Cleveland Clinic

CLEVELAND CLINIC PATHOLOGY & LABORATORY MEDICINE INSTITUTE – LL BUILDING

Green Building Profile

The Cleveland Clinic Pathology and Laboratory Medicine Institute – LL Building has committed to following sustainable practices. By pursuing certification of the facility through the LEED NC v2.2 rating system, the Owner has committed the Team and the Project to "green" goals and enhanced sustainable performance in the following categories:

- Sustainable Sites
- Water Efficiency
- Energy & Atmosphere
- Materials & Resources
- Indoor Environmental Quality
- Innovation and Design Process

What is LEED Certification?

LEED, Leadership in Energy and Environmental Design, is an internationally-recognized green building certification system.

LEED provides a framework for identifying and implementing practical and measurable green building process, providing a measuring tool which tracks and documents sustainable building and development practices. Through this rating system, LEED certification recognizes projects that implement strategies for better environmental and health performance. Certification priorities are weighted by environmental impact. An overview of the LL Building's achievements in each category of work can be found on the reverse.

Sustainable Sites **11 points out of 14 possible**

The project is being constructed on a previously occupied site and has close proximity to several public transportation options. The building's east-west orientation maximizes the long building elevations to admit daylighting with minimum cost for shading and sun control. A relatively narrow building profile allows daylight to penetrate deep into the floor plans. Permeable site pavers and a green roof will also contribute to the improvement of water quality and a reduction in stormwater run-off quantity. On-site parking has been minimized and is available for couriers only.

Water Efficiency **3 points out of 5 possible**

Through the use of water efficient irrigation systems, automated communication with the campus weather station, porous concrete, permeable pavers, and drought tolerant landscaper materials, the Pathology & Laboratory Medicine Institute is designed to reduce potable water use by 83% compared to a baseline building.

Energy and Atmosphere **12 points out of 17 possible**

The building incorporates extensive exterior and interior glazing to maximize of daylighting opportunities. Horizontal sunshades on East, West and South facades reduce solar heat gain in summer. Daylight responsive lighting controls, LED lighting and exhaust air energy recovery will help achieve a 41.6% improvement in the proposed building energy performance compared to the baseline model. Additionally, all refrigerants used in HVAC systems are free of ozone depleting CFCs.

Materials and Resources **5 points out of 13 possible**

Extracting, transporting, manufacturing and disposing of construction materials are a large part of the environmental impact of a building. Extra effort was made to source regionally manufactured materials that have the maximum amount of recycled content. Of the construction waste produced on site, 60% was diverted from landfill through recycling efforts.

Indoor Environmental Quality **11 points out of 15 possible**

Improved air quality will be achieved by ensuring that HVAC ducts are kept sealed during construction. Paints, furnishings, equipment, sealants and finishes were selected to minimize off-gassing. Finishes that contain volatile organic compounds (VOC) were prohibited from the interior of the building. Organized and efficient floor plans allow for 90% of work spaces to have views to the outside.

Innovation and Design Process **5 points out of 5 possible**

As stewards of community health, we seek to reduce environmental impact even in daily tasks such as cleaning and ongoing occupant education. We strive for green buildings that are best suited for providing world class care, to both patients and the environment.

Learn more about our commitment to healthy buildings at www.clevelandclinic.org/sustainability/healthy_buildings.htm

Healthy Buildings at Cleveland Clinic

We are committed to designing and building safe, green buildings using the US Green Building Council's LEED system and evidence-based design, which results in healthier environments in which to work and heal.

In 2009, we received our first two LEED certifications, both of which were LEED-CI Silver for the East 89th St. Garage and Service Center and the JJ North Building. In 2011, we received a LEED Gold certification for our Global Cardiovascular and Innovation Center. More than a dozen additional projects are in the pipeline. All new major construction projects follow LEED standards, with certification as our minimum and silver certification as our target.

We send all our facilities and construction debris on projects large and small to be recycled, and we are achieving 76 percent to 98 percent diversion rates. We executed our first two responsible demolition projects in 2009, diverting 76 percent or more of each building's total debris.

PROJECT VITALS

BUILDING OWNER Cleveland Clinic

ARCHITECT Perspectus Architecture

LABORATORY ARCHITECT Leo A Daly

STRUCTURAL ENGINEER
Barber & Hoffman, Inc

MEP ENGINEER Karpinski Engineering

LANDSCAPE ARCHITECT
Cawrse & Associates, Inc.

CIVIL ENGINEER
Michael Benza & Associates, Inc.

CONSTRUCTION MANAGER Donley's Inc.

COMMISSIONING AGENT
Kahoe Systems Assurance, LLC

PROPERTY AREA 76,930 sq ft

BUILDING AREA 40,350 sq ft

BUILDING FOOTPRINT 144,926 sq ft

LEED CERTIFICATION GOAL
LEED NC v2.2 Gold Rating

CONSTRUCTION SCHEDULE
Substantial Completion December 2011