

**JAMES GRESALFI**  
**2016 - 2023**



146 kBtu/sfyr  
80% savings

Social and Collaborative zones of the building become the focal point of the project's facade and serve as a termination of the visual corridor of Galileo Way, allowing for the program to become the expression of the building

## 325 Binney

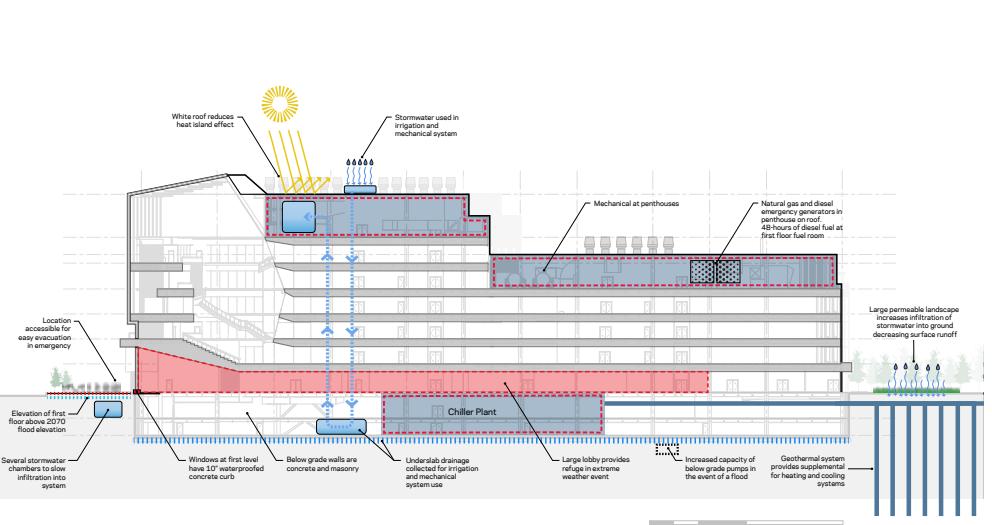
### Exterior

Project Number:	101913.10
Studio:	BOS
Project Status:	In Construction
Practice:	Commercial
Delivery Method:	CMAR
Client:	Alexandria Real Estate
Collaborators:	Thornton Tomasetti, BR+A, Halvorson, JMA
Location:	Cambridge, MA
Size:	650,000 sq. ft.
Financial Performance:	20.9% (Positive)
2030 % Savings:	80%
Process Design Utilized:	Yes

### AIA Framework for Design Excellence -Design for Integration:

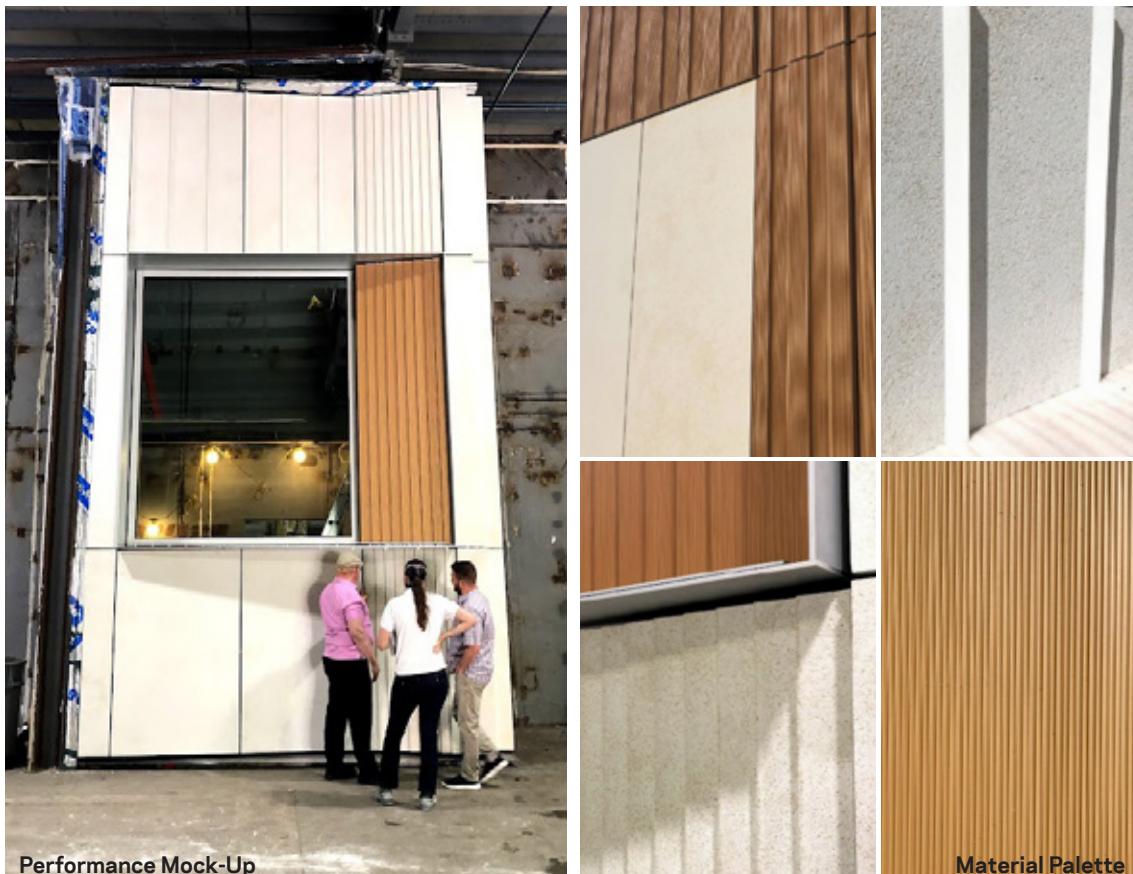
From the project's inception, 325 Binney St has aimed to be the most sustainable lab building in Cambridge. At each phase of the design process that goal has remained at the forefront and those goals have manifested themselves in a number of different strategies to improve both the performance of the building and the wellness of the occupant.

A number of those strategies are highlighted in the diagram to the right, beginning first with the landscape and the large soft surface landscape to the north of the building that both increases the infiltration of storm-water into the ground but also provides the square footage required for an extremely extensive geothermal well network that aids in the buildings heating and cooling demands. The roof of the project features a large skylight that provides ample daylight to the atrium of the building and houses storm-water retention systems that can be cycled through for irrigation and mechanical system demands. Beyond these systems there was also an intense focus on the skin of the building's performance. Reduced Window-wall ratio's decrease the cooling load on the building while still maintaining large amounts of natural light within the space. These facade systems were also tested in a Performance Mock-Up that was run through a number of cycling tests for thermal performance. There was also a great deal of emphasis placed on the design for well being with the atrium serving as a hub for collaboration, social interaction and a network of interior landscaping to promote a more holistic approach to the space. It's siting above the 2070 flood elevation line and a waterproofed curb at ground level help to future-proof the project amidst a changing climate. These implemented strategies highlight the focus and attention that was given to ensuring a complete project designed to serve its occupants today and beyond.



### Sustainability Strategies

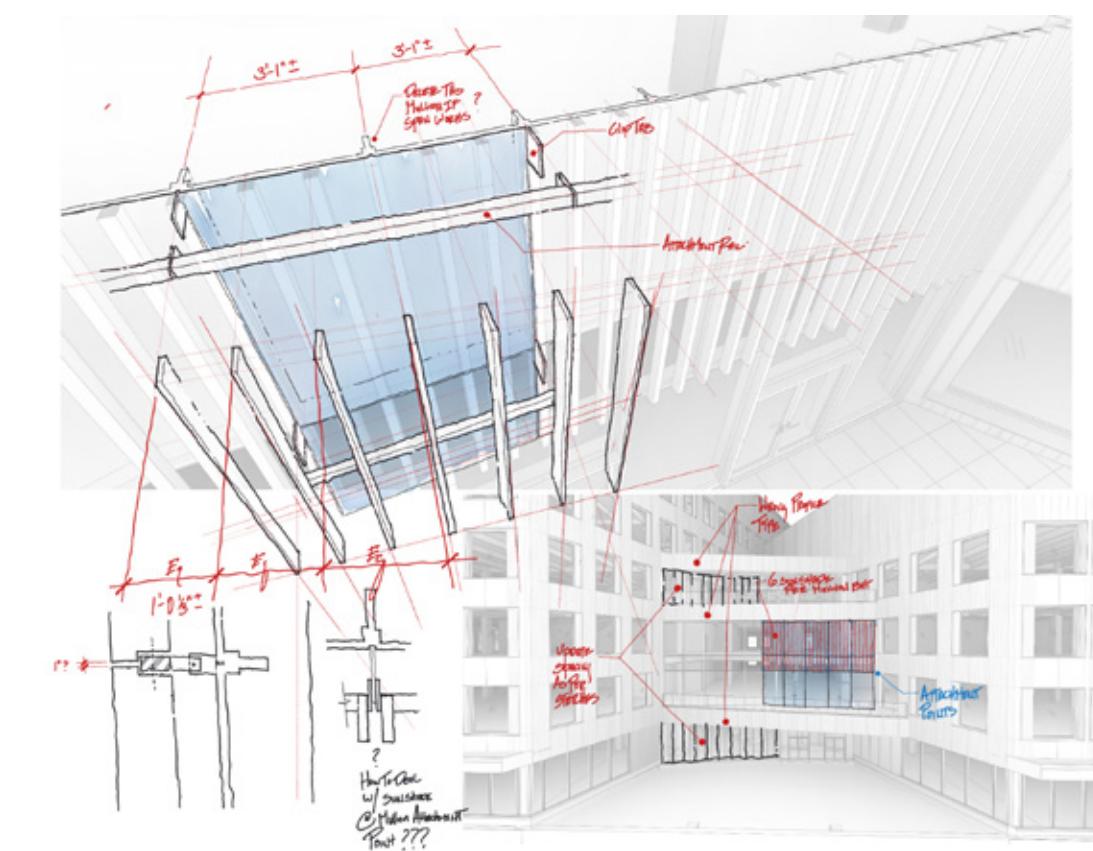
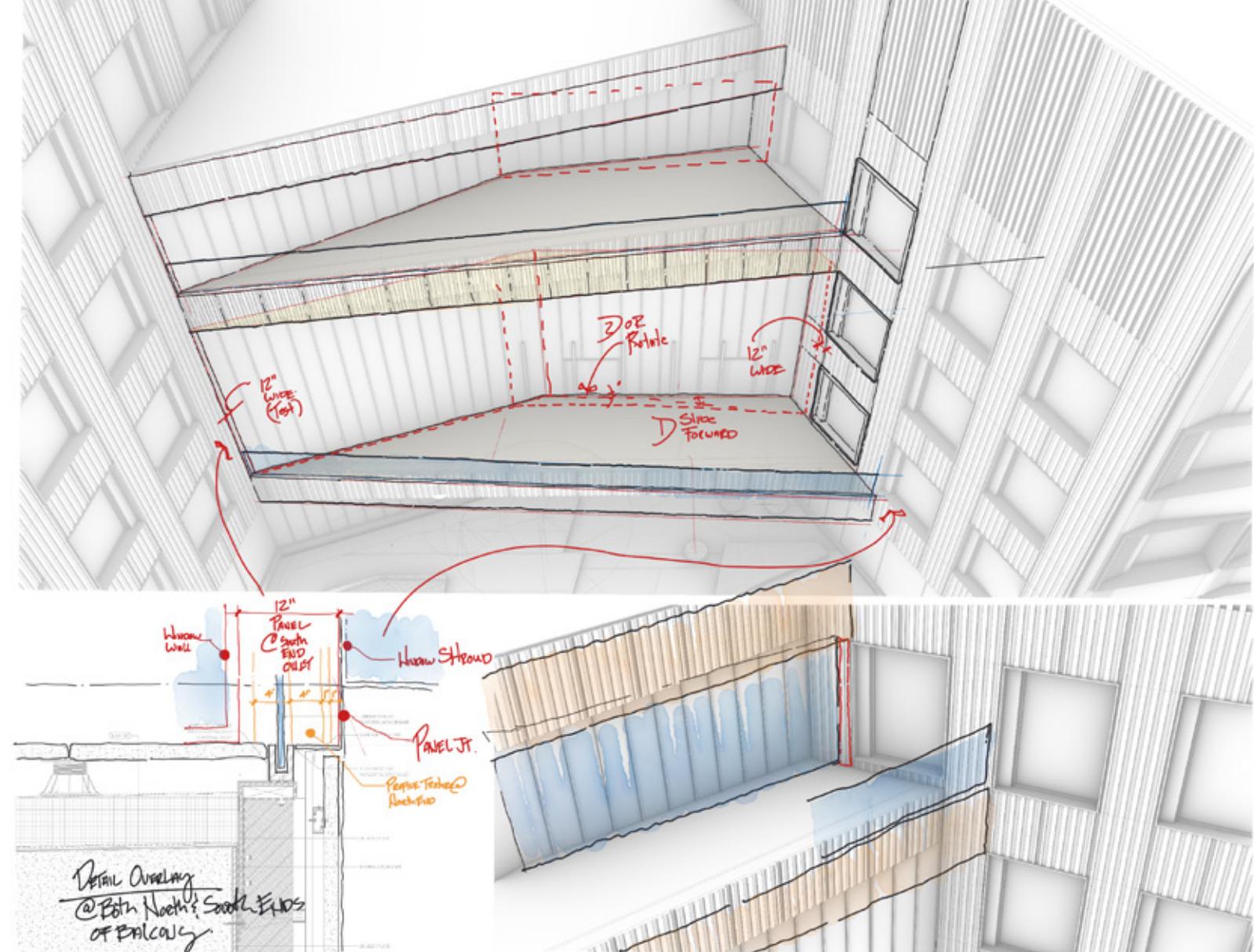
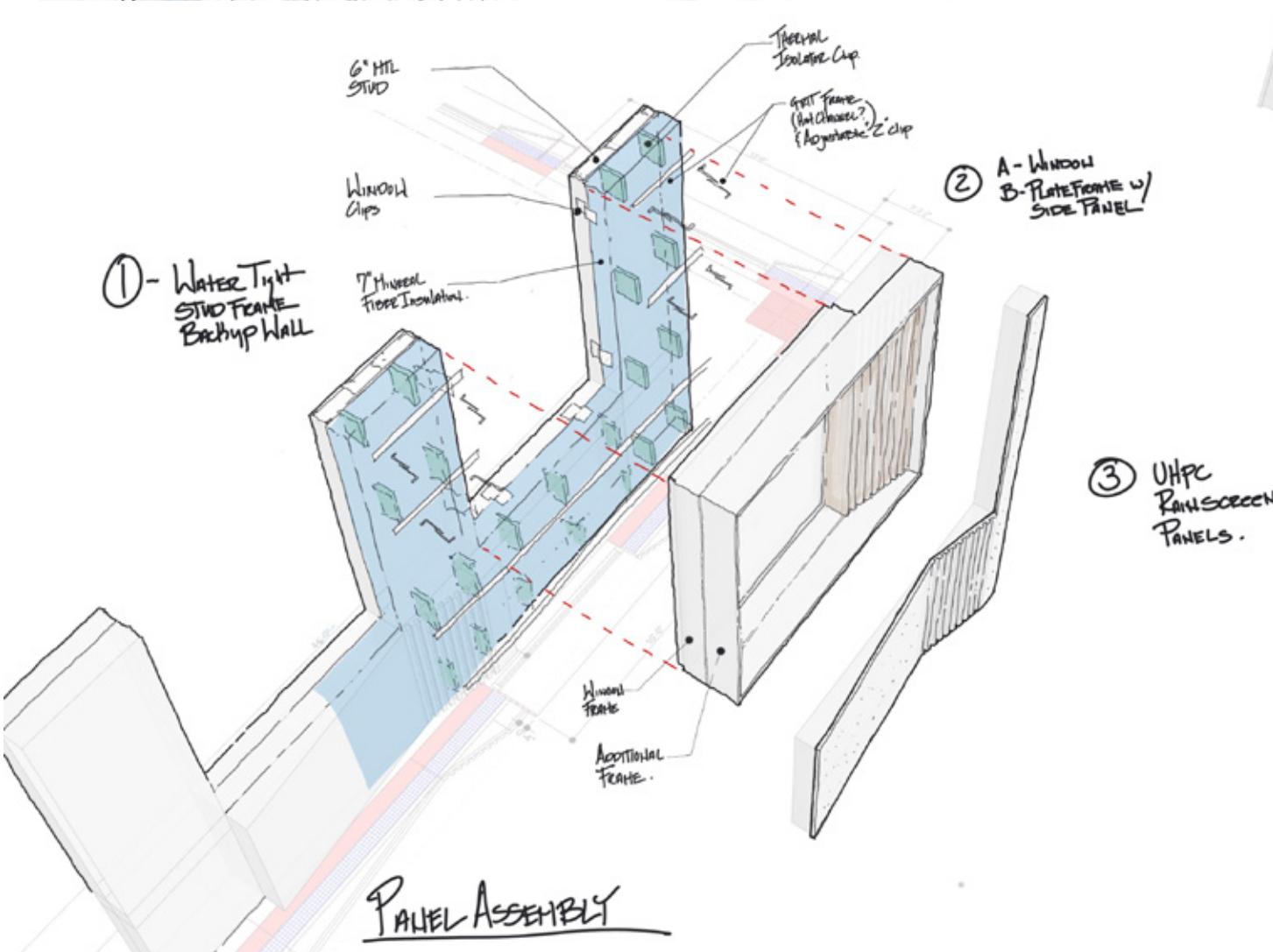
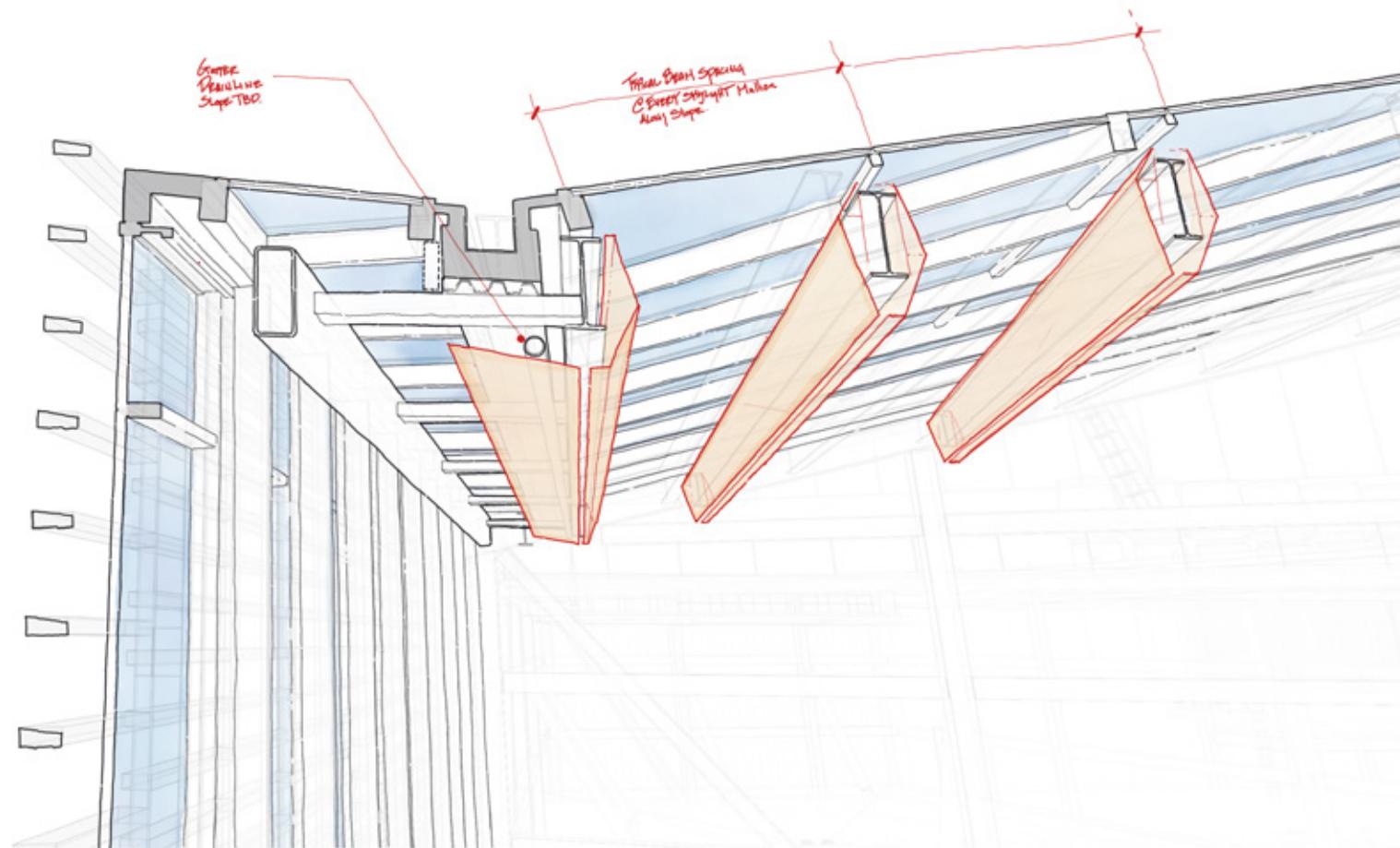
### Jewel Box Expression



