The Harvard Law School (HLS) Hauser Hall Basement Office renovation project is the renovation of approximately 4,000 SF within an existing building to accommodate the HLS Finance and Human Resources departments relocating from another Harvard owned building in Cambridge. Hauser Hall was constructed in 1994 as part of the Law School's Campus.

The Finance suite contains five individual offices and an open workspace with four workstations and open meeting area. The Human Resources suite contains eight individual offices, a conference room and reception area. A shared kitchenette is located at the end of the common corridor with a small sink, under-counter refrigerator, microwave and water filter.

General Sustainability Goals - A strong emphasis was placed on not only meeting, but also exceeding both the Harvard University Green Building Standards for Fit-outs and LEED-CI v2009 Certification requirements. The project team carried out extensive research to identify materials with sustainable attributes, whether recycled content, purchased locally, or simply re-used.

In a below-grade space that receives little daylight, the project team worked to balance efficiency, function and comfort by utilizing various lighting types (LEDs, high efficiency linear fluorescents, task lights, etc), as well as interior partitions with transparent glazing to maximize light transmission through the spaces.

**PROJECT HIGHLIGHTS**

**LEED® Facts**

Harvard Law School
Hauser Hall, Basement Offices
2012 Renovation

Location: 1557 Mass. Ave, Cambridge, MA 02138
Rating System: LEED-CI v2009
Certification Level: PLATINUM
Total Points Awarded: 86/110

- Sustainable Sites: 19/21
- Water Efficiency: 8/11
- Energy and Atmosphere: 28/37
- Materials and Resources: 12/14
- Indoor Environmental Quality: 9/17
- Innovation and Design: 6/6
- Regional Priority: 4/4

**Water Use Reduction** when compared to EPAct 1992 baseline: 38%

**Lighting Power Reduction** when compared to ASHRAE 90.1-2007 baseline: 37%

**Reused materials** value as a percentage of total materials value: 18%

**Regional materials** (manufactured within 500 miles) value as a percentage of total materials value: 56%

**Recycled content** value as a percentage of total materials value: 26%
PROJECT OVERVIEW

HAUSER HALL BASEMENT OFFICES - FLOOR PLANS

HLS Financial Office
HLS Human Resources Office
Shared Space

gross area
3,988 gsf

LEED Floor Areas and Boundaries
Austin Architects LLC

PROJECT TEAM

Owner
Harvard Law School

Architect
Austin Architects LLC

Contractor
Elaine Construction

MEP Engineer
AHA Consulting Engineers

Commissioning Authority
MAW Consulting

Sustainability Consultant
Harvard Green Building Services

HLS Human Resources Office - Reception
ENERGY EFFICIENCY

Hauser Hall has committed, along with Harvard University as a whole, to reduce greenhouse gas emissions 30% below 2006 levels by 2016, inclusive of growth. Therefore, energy efficiency guided the selection of lighting and fan coil units installed as part of the project.

MECHANICAL SYSTEMS

ECM 1: Demand Control Ventilation—CO2
Volume of outside air supplied to the conference room is controlled by a CO2 sensor. The CO2 sensor increases ventilation rates as it senses an increase in CO2 levels, which occurs as more people occupy the room.

ECM 2: Occupancy Sensors
Occupancy controls for Fan Coil Units with temperature set-point setback. Occupancy sensors are installed in all spaces to turn the fan coil units (FCU) on, or off, based on actual occupancy. Occupancy Sensor time delay is set at 60 minutes to shut-off FCUs.

ECM 3: Scheduling
The Hauser Hall HVAC system operating schedule is 6a.m. to 7p.m. seven days a week. HVAC must be manually turned on via override at all other times if the space is in use.

ELECTRICAL SYSTEMS

ECM 1: Occupancy Sensors:
Occupancy sensors are installed in all spaces to turn the lights on, or off, based on actual occupancy. Occupancy Sensor time delay is set at 10 minutes to shut-off lights.

ECM 2: Reduction in Lighting Power Density
36.53% reduction in Lighting Power Density (watts/square foot) when compared to ASHRAE 90.1-2007 baseline.

