

Peckham's new building showcases how combining universal design concepts with sustainable building practices can create a cost-effective, efficient, accessible, and beautiful space. The new building will be LEED silver certified.

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ is a third-party certification program and the nationally accepted benchmark for the design, construction and operation of high performance green buildings. LEED gives building owners and operators the tools they need to have an immediate and measurable impact on a building's performance. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.

Below are just some of the LEED and **green** features of the building.

Sustainable

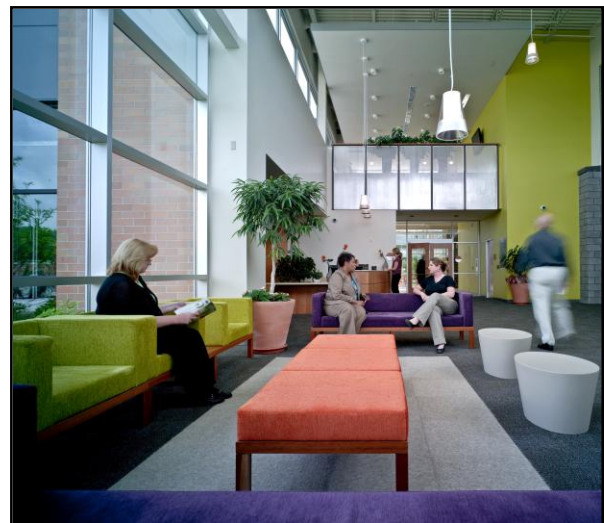
- Low-flow water fixtures will save over 600,000 gallons of water a year
- Outdoor views are available from over 95% of the regularly occupied spaces in the building by use of exterior windows and a large light well placed in the center of the building
- Over 30% of the materials in the building contain recycled content – including steel, carpet, insulation, ceiling tiles and concrete
- Over 20% of the materials in the building are extracted, processed and manufactured regionally
- The building interior uses materials with low “volatile organic compounds” (VOC's) to create a healthy indoor environment
- Over 6,300 square feet of vegetated (aka green) roof will reduce stormwater runoff, mitigate urban heat island effect, and provide an enjoyable patio area for the building's occupants
- Over 90% of the waste generated during construction was diverted from landfills



- Drought-tolerant plantings, no irrigation areas, rain and moisture sensors, and high-efficiency irrigation resulting in an estimated savings of over 630,000 gallons of water per year
- High-efficiency envelope, lighting, and HVAC systems saving over \$95,000 per year in utility bills
- A bus stop along Capital City Blvd. and a bus loop adjacent to the client entry, promotes public transportation reducing pollution
- Bike racks and changing facilities promote cycling as a means of transportation
- Preferred parking spaces for low-emitting and fuel-efficient vehicles promote ownership and use of such vehicles
- A highly reflective roof surface minimizes the impact on the microclimate
- Recycling is inherent to the architecture and is part of the Peckham culture

Universal Design

- The project follows the principles of universal design so the facility is usable by all individuals
- The building provides equitable use of amenities, such as conferencing spaces, food service, prayer/reflective areas, and natural light
- Touch-free motion sensing doors allow clients to enter the building and reach their work environment with minimal physical effort as they travel across a barrier-free landscape
- Restrooms go beyond requirements of ADA to accommodate the diverse culture
- Colors and forms within the architecture were employed to create a simple, intuitive and easily understood design
- Workstations are based on the size, reach and movements of people with shapes and openness that encourages people to connect and collaboration
- Café tables are human centered and offer many height adjustable tables, easily identified by their ADA blue color coded base
- A variety of seating is offered to accommodate individual preferences and needs





Finishes

- Welcome Center and Connection Zone counters are made from 100% post-consumer, recycled, high density polyethylene, with over 1000 milk bottles going into each panel
- Quartz is used for the café counters. Only quartz is manufactured and mined in the United States and is the hardest non-precious stone. It is extremely durable, natural and never needs to be sealed, eliminating the need for additional chemicals.
- Carpet backing is completely free of PVC's, which are harmful when emitted into the air. The face fiber contains up to 17% recycled content
- Linoleum flooring is produced from renewable materials: linseed oil, rosins, wood flour, jute, and ecologically responsible pigments. The harvesting or extraction of these raw materials consumes relatively little energy. It does not require a sealer, eliminating the need for additional chemicals
- Prayer room and board room floors are cork. Cork is the bark of the Cork Oak tree. The tree, grown predominately in Europe and North Africa, has a life span ranging from 150-200 years. Once the tree has reached the correct level of maturity (typically 25 years), the first harvest of cork bark is removed from the tree. During each harvest, no more than 50% of the bark is removed, allowing the tree to protect itself using its natural defenses. To produce cork flooring, virgin cork bark and cork waste from the manufacturing of other cork products is recycled and ground into small granules. The granules are baked in molds at varying temperatures, allowing shade variations, from light to dark, in the finished tile product
- To address universal design, colors on walls help with way finding. Stairs and elevators are highlighted in bright green and purple walls indicate the location of the restrooms and other facilities

- With all many different cultures in the facility, color psychology can be tricky. Most cultures react to colors in different ways; however, there are some universal colors that help us meditate and concentrate.

These colors are represented in the light blues and greens used throughout learning spaces, and areas of concentration

Furniture

- Peckham’s workstations use much less material than traditional office systems, which significantly reduces the environmental impact. They weigh between 30% and 70% less than traditional systems. It is up to 86% recyclable at the end of its life. It is comprised of 27% recycled content (post-consumer and post-industrial).
- The conference seating is 100% recyclable at the end of its life and contains 21% recycled content
- Workstations, task seating, café seating, café tables, conference tables, first floor outdoor seating, boardroom table and chairs: all from Michigan companies, required less fuel and aided the local economy

The wood substrate in the work surface is comprised of 90% reclaimed wood

- Task seating is 96% recyclable at the end of its life and contains 42% recycled content. It contains no PVC’s. It is Greenguard certified as a low emitting product.

Designed to be recycled in a closed loop system (cradle to cradle), meaning it can be recycled or even composted.