### Performance Mock-Up



### Material Palette





## 325 Binney Street

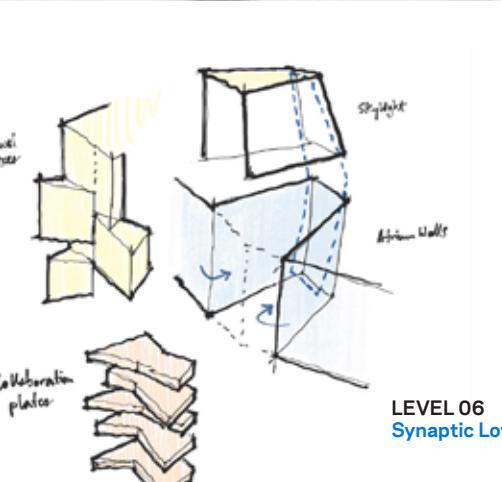
### Atrium

Project Number:	101913.10
Studio:	BOS01
Project Status:	In Construction
Practice:	Commercial
Client:	Alexandria Real Estate
Collaborators:	Thornton Tomasetti, BR+A, Halvorson, JMA
Location:	Cambridge, MA
Size:	650,000 sq.ft
Financial Performance:	20.9% (Positive)
2030 % Savings:	80%
Process Design Utilized:	Yes

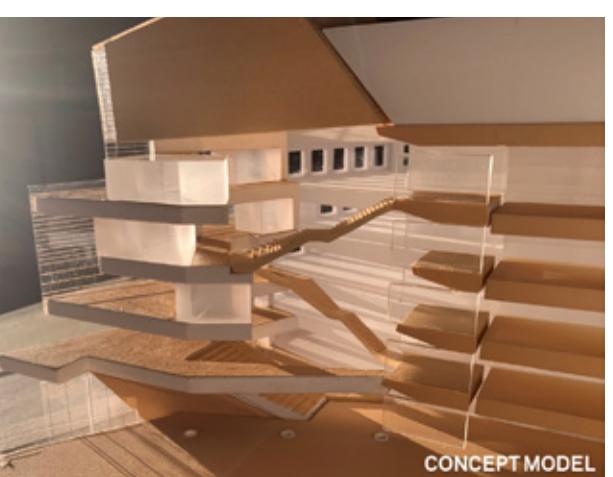
The Atrium facade provides an architectural beacon at a prominent intersection of Alexandria Real Estate's portfolio in Kendall Square. Within, this beacon illuminates the scientific community of 325 Binney and celebrates the collaborative nature of the research happening throughout the building.

Five collaboration plates host a range of destinations and scales of gathering which are infused with three brain-boosting benefits: daylight, movement, and nature.

Daylight floods the atrium through the skylight above and bounces off the warm and bright palette to provide an energizing, serotonin-producing environment. Movement is promoted first at the plant-ensveloped stair connecting the base levels of the Atrium and transforms into a series of suspended stairs stretching across the atrium to engage the upper levels and encourage activity both on and between floor plates. Nature enhances the faceted architecture to balance the cognitive demands of innovation with the restorative influence of green plant life. Collectively, this becomes a vibrant environment that supports the health of the occupants in their pursuit to generate life-changing innovations and therapeutics.



LEVEL 06  
Synaptic Loft



#### AIA Framework for Design Excellence -Design for Integration:

The Atrium's primary design priority was natural light as a benefit to the tenant experience when the New England climate doesn't offer a comfortable outdoor environment.

While the south-facing facade and skylight offered a means to meet this priority, it also created the challenges of glare and heat-gain. A series of analyses lead to strategic placement of skylight baffles, architectural sunshades, and operable shades to minimize the negative impact of the southern exposure while maintaining generous daylight throughout the atrium. Studies were also conducted on the use of a vertical reflective screen and its ability to supplement artificial light and extend daylight into the depths of the lower levels where it doesn't reach naturally.

In addition to the daylight benefits for occupants, it also supports the maintenance of plant-life without the need for supplemental, artificial lighting. Through further analysis and careful species selection, the design solution further embraces the priority of natural light to ensure both people and plantings thrive within the Atrium at 325 Binney.



## 325 BINNEY STREET

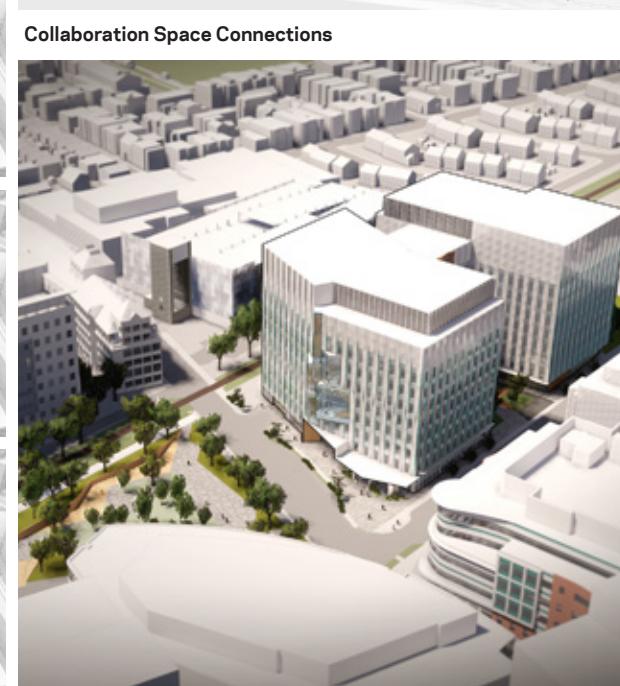
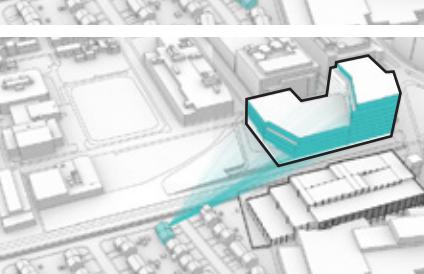
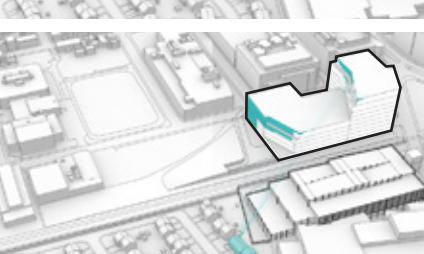
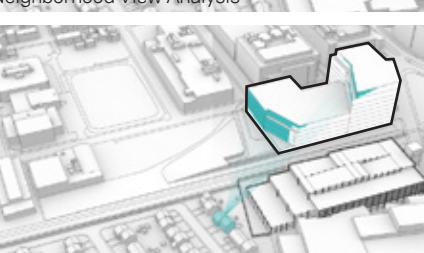
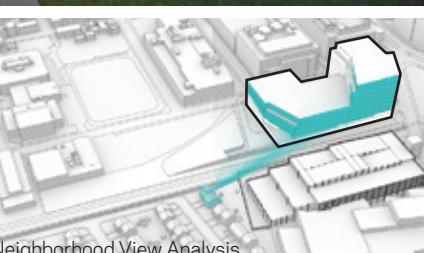
### Cambridge Labs

