



## PROJECT PROFILE: Warwick Offices/Services Building Optimizes Sustainability through Green Globes<sup>®</sup> Interactive Process

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**RICHARD DEVINE**  
Chairman of the Construction Project Committee at Watchtower Bible and Tract Society

### PROJECT RATING:



The Offices/Services Building at the World Headquarters of Jehovah's Witnesses in Warwick, New York, includes an array of features that protect the environment and enhance the workplace for building occupants. One of seven buildings on-site that achieved Four Green Globes<sup>®</sup>, the structure showcases the Watchtower Bible and Tract Society's culture of environmental stewardship endemic to their organization.

"Green Globes put a polish on the way we normally operate and perform design and construction, and it gave us guidance on certain aspects like indoor air quality and materials' selection," says Richard Devine, Chairman of the Construction Project Committee at Watchtower Bible and Tract Society.

Known to promote well-being and productivity, daylighting was an important feature of the office building. The team worked to make the workplace as open as possible by using a half-glazed partition wall system that allows natural light to penetrate the floor plates. "We wanted to bring in as much light as we could while minimizing solar glare, and we received very helpful feedback from our Green Globes Professional and Assessor on glazing specifications during the design phase," describes Enrique Ford, the project's Lead Architect at Watchtower Bible and Tract Society. "The comments I hear the most positive feedback on from the occupants are about the light in the space."



## The Witnesses invested in sustainable elements that make the Offices/Services Building resource-efficient while demonstrating concern for the occupants' health and comfort:

- A sophisticated control system with dimmable ballasts coordinates with available daylight but provides for occupant override capabilities. In less commonly occupied areas, the team installed occupant sensors.
- Stable interior temperatures are supported by thermal insulation for the walls and roof greater than code requirements.
- Water-efficient fixtures include dual-flush toilets and low-flow lavatory faucets projected to use less than 10 gallons per-square-foot per year.
- Green roof areas minimize heat island effect on the site.
- Finishes were selected with minimum VOC levels for paints, wall covers, floor materials, and sealants.

## Quality of Life

Nearly 900 people live and work at the world headquarters' campus, and the Witnesses occupy and maintain the buildings. From the early stages of planning, the team discussed and researched materials and building assemblies intended to maximize potential Life Cycle Assessment (LCA) strategies. "Because we occupy the site, it made sense to select materials and systems based on LCA," says Ford. "Certain items like efficient water fixtures cost more money at the outset, but we balanced this with operational costs and the savings realized over time."

In addition, the team went through an exhaustive study of the best cladding material and selected precast concrete panels with embedded color, which offered durability, fast construction and very limited maintenance.

To safeguard occupant wellness, indoor air quality was an important consideration. Devine saw the Green Globes credits as smart project criteria. "We got points for keeping ductwork sealed until installation, which meant we didn't run the HVAC system until we had a dust-free environment," he recalls. "We had the specifications on the low-VOC coatings, paints and carpet, and that allowed us to immediately move into the site. Knowing those facts was really valuable, and it made for a very positive experience with Green Globes."

According to Ford, the suggestions in the final Green Globes report spurred some new ideas. "A building is a living thing that changes over time, and the report gave me things to think about if we do another building," he says. "I found the whole process to be a really good learning process."



### GREEN GLOBES RATINGS:

After the final assessment is verified by a third party, properties achieving a score of 35% or higher receive a Green Globes rating based on the percentage of total points achieved (up to 1000).



85-100%

#### FOUR GREEN GLOBES

Demonstrates world-class leadership in resource efficiency, reducing environmental impacts, and improving occupant wellness.



70-84%

#### THREE GREEN GLOBES

Demonstrates outstanding success in resource efficiency, reducing environmental impacts, and improving occupant wellness.



55-69%

#### TWO GREEN GLOBES

Demonstrates significant achievement in resource efficiency, reducing environmental impacts, and improving occupant wellness.



35-54%

#### ONE GREEN GLOBES

Demonstrates a strong commitment to resource efficiency, reducing environmental impacts, and improving occupant wellness.