future lakefront development.

### PROJECT DATA

*Completed: Fall 2008*  
*Construction Cost: \$2,000,000*





## VALPARAISO UNIVERSITY GELLERSEN ADDITION (GEM) ENGINEERING AND MATHEMATICS CENTER

DESIGNED FOR LEED GOLD

VALPARAISO, INDIANA

The renovation and additions will be incorporated into the existing architecture of the building and will reflect the image of GEM's programs, advanced technology and sustainability. As an engineering school, GEM's goal is to set a sustainable example and be the first LEED building on campus. The building will function as a learning laboratory.



### PROJECT DATA

*Estimated Completion: August 2012*

*New Construction: 13,600 sq. ft.*

*Renovated: 4,300 sq. ft.*



## BERGLUND CONSTRUCTION

LEED SILVER CERTIFIED

CHESTERTON, INDIANA

Continuing a long relationship, Berglund Construction asked DO to design their new office in Chesterton Indiana. The new 6,000 square foot office building currently under construction is designed to meet LEED Certification. Recycled materials, daylighting/views, low VOC products and high efficiency HVAC and Electrical equipment are just a few of the strategies implemented in the design.

### PROJECT DATA

*Completed: Summer 2008*

*Cost: \$1,000,000*

*Scope: 5,000 sq. ft.*

## IBEW LOCAL NO. 697 & JATC APPRENTICESHIP SCHOOL

DESIGNED FOR LEED SILVER

Members of the International Brotherhood of Electrical Workers Local 697 and the Joint Apprenticeship and Training Committee (JATC) broke ground for their new building on September 29th. It combines IBEW Local 697 business functions with the JATC Apprenticeship Training Center. The building committee, committed to sustainability and LEED certification, felt the facility should reflect IBEW's commitment to new technology and training in alternative energy for photovoltaic and wind energy. Designed as a living laboratory, the facility features glass-enclosed electrical and technology rooms in the main lobby with video displays monitoring building performance. The rooftop over the JATC Training Center is considered an outdoor classroom with photovoltaic arrays installed, monitored, and maintained by the apprenticeship students. The rooftop arrays will be installed early in the construction process to generate clean power for construction. Low cutoff LED lighting will be used for the site, as well as plug-ins for hybrid and electric vehicles.



### PROJECT DATA

*Estimated Completion: Fall 2010*



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CREATIVITY

SUSTAINABILITY

SERVICE

## SUSTAINABILITY PHILOSOPHY

Design Organization, Inc. has embraced the basic concepts of sustainable design since the late seventies.

DO researched methods of sustainability to reduce society's dependence on limited natural resources: passive solar techniques utilizing building orientation, glazing and daylighting; site considerations like landscape shading and earth sheltering; and more traditional building construction techniques that utilize better building envelope design. This was combined with our research in the impact of the environment on the human psyche, which included a commitment to daylighting and views as well as increased natural ventilation.

The principles of sustainability and conservation have been with us for centuries. DO believes that a shared philosophy of sustainability, advanced through education and awareness, is critical to our continued existence as a society. To that end, DO seeks to stay at the forefront of this important approach to building and design by the continuing education of staff, client/community education, and advocacy.

DO became a member of USGBC after it was formed in 1998, and has LEED-accredited staff who continue to participate in research and continuing education programs to keep current with USGBC LEED activities nationally.

DO applies the principles of LEED to its projects to offer clients a more holistic approach to design. DO embraces the idea that the principles of sustainability are basic elements of all good buildings. These principles are integrated into all DO projects as one of several components of facility programming. For DO, sustainability is not an "add-on," but an integral part of our design process. Whether LEED certification is an owner's goal or not, DO assists the owner in evaluating and integrating LEED/Sustainable Criteria to add value to each project.