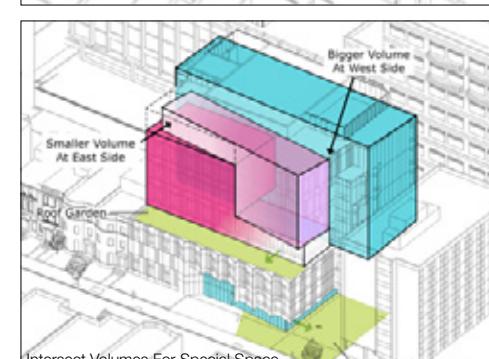
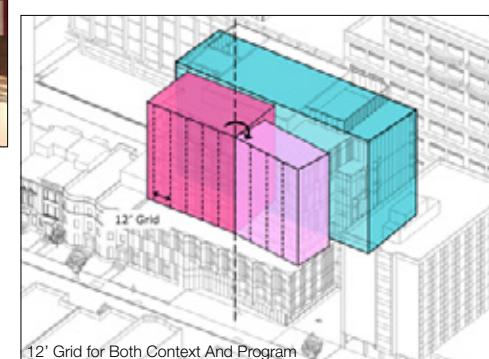
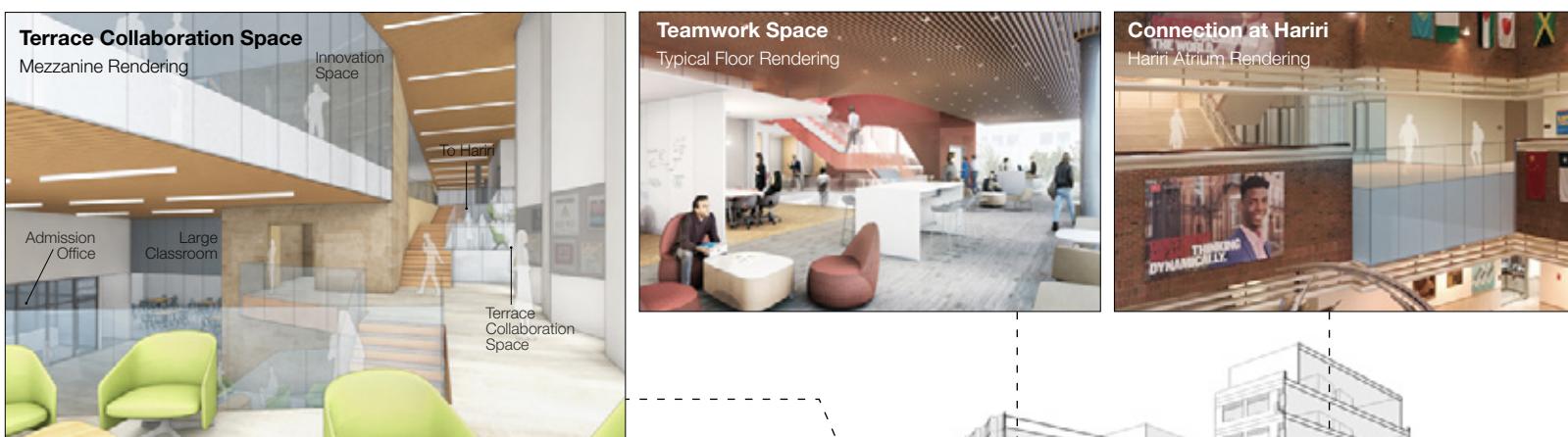
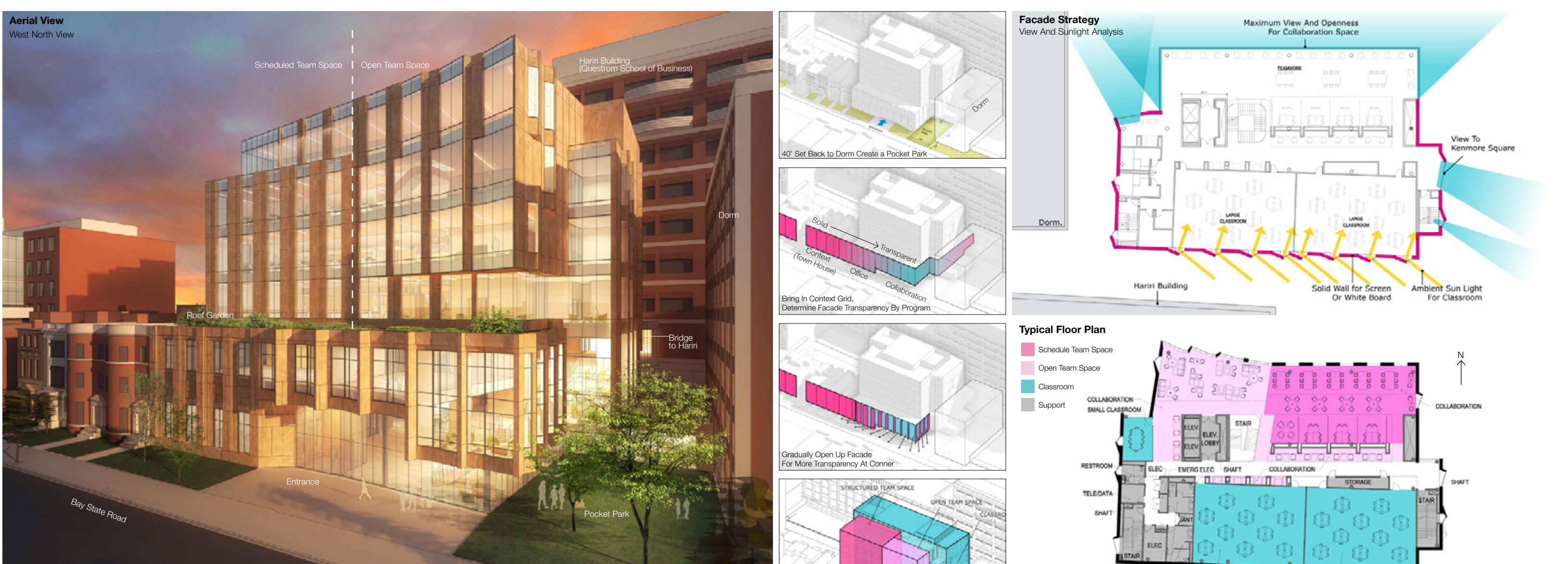
Project Number	101913.10
Studio:	Boston
Project Status:	Schematic Design
Type / Practice:	Commercial
Client:	Alexandria Real Estate
Collaborators:	BR+A, Thornton Tomasetti, Halvorson
Location:	Cambridge, MA, USA
Size:	400,000 sq ft
Financial Performance:	Positive
Current EUI:	NA
2030 % Savings:	NA%
Process Design Utilized:	Yes
Delivery Method:	FOA

Alexandria asked NBBJ to design the most future proof lab building in Cambridge, from a carbon stand point (electricity) and a wellness standpoint, and flexibility. The building needs to efficiently serve the requirements of an intensive wet research tenant as easily as a technology company. The design team worked closely with our sustainability consultants to integrate a high performance envelope, a record setting geothermal field, solar control, and a cutting edge mechanical system, with access to nature on all floors.

325 Binney street is sited within what the Cambridge city zoning ordinance considers a 'transition' zone. The massing contextually responds to its surrounding. To the south the massing responds to the taller commercial/lab building along Binney street. To the North, toward residential neighborhoods, the height decreases to respect the adjacent communities. One key aspect of the design was to expose collaboration and social spaces inside the building, daylighting them and using them as iconic architectural gesture on the facade creating a major focal point to the end of Galileo Way, activating the mid building courtyard and expresses itself on the north side toward the community in a more modest and appropriate scale.

The facade will be a panelized system. Chosen for its easy of installation and high performance, which is achievable because it's assembled in a controlled environment. The material is a simple yet elegant folded metal panel which uses the sun throughout the course of the day to produce an ever changing facade pattern of light and shadow. In addition accent colored side panels were employed to create a unique effect as the building is approached from different directions.





## BU QUESTROM ADDITION

### Boston University Questrom School of Business Pre Schematic Design

NBBJ's design for the new addition to the Hariri Building at the Boston University Questrom School of Business accommodates growing MBA enrollment while creating a powerful brand image for the School. The project will be a focal point for the graduate management programs and student-centered collaborative space, providing flexible, technology-enabled learning environments designed specifically for business education.

Located in an historic district in Boston's Back Bay, the lower floors of the building respond to the context of masonry row houses while the upper floors open to expansive views of the Charles River, Cambridge and Boston. A "pocket park" at the entry creates a shared amenity with an adjacent dorm, while also distancing the mass of the addition from the private student suites above. Classrooms, with heavy technology uses and little demand for direct sunlight, are organized at the alley side of the site, while collaborative spaces take advantage of the available views.

The new addition establishes a fluid connection to the existing main academic building at the Questrom School and creates a welcoming and transparent environment that facilitates interaction and communication. While horizontal connection is primary, emphasis is also placed on vertical connection, with an open communicating stair connecting all floors. Basis of design recommendations for mechanical systems, structural systems, AV technology and sustainable strategies have also been integrated into the initial design concepts.

<b>Project Number</b>	101629.00
<b>Studio:</b>	BOSTON
<b>Project Status:</b>	In Design
<b>Type / Practice:</b>	Higher Education
<b>Client:</b>	Boston University
<b>Collaborators:</b>	Silman Associates, BR+A, Nitch Engineering
<b>Location:</b>	Boston, MA, USA
<b>Size:</b>	80,000 sq ft
<b>Financial Performance:</b>	15% Profit
<b>Process Design Utilized:</b>	Yes
<b>Delivery Method:</b>	TBD

#### AIA COTE Top Ten Criteria

█ Apply   █ Do not Apply

<b>M1</b> 	<b>M2</b> 	<b>M3</b> 	<b>M4</b> 	<b>M5</b> 
DESIGN FOR INTEGRATION	DESIGN FOR COMMUNITY	DESIGN FOR ECOLOGY	DESIGN FOR WATER	DESIGN FOR ECONOMY
<b>M6</b> 	<b>M7</b> 	<b>M8</b>	<b>M9</b> 	<b>M10</b> 
DESIGN FOR ENERGY	DESIGN FOR WELLNESS	DESIGN FOR RESOURCES	DESIGN FOR CHANGE	DESIGN FOR DISCOVERY

# MXD Plaza

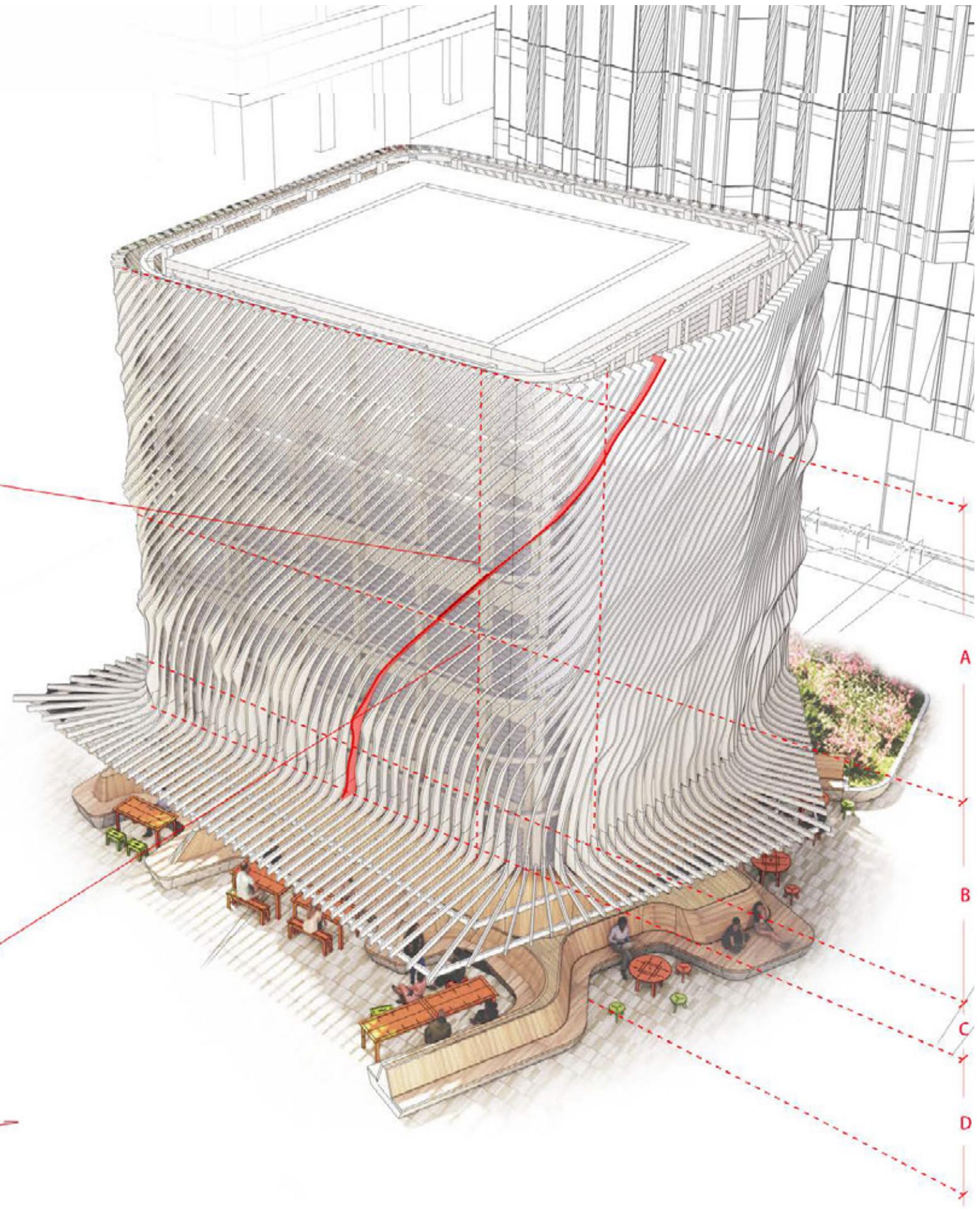
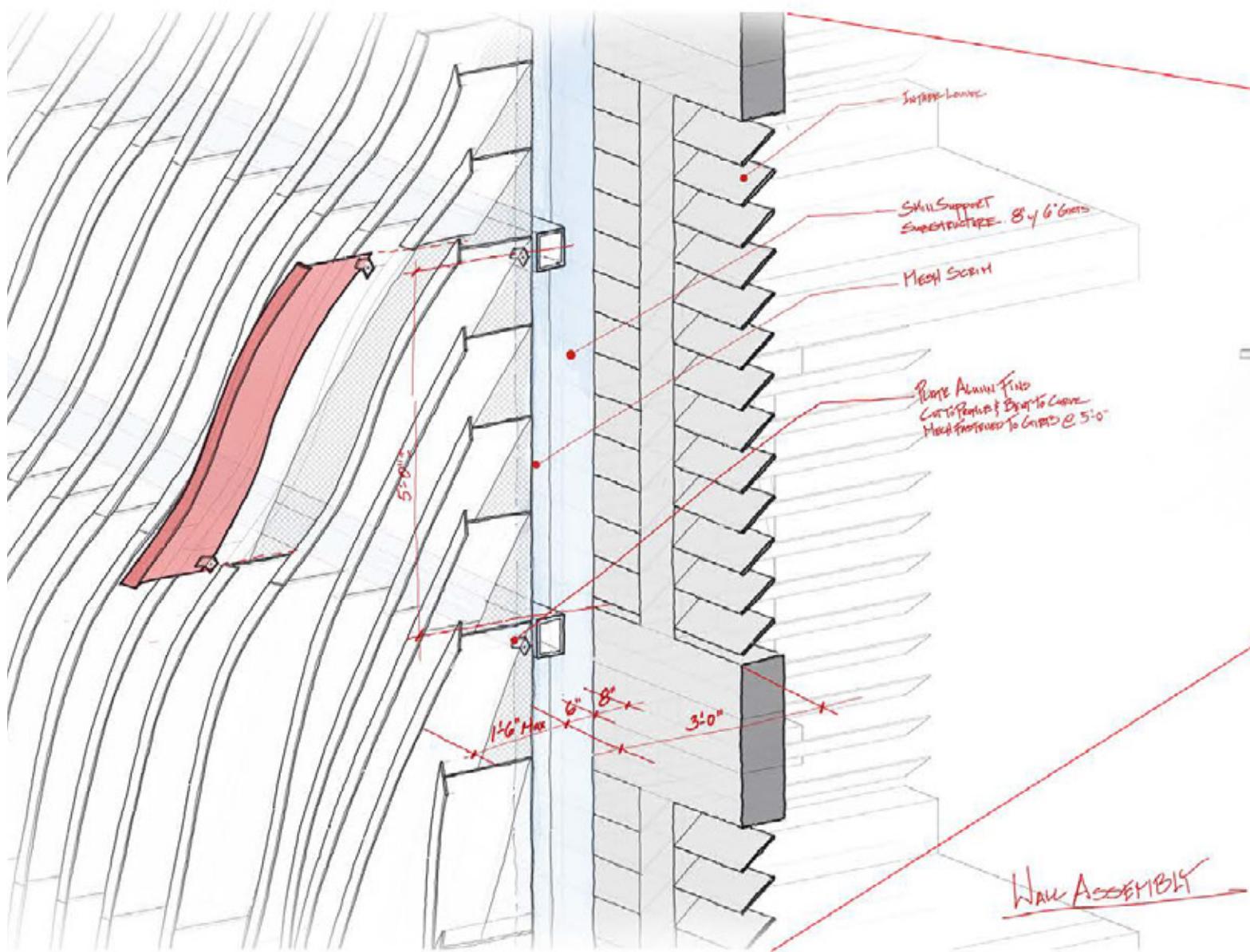
Cambridge, MA