ECM 3: Task Lights—Bulb Swap
To minimize the energy use of task lights brought into the space by the occupants, Harvard Law School has provided 20-Watt Compact Fluorescent Lamps (CFLs) in exchange for the 60 Watt incandescent bulbs.

INDOOR ENVIRONMENTAL QUALITY

Harvard Law School is committed to providing a healthy indoor environment for all occupants. The project team was careful to maintain healthy indoor air quality during construction and to also ensure the space promotes healthy indoor air quality during occupancy. To maintain good indoor air quality, the Hauser Hall Basement Offices Renovation only used low VOC products.

<table>
<thead>
<tr>
<th>Product Category</th>
<th>Product &amp; Manufacturer</th>
<th>VOC Content (g/l)</th>
<th>VOC Limit (g/l)</th>
<th>Standard</th>
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</thead>
<tbody>
<tr>
<td>Paints &amp; Coatings</td>
<td>EcoSpec, Interior Flat Primer / Benjamin Moore</td>
<td>0</td>
<td>50</td>
<td>Green Seal GS-11, 1993</td>
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<tr>
<td>Adhesives &amp; Sealants</td>
<td>EcoSpec, Interior Semi-Gloss Paint / Benjamin Moore</td>
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<td>150</td>
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<tr>
<td></td>
<td>Proform Joint Compound Drywall and Panel Adhesives National Gypsum</td>
<td>2</td>
<td>50</td>
<td>SCAQMD 1168, 2005</td>
</tr>
<tr>
<td>Adhesives &amp; Sealants</td>
<td>Polyseamseal, Tub &amp; Tile Adhesive Caulk OSI Sealants Inc.</td>
<td>2</td>
<td>250</td>
<td>SCAQMD 1168, 2005</td>
</tr>
</tbody>
</table>
WATER EFFICIENCY

38.48% REDUCTION = 13,950 GAL/YEAR
WHEN COMPARED TO EPAct 1992 BASELINE

Bathroom Sinks: SLOAN EAF-275
0.35 gpm

SLOAN Waterfree Urinal (WES-1000)
0.0 gpf flush rate

DELTA Showerhead #8
1.6 gpm

SLOAN Uppercut Dual-Flush
Flushometer WES-115
1.1 gpf and 1.6 gpf

Kitchenette Sink: NEOPERL Faucet Aerator
0.5 gpm flow rate

MATERIALS

UltraTouch Denim Insulation, by Bonded Logic
• 90% Post-Consumer Recycled Content
• 70% Rapidly Renewable (cotton)
• Energy Star Qualified (seal & insulate)
• R-Value = 13 (insulation effectiveness)

Wheatboard, by Kirei
• 90% Rapidly Renewable (non-edible portion of wheat stalks)
• 90% Post-Consumer Recycled Content
• No Added Urea Formaldehyde
• VOC Free

Architectural Wood Door #5502A, by VT Industries
• 90% Pre-Consumer Recycled Content
• 9.7% FSC Wood
• No Added Urea Formaldehyde

Meridian File Cabinets, by Herman Miller
• 24% Post-Consumer Recycled Content
• 5% Pre-Consumer Recycled Content

Caper Stacking Chair, by Herman Miller
• 18% Post-Consumer Recycled Content
• 7% Pre-Consumer Recycled Content
• GREENGUARD Certified & No VOCs
• MBDC Silver Cradle to Cradle certified

Eames Meeting Table, by Herman Miller
• 3% Post-Consumer Recycled Content
• 67% Pre-Consumer Recycled Content

Wheatboard, by Kirei
• 90% Rapidly Renewable (non-edible portion of wheat stalks)
• 90% Post-Consumer Recycled Content
• No Added Urea Formaldehyde
• VOC Free

ADDITIONAL RESOURCES

► Harvard Law School Sustainability: http://www.law.harvard.edu/about/administration/facilities/energy/index.html
► Harvard - Green Building Services: http://green.harvard.edu/green-building-services
► Harvard - Green Building Resource: http://green.harvard.edu/theresource
► Follow Harvard Green Building Services: Twitter | Facebook

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