## VENTILATION STRUCTURE SKIN CONCEPT



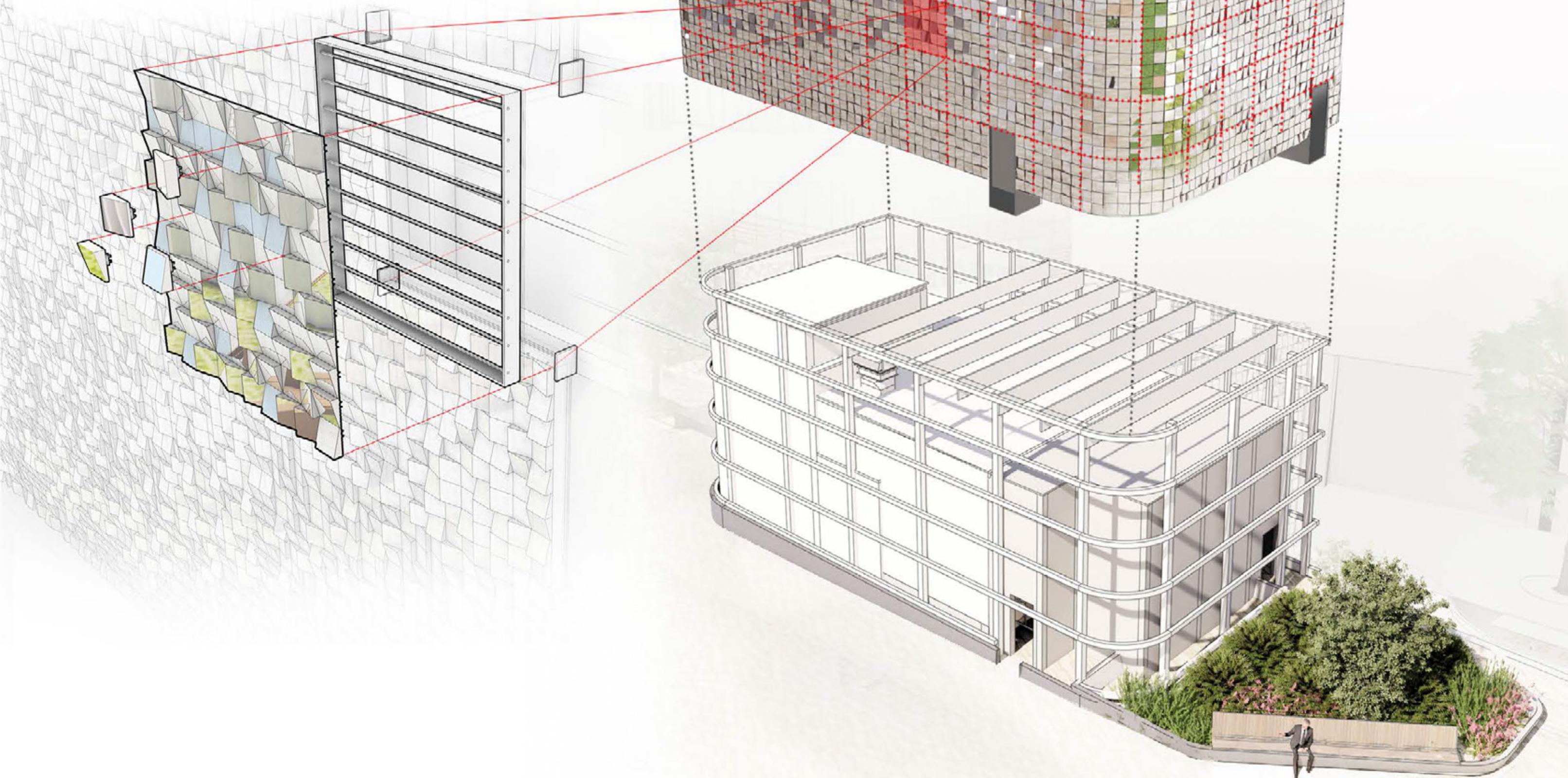
The inspiration is derived from the geometry, shape, form, movement and texture of nature. The intent is to formalize them into the skin that wrap around the Intake and Exhaust structures. Since both structures are for ventilation, they are designed with similar architectural treatment. The skin is attached to the sub-structure and wrapped around the ventilation structures.

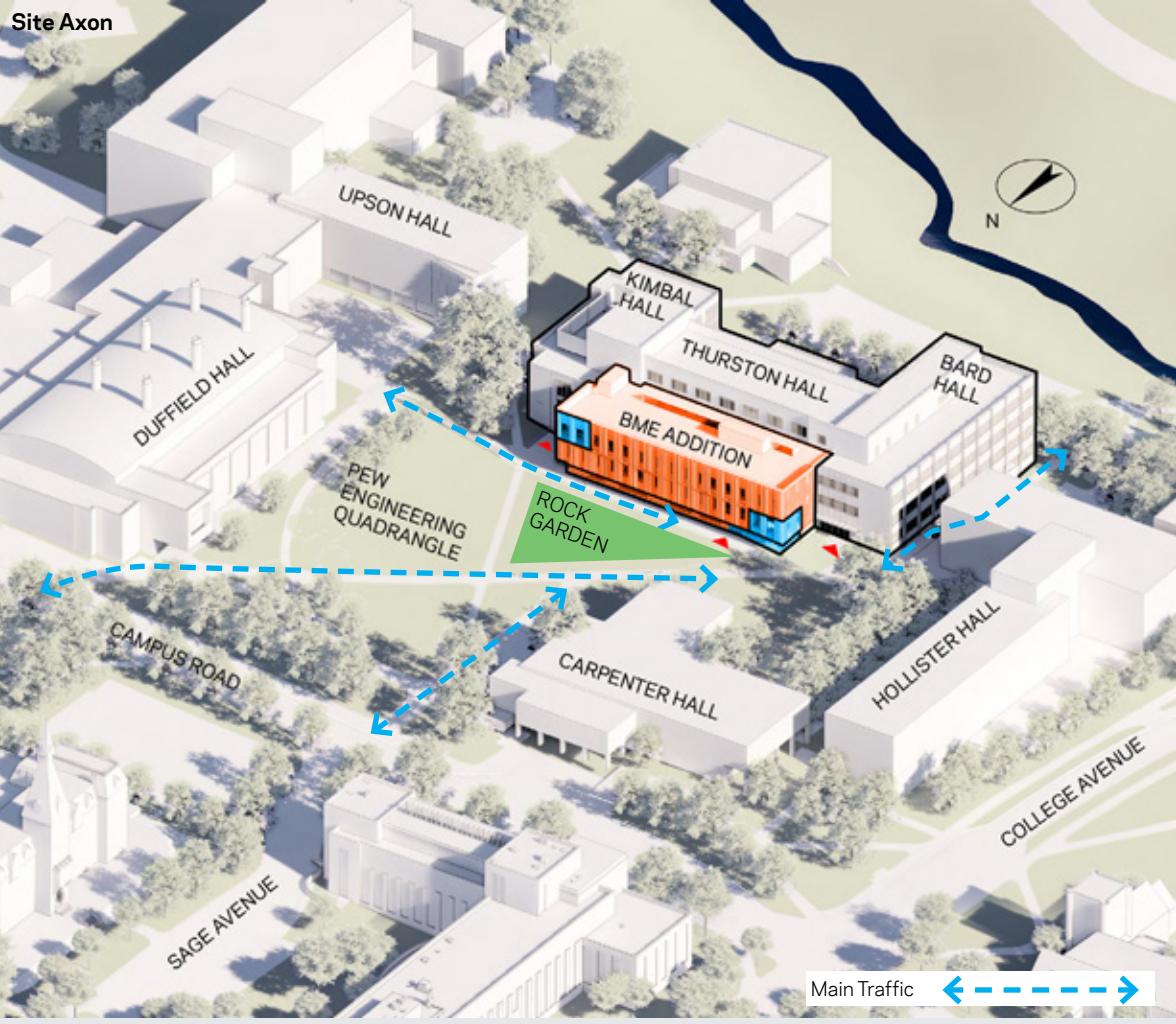


## THE BEACON SKIN CONCEPT

The structure is cladded in a simple way but with rich surface texture. This mosaic skin employs a series of polished aluminum tiles which are single angle extrusion. The tiles are rotated and randomized in a modular 5' square panels. Therefore, there are a lot of flexibility to randomize the pattern on the facade.

The random reflections pick of bits and pieces of the surrounding context and activities of the park and provide an interesting and everchanging image both at day and at night.





## Cornell Thurston Hall Addition

Meinig School of Biomedical Engineering Building Design

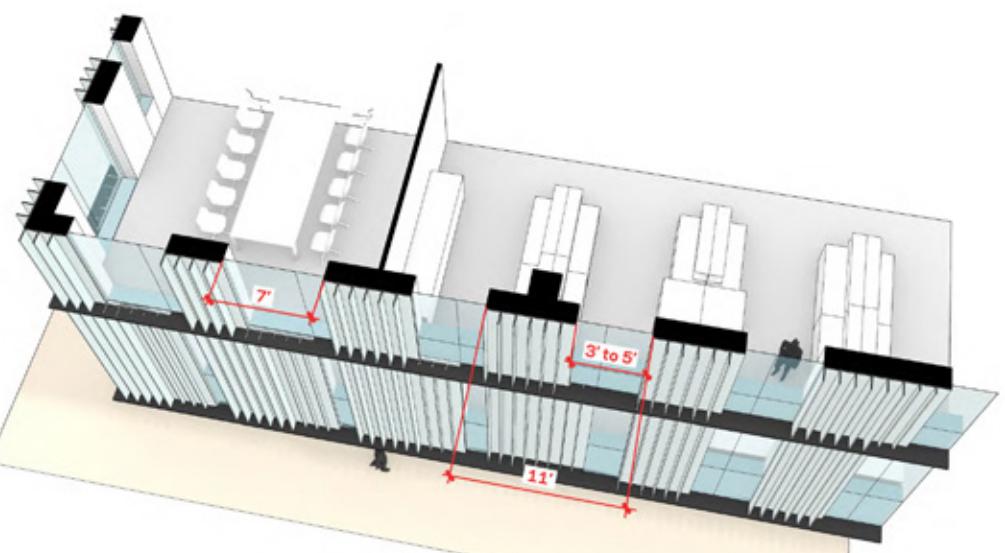
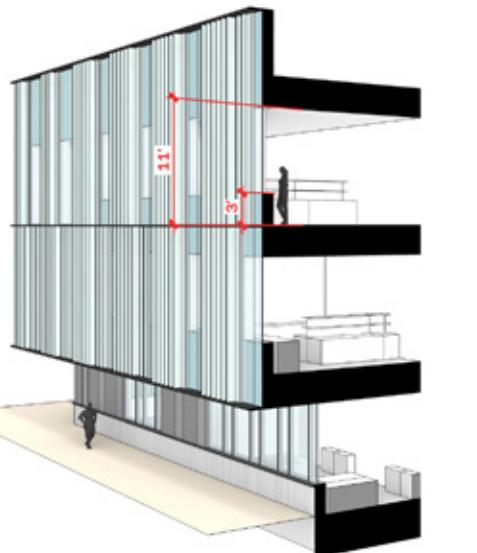
**Project Number:** 102796.00  
**Studio:** BOSTON  
**Project Status:** SD  
**Practice:** Higher-Education  
**Delivery Method:** CMr  
**Client:** Cornell Univ.  
**Location:** Ithaca, NY  
**Size:** 30,000-40,000 GSF (TBD)

NBBJ is designing a new home for the Meinig School of Biomedical Engineering (BME) at Cornell University's College of Engineering (COE). This new addition to Thurston Hall will provide instructional laboratories and collaboration space for the fastest growing program at the COE. The opportunities for this project are unique in that the addition, although modest in scale, will have a major impact on the character of the existing Engineering Quad, which Thurston Hall fronts. As the College of Engineering looks to enhance and transform its identity, the character and qualities of this addition will play a significant role at a variety of scales, enhancing Cornell's campus fabric, repositioning the College of Engineering within the campus community, and creating a flexible home for teaching and collaboration across multiple engineering disciplines.

### AIA Framework for Design Excellence -Design for Integration:

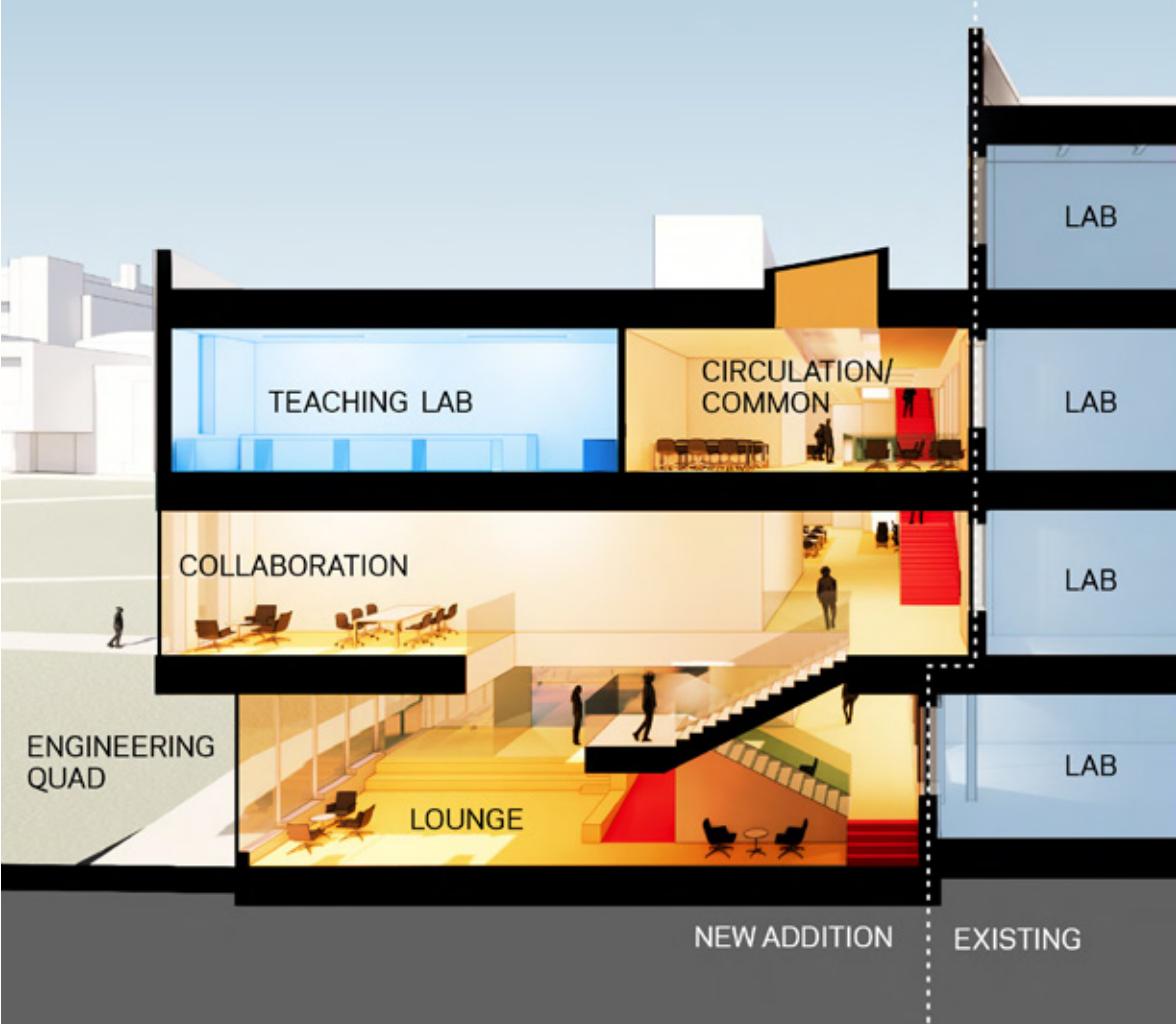
This project faces unique performance challenges and program opportunities which directly influence its design. This building will relocate BME from a satellite location to the Engineering Quad, a move which recognizes the importance of this growing program, whose participants are 80% women, highly unique among engineering programs. This addition will provide state of the art flexible instructional space, as well as sorely needed interdisciplinary collaboration space for the range of programs housed in Thurston Hall, including material science and aerospace programs. The addition's prime location at campus and quad cross-roads, positions collaborative spaces at key moments in the massing, to ensure high visibility for BME and learning at the College of Engineering.

Cornell and the City of Ithaca demand a high-performing envelope, which both limits and informs the distribution of glazing across the façade. The design team is evaluating a variety of approaches to the façade design, which adhere to the constraints of a tight window to wall ratio (20%), while increasing the visibility of key collaborative spaces. Multiple building systems will be evaluated during the schematic design phase, to arrive at the best solution for integration with Cornell's existing lake-source chilled water system, and future ground-source warm water systems.



### Facade Panel

The system is based on 11' module, Solid panels are composed by 1' wide extrusion component to scale down the big panel and also allow for flexible window size. Smaller window for Prep-room and bigger for lab and conference room.



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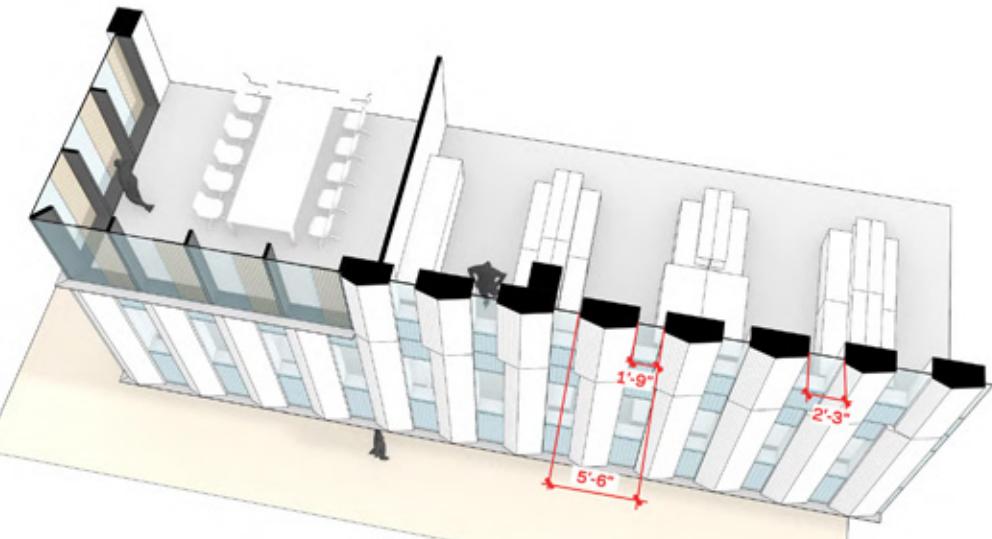
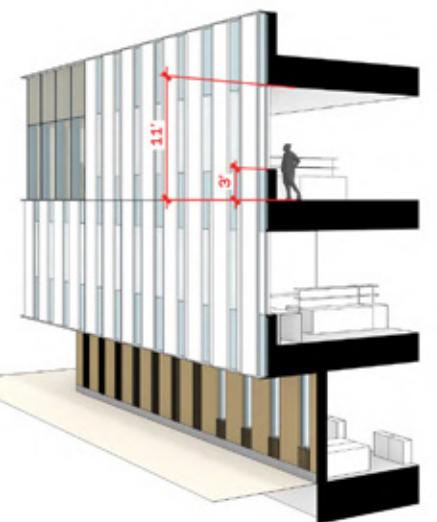
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### Facade Panel

The system is based on 5'6" module. The denser wall and window pattern create a screen looking making it stand out from the existing buildings. The solid panels are shaped for adding light effect during day and allowing facade appear differently in different approaching route.



AERIAL VIEW OF THE SITE LOOKING SOUTH TOWARD BOSTON AND THE CHARLES RIVER

## Enterprise Research Campus

Harvard Allston Land Company

Project Number	005047.32
Studio:	Boston
Project Status:	RFP/Competition
Type / Practice:	Commercial/Mixed Use
Client:	Harvard University
Collaborators:	LendLease, SiteLab, Hood Design
Location:	Allston, Mass
Size:	500,000 sq ft
Financial Performance:	NA
Current EUI:	NA
2030 % Savings:	NA
Process Design Utilized:	No
Delivery Method:	NA

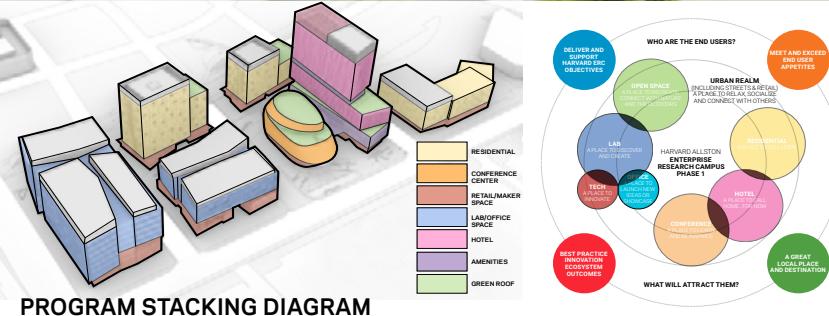
The Enterprise Research Campus is not only crucial to Harvard's future, but will play a role in re-shaping the City of Boston. Our design response reflects the significance of this project on the Western Avenue corridor but also sponsors a rigorous and thoughtful new approach a Framework Plan, addressing the underlying context for a successful district beyond the ERC. Addressing the broader view first has allowed us a different, and perhaps more strategic, attitude on the placement of program elements within the ERC. From the announcement of the district as the next regional biotech cluster as one approaches from the Charles River, to the discovery of the Enterprise Conference Center, the proverbial beating heart of the ERC, we have composed the program for both dynamism and intimacy. The cultural heart of the ERC exists along Cattle Drive, with a confluence of structures, uses and open spaces designed to attract and mesh employees, residents, locals, visitors and conference delegates. The Innovation Center, our boutique Lab/Office/R&D building is designed to accommodate start-ups, co-working office and laboratory space, and the community all under one roof. Retail is curated to encourage movement and interactions throughout the ERC. At the ERC, our aspirations extend beyond the creation of efficient buildings and active public realms to the creation of an innovation ecosystem. That eco-system should be constructed so that it harnesses economic, physical and networking assets to produce and accelerate innovation.

Creating an environment that is an engine for innovation. The ERC will integrate faculty and students with experts and industry partners to translate discoveries into solutions and products.

### AIA COTE Top Ten Criteria

- █ Significant Design Influence
- █ Relevant to Project
- █ Not Relevant to scope

<b>M1</b> 	<b>M2</b> 	<b>M3</b> 	<b>M4</b> 	<b>M5</b> 
<b>M6</b> 	<b>M7</b> 	<b>M8</b> 	<b>M9</b> 	<b>M10</b> 



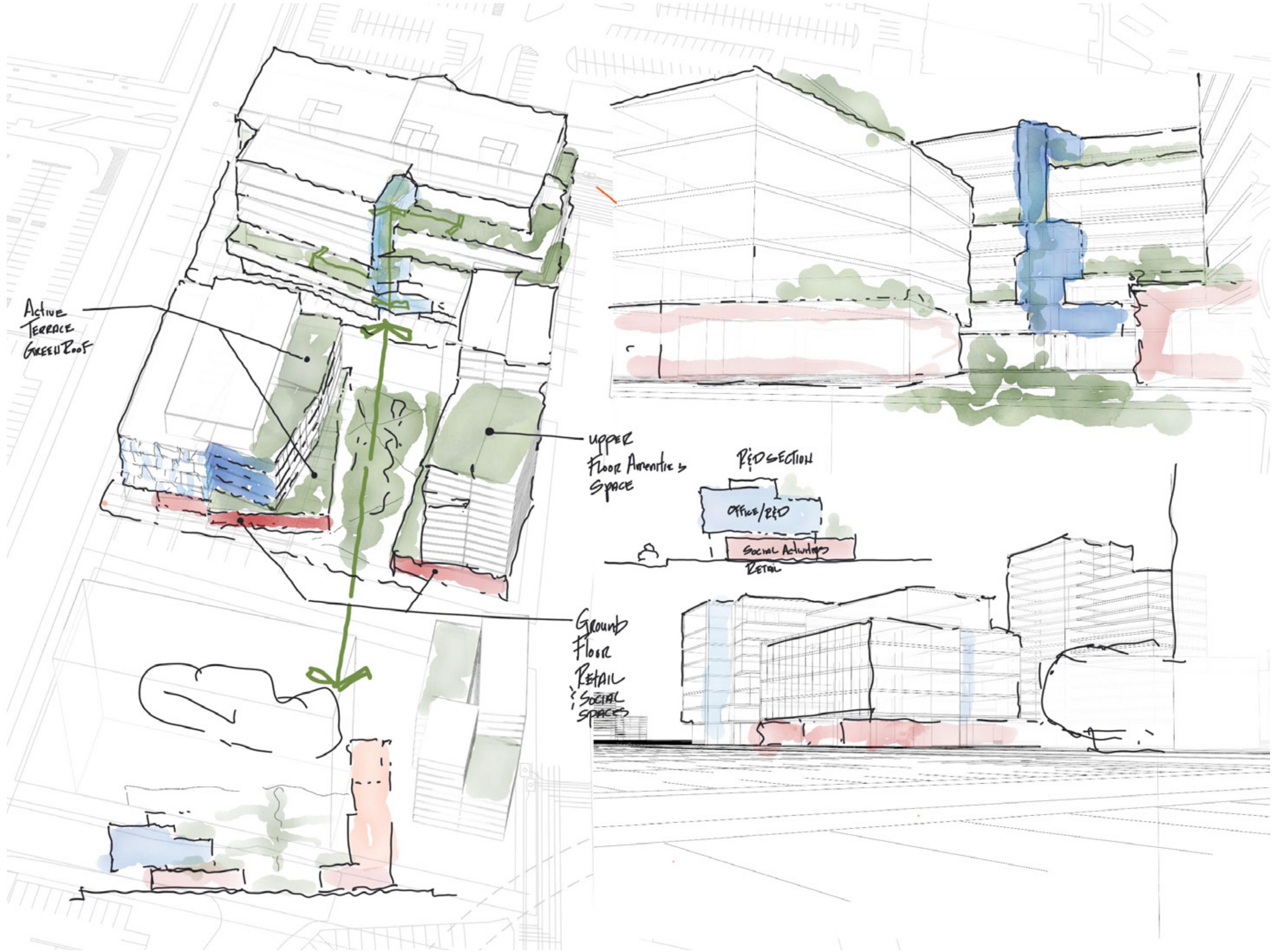
PROGRAM STACKING DIAGRAM



VIEW ALONG WESTERN AVENUE OF CONFERENCE CENTER ①



VIEW ALONG GREEN WAY ②



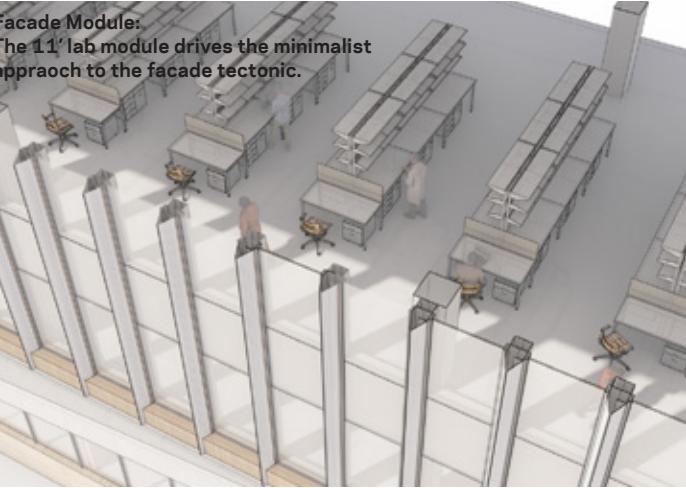


98 kBtu/sfyr  
51% savings

**Massing:**  
The geometry of the site, and desire to maximize the footprint results in a simple geometric massing. Simple maneuvers to minimize the scale of the penthouse, and folds to respond to entrances of the building develop the humble dynamics of the architecture.



**Existing Structure -**  
The 4' tall concrete plinth will be maintained and implemented as part of the new structure.



**Facade Module:**  
The 11' lab module drives the minimalist approach to the facade tectonic.

## 420 Rutherford Ave Life Sciences Building

Footings in the past. Building for the future.

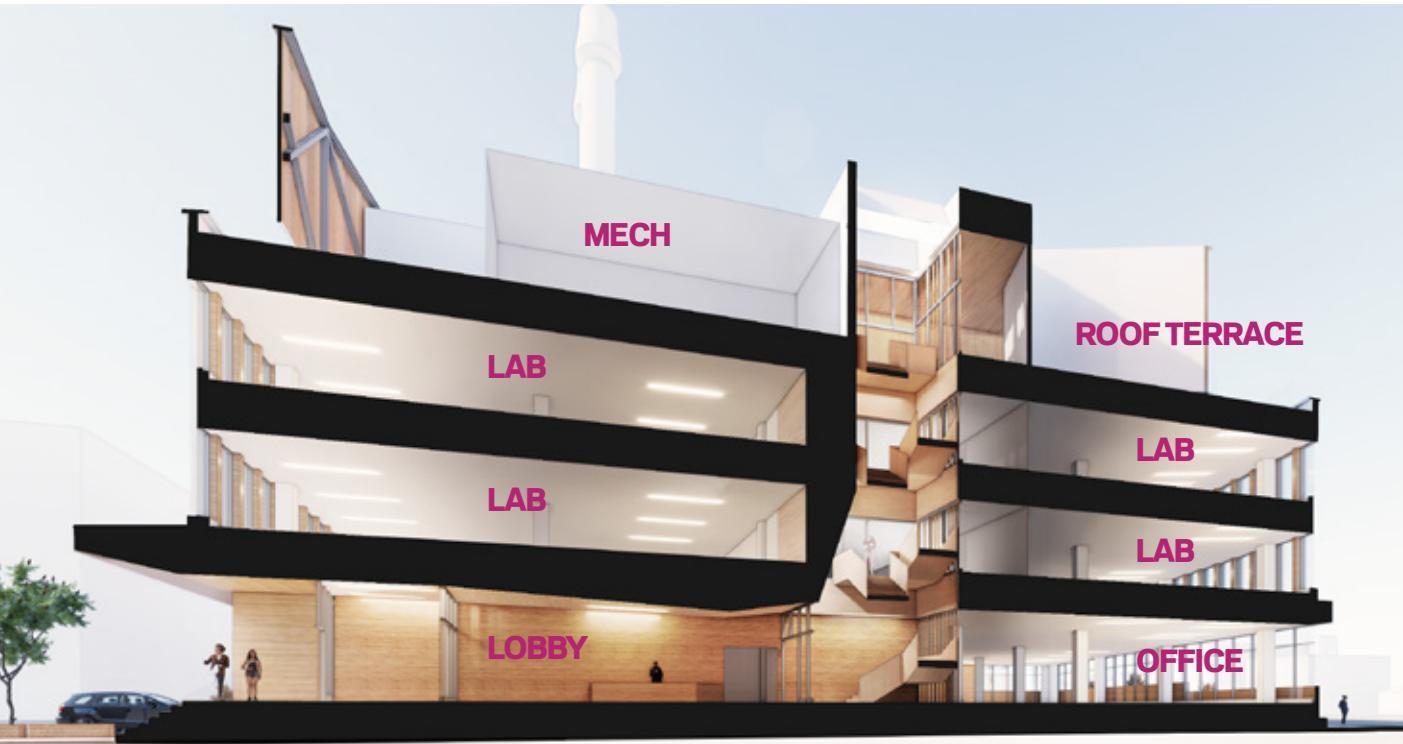
<b>Project Number:</b>	102726.00	The new 420 Rutherford Avenue Life Science Building complements the present-day evolution of Charlestown, Boston's oldest neighborhood. Located within a historically industrial zone, the project replaces an existing storage building with a new center for science innovation. The proposed 3-story structure matches the approximate footprint of the existing building and will bring a total of 100,000 square feet of commercial life science space to the neighborhood. Financial and sustainability incentives encourage and permit the re-use of the existing building's footings, providing support for the ground floor slab and contributing to the project's embodied carbon reduction goals.
<b>Studio:</b>	BOS01	
<b>Project Status:</b>	Design Development	
<b>Practice:</b>	Commercial	
<b>Delivery Method:</b>	TBD	
<b>Client:</b>	Related Beal	
<b>Collaborators:</b>	TT, BR+A, WSP, Vidaris	
<b>Location:</b>	Boston, MA	
<b>Size:</b>	101,500 sf	
<b>Financial Performance:</b>	XXXXXXXXXX	
<b>2030 % Savings:</b>	51%	
<b>Process Design Utilized:</b>	yes	

Future tenant spaces and building programs are designed to accommodate innovative life science programs with building structure and HVAC systems ready to support their complex needs and future growth. Building amenities, including conference space, a fitness center, and rooftop and ground level outdoor space, ensure that top-tier talent enjoy coming to work.

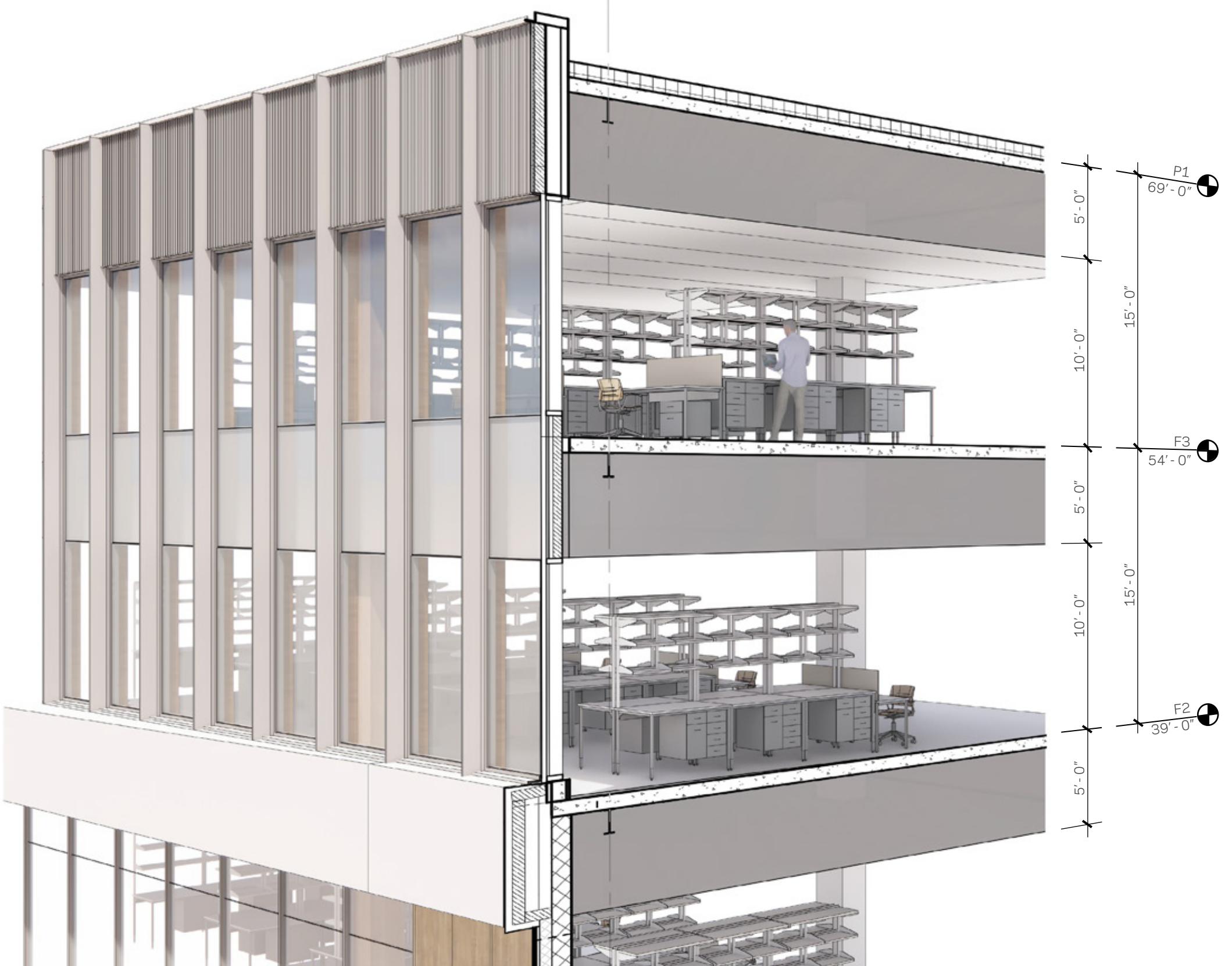
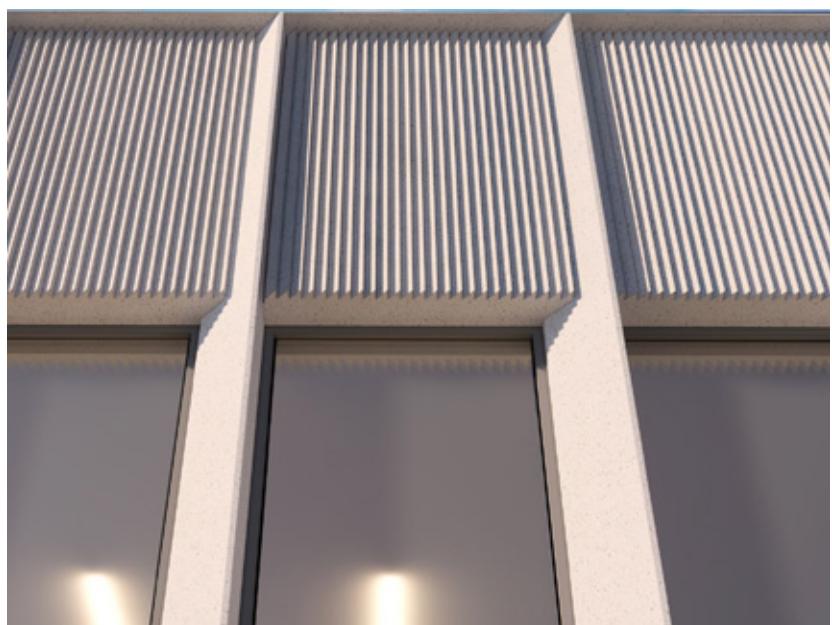
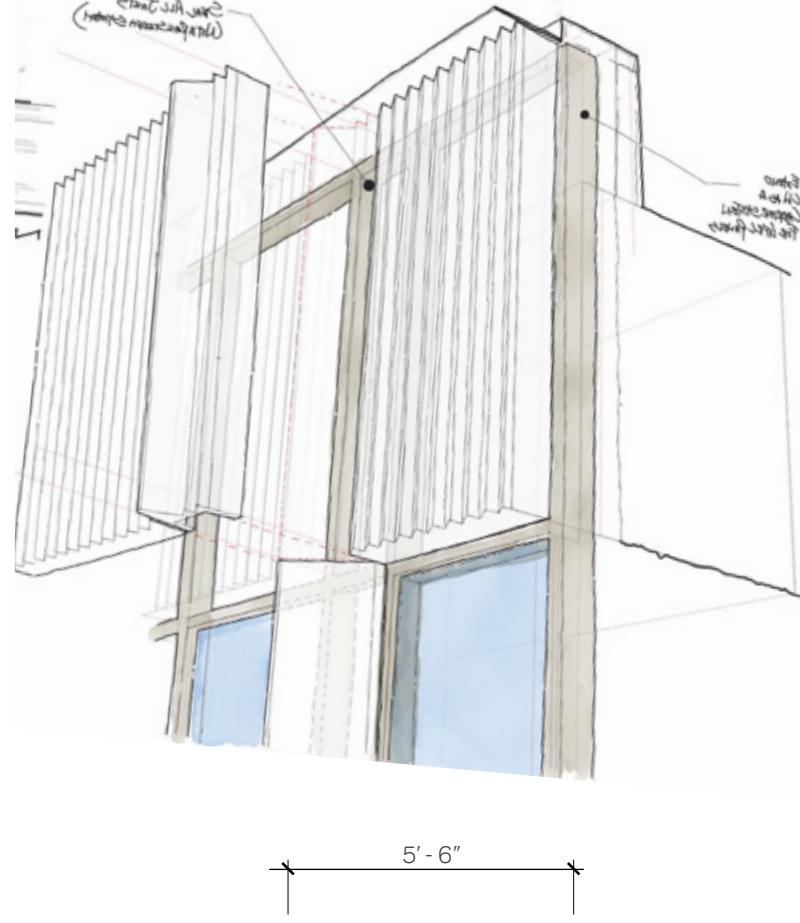
The closely integrated design team had the opportunity for early engagement on sustainability goals and initiatives. The proposed design incorporates envelope thermal performance that exceeds code minimums and MEP systems that prioritize building electrification.

### AIA Framework for Design Excellence -Design for Integration:

The project has the challenge and opportunity to address both the existing site conditions and the city's plans for the future. An area that was once solely designed for warehouses and vehicles is evolving into a community designed for people. Charlestown's adjacent Hood Park neighborhood is rapidly turning into a mixed-use campus and urban destination for residents, employees, and visitors to live, work, and gather. Paralleling the east side of the site, Rutherford Avenue is currently a freeway with little regard for pedestrians, but the future city plans include a complete rework of the thoroughfare with a narrowed roadway and human-scaled crosswalks, greenspaces, and sidewalks. 420 Rutherford's design addresses the street with setbacks and landscaping that soften the transition from the ground plane to the building entries and facade. The recessed southeast corner of the building addresses future plans for Rutherford Avenue, wrapping pedestrian-scaled planters and rampways around the corner, anticipating increased pedestrian engagement on the east side of the building. As a friendly neighbor to the adjacent residential building, the height of the building has been scaled down and the rooftop mechanical spaces and screens are shaped to maintain views from the apartment's upper levels. In addition, the green roof provides pleasant views and supports sustainability goals.



## CURTAIN WALL SYSTEM





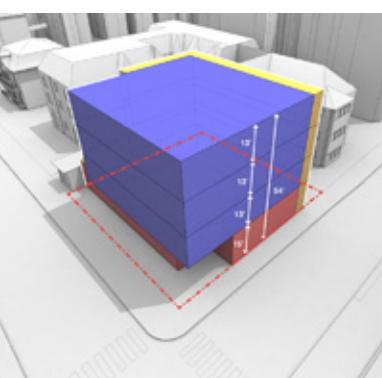
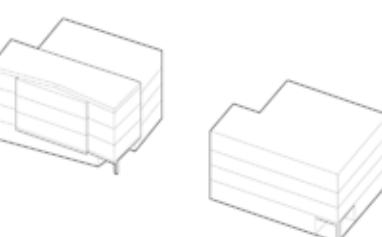
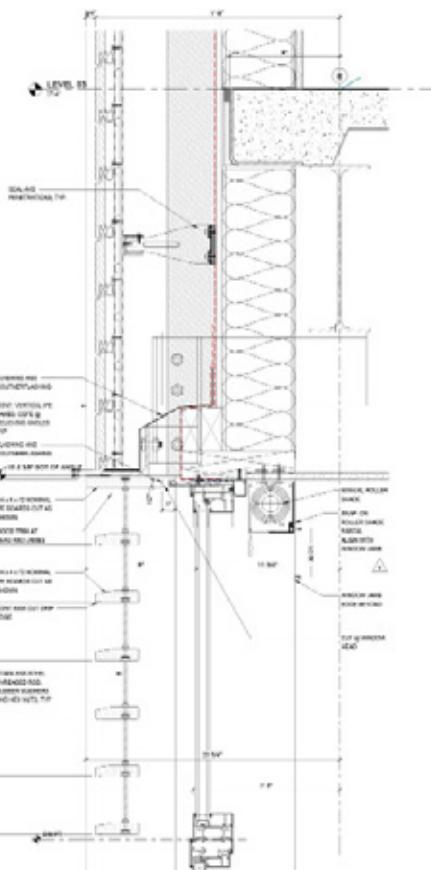
## Harvard Law School

### Legal Clinics Building

<b>Project Number</b>	101730.00
<b>Studio:</b>	Boston
<b>Project Status:</b>	Complete
<b>Type / Practice:</b>	Higher Ed
<b>Client:</b>	Harvard Law School
<b>Collaborators:</b>	AHA, RSE, Nitsch, KMDG
<b>Location:</b>	Cambridge, MA, USA
<b>Size:</b>	21,000 sq ft
<b>Financial Performance:</b>	1.05%/JTD
<b>Current EUI:</b>	55 kBtu/sf yr (Proposed)
<b>2030 % Savings:</b>	40%
<b>Process Design Utilized:</b>	Yes
<b>Delivery Method:</b>	Design Bid Build,

Designed on a tight urban site, this building will add a much needed amenity to the neighborhood. Clinical offices for Harvard Law and a restaurant. An existing building on the site has been empty for many years and created an urban gap on the main thoroughfare through Cambridge, Massachusetts Avenue. Using variances to max out the site, the design team has massed the building in a way that adds to the urban infl of the project, and creates a transitional edge to a residential neighborhood. The building is "right scaled" in form and materials, including natural wood, to transition between a large law school building to the south and the more residential scale to the north. The main entry for Harvard will be of Mass. Ave creating a direct connection to the existing Law school to the south. The scale and appearance will be open and welcoming, fostering the buildings public service function. The upper floors are designed to be flexible to serve changes in the school.

HLS Bence is currently targeting LEED Gold certification.



AIA COTE Top Ten Criteria

- M1 Significant Design Influence
- M2 Relevant to Project
- M3 Not Relevant to scope



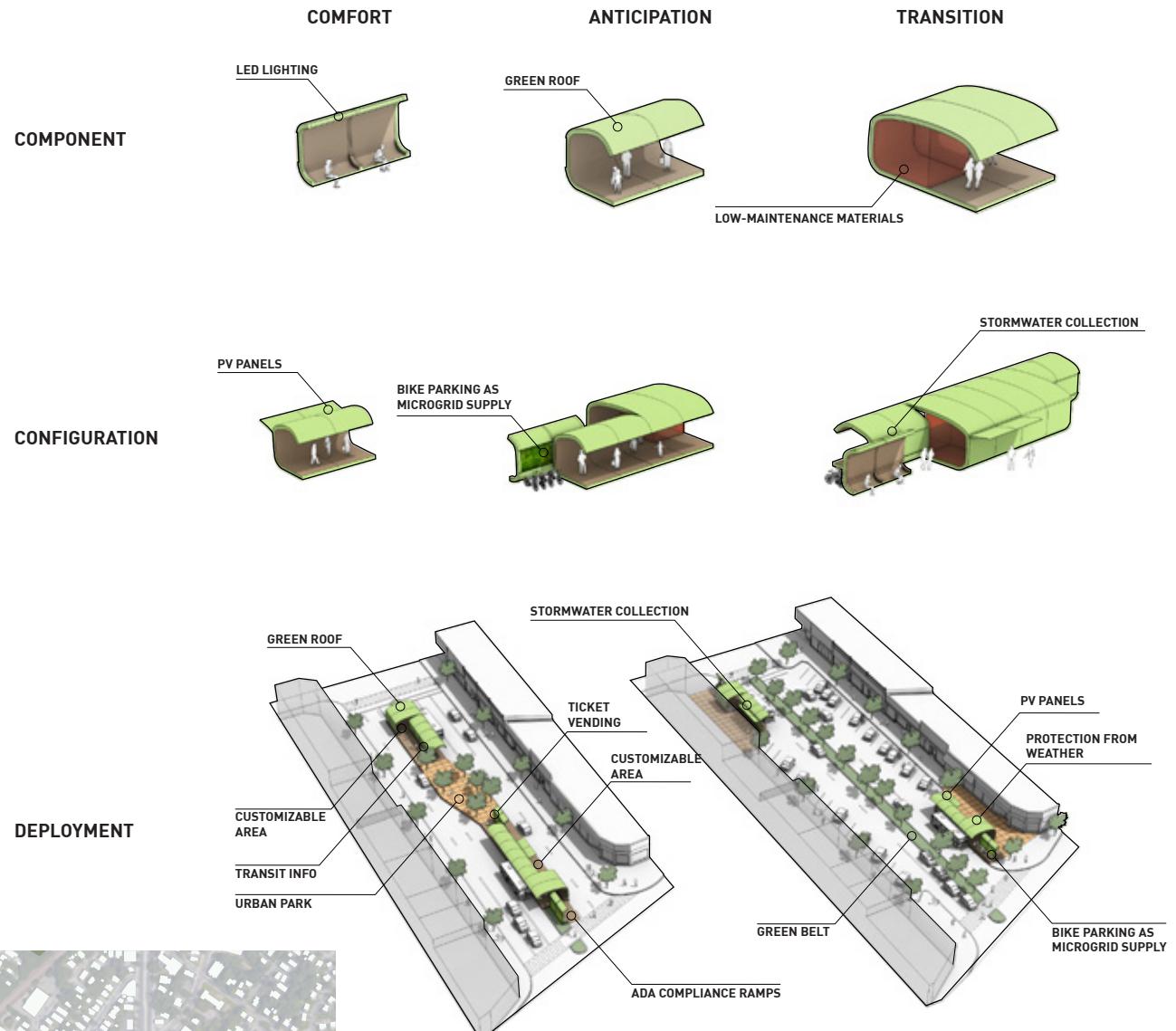
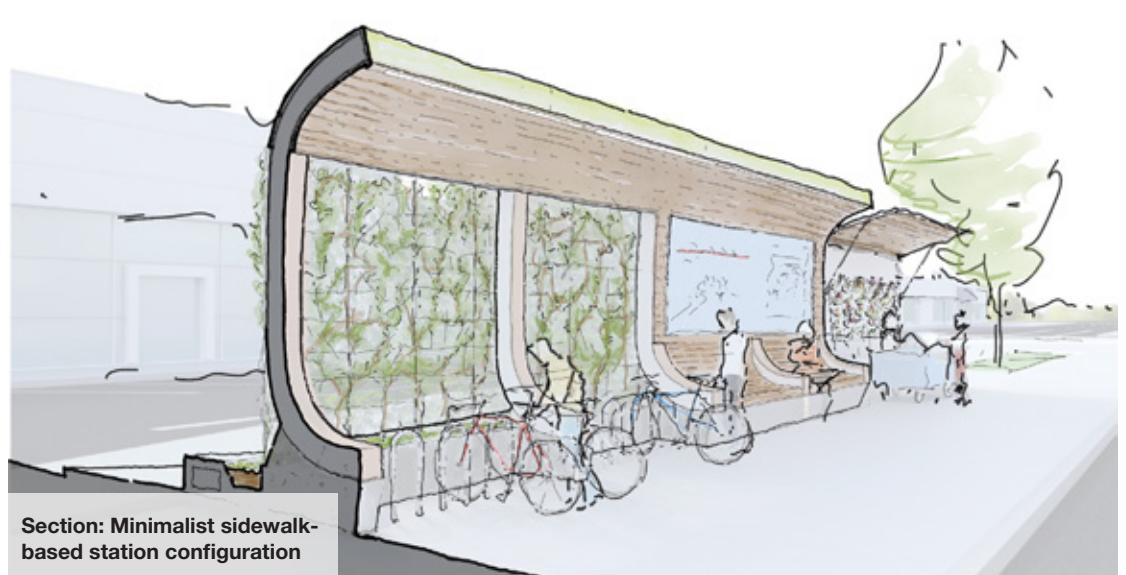
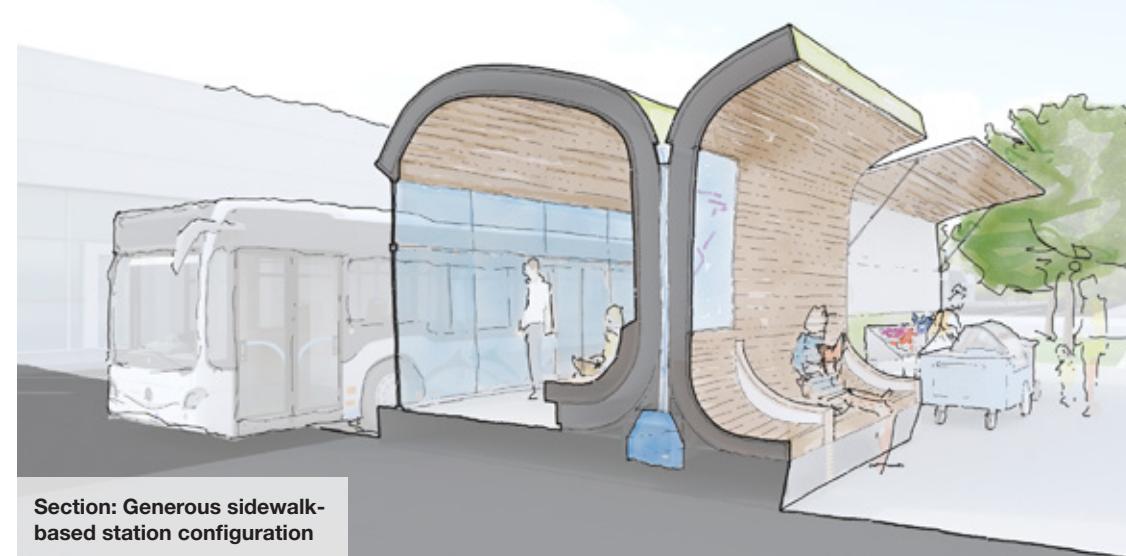


## IPE WOOD

## FACADE CONCEPT

The facade strategy was to use contextual material but is a more contemporary and holistic way. One example of this approach was the use of wood as both an infill rainscreen and an external sunscreen integrating it as one facade system rather than as two separate, independent components, voiding the appearance of elements, such as the sunshade, as being applied to the facade and vulnerable to "editing".





## BOSTON BRT STATION DESIGN Competition Entry



**Project Number:** 005040.39  
**Studio:** BOS01  
**Project Status:** 2nd Place Winner  
**Type / Practice:** Urban Environments  
**Client (Host):** BostonBRT  
**Collaborators:** Kittelson Associates  
**Location:** Boston, MA  
**Size:** 150-5,000 SF  
**Financial Performance:** NA  
**Current EUI:** NA  
**2030 % Savings:** NA  
**Process Design Utilized:** Yes  
**Delivery Method:** NA

NBBJ's response to the competition brief was a Bust Rapid Transit (BRT) station that invited local neighborhoods to determine their own needs while providing a low-cost modular approach that could easily be replicated throughout a fast-growing system.

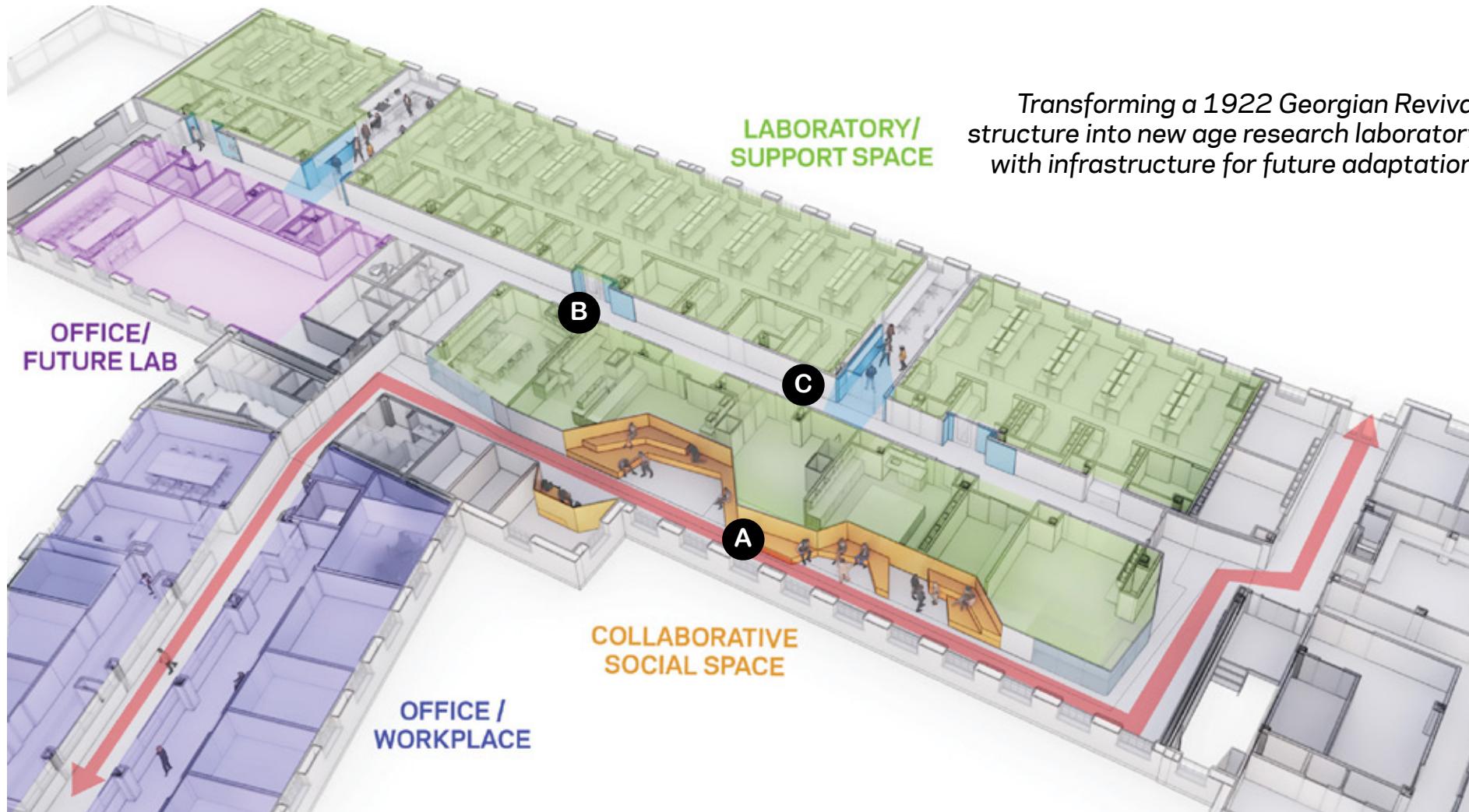
Boston's Mattapan neighborhood is considered to be far from the center of the city; far from the center of attention for most people in the metro area. It is, however, a community of deep importance to Boston today and in the future: a hub for the immigrant and African-American communities in Greater Boston and a critical steppingstone for those looking for a better life in Boston. Like many places outside the urban core, access to quality jobs and services is often challenging: despite its location at the end of the Red Line, it takes nearby residents as much as 90 minutes to get to Government Center by public transportation during the morning rush hour.

NBBJ's station was intended to help transform the lives of those who call Mattapan home while encouraging new public and private investment in a part of the city that sees all too few improvements in transportation infrastructure. Such a station could spur significant, capital-intensive projects and increased density without causing short-term displacement.

M1	M2	M3	M4	M5
DESIGN FOR INTEGRATION	DESIGN FOR COMMUNITY	DESIGN FOR ECOLOGY	DESIGN FOR WATER	DESIGN FOR ECONOMY
DESIGN FOR ENERGY	DESIGN FOR WELLNESS	DESIGN FOR RESOURCES	DESIGN FOR CHANGE	DESIGN FOR DISCOVERY

### AIA COTE Top Ten Criteria

Apply   Do not Apply



## University of Massachusetts Amherst

### Environmental Health Sciences - Goessmann Hall Renovation

Project Number	102370.00
Studio:	BOS01
Project Status:	In Design
Type / Practice:	Higher Ed- Research Lab
Client:	UMBA
Collaborators:	RFS, VAV Engineering
Location:	Amherst, MA
Size:	28,900 gross sq ft
Financial Performance:	Positive
Current EUI:	N/A (reno)
2030 % Savings:	N/A (reno)
Process Design Utilized:	No
Delivery Method:	Design Bid Build

Environmental health sciences professionals identify existing problems while anticipating new ones. They work diligently to design, implement, and evaluate solutions that look to minimize the adverse effects of the environment on human health and meet the public health needs of our society.

Inheriting a building with environmental downfalls, the team took a page out of their users playbook. The team utilized a strategy focused on improving the health of the building and those using it, all the while, finding a way to bring together a dispersed team of principal investigators and researchers to a co-located environment creating a cohesive identity to their Environmental Health Science Department.

**Building Performance:** New energy efficient windows lower heating and cooling loads avoiding the need to upsize mechanical systems by 45% resulting in cost savings and increased space utilization.

**Health + Wellness:** Hazardous materials are being removed. HVAC improvements will incorporate fresh air throughout the floor. All labs will now have access to daylight and a focus on phthalate free materials incorporated into the design.

**Opportunities for Growth:** Lab planning based on universal design module includes infrastructure for future gases or special needs.

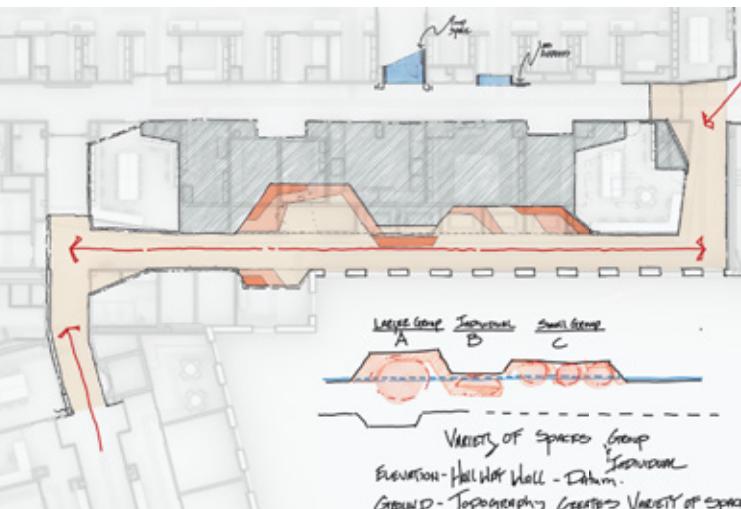
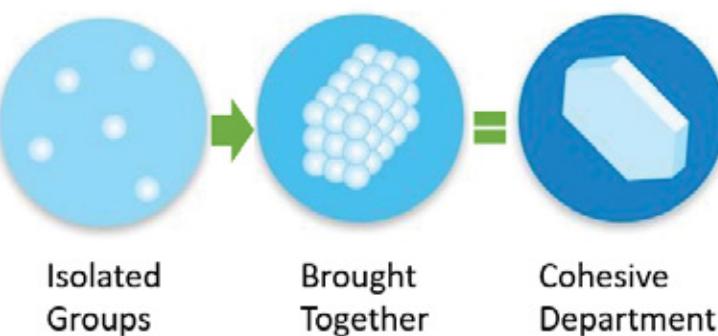
**Identity:** Breakout zone becomes catalyst transforming a once underutilized pass-through to an activated destination. Integration of environmental graphics at Lab Entries and feature walls create a branded identity for the department.

#### AIA COTE Top Ten Criteria

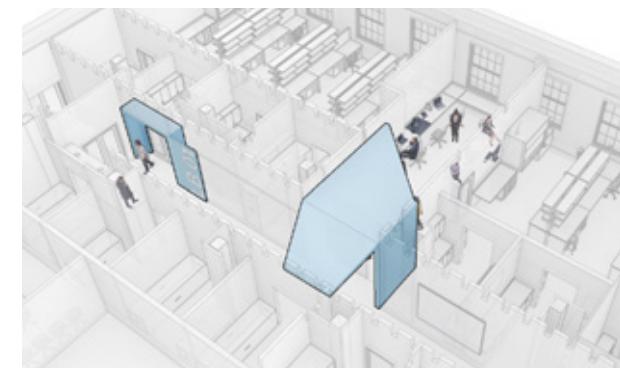
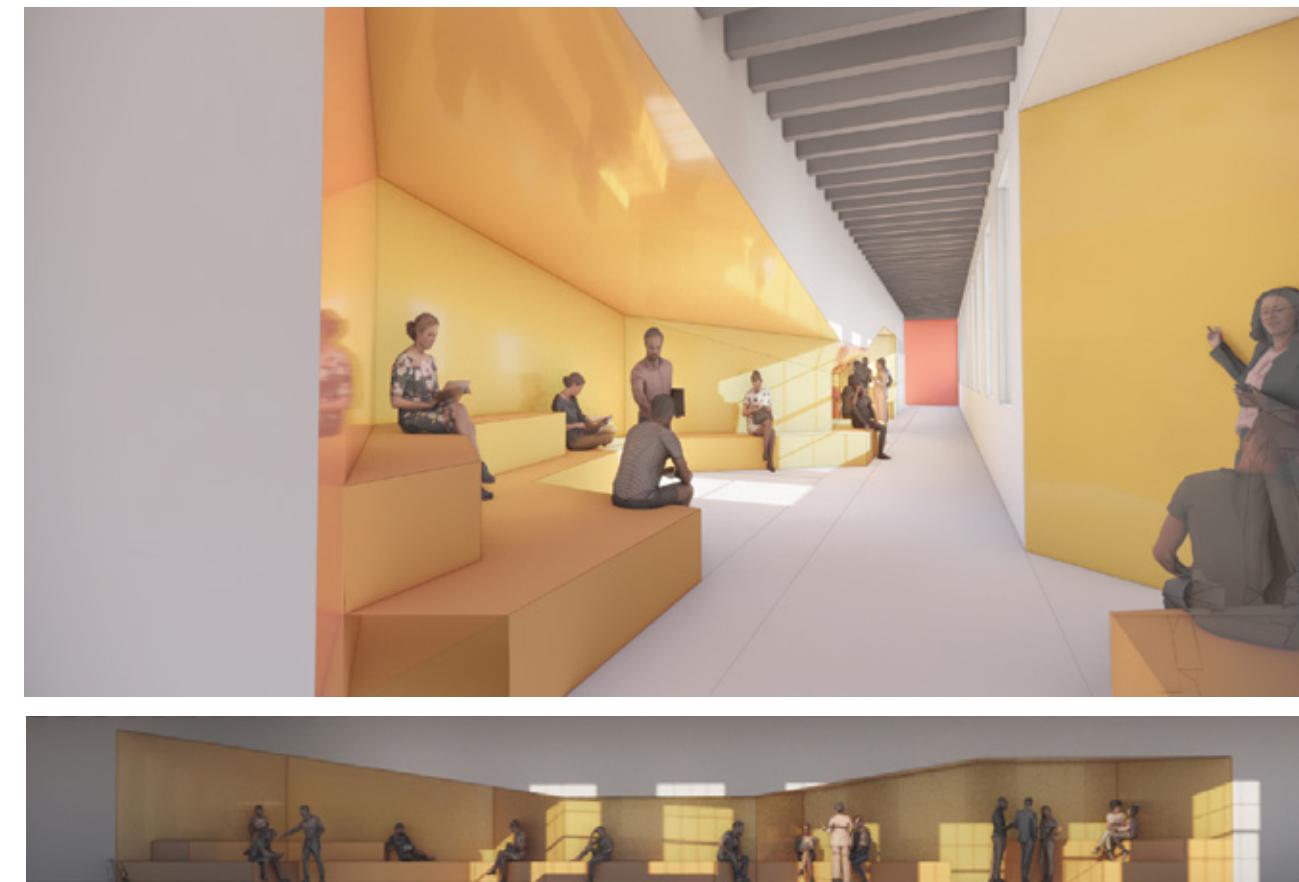
- Significant Design Influence
- Relevant to Project
- Not Relevant to scope



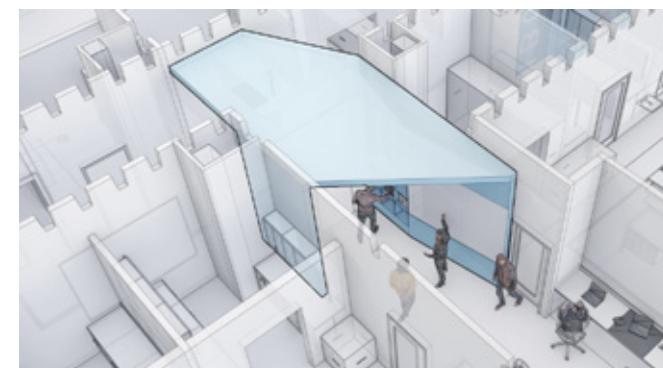
#### CONCEPT: Crystallization of a Department



**A** Catalyst for Collaboration - Public Breakout Zone



**B** Creating a Home Address - Lab Entries



**C** Cross Lab Collaboration - Write Up Areas

