

AS Green AS It Gets

by Dana Dubbs

Genzyme Center, the new signature headquarters of biotech company Genzyme Corporation in Cambridge, Mass., is one of the greenest office buildings ever built and one of the most employee-focused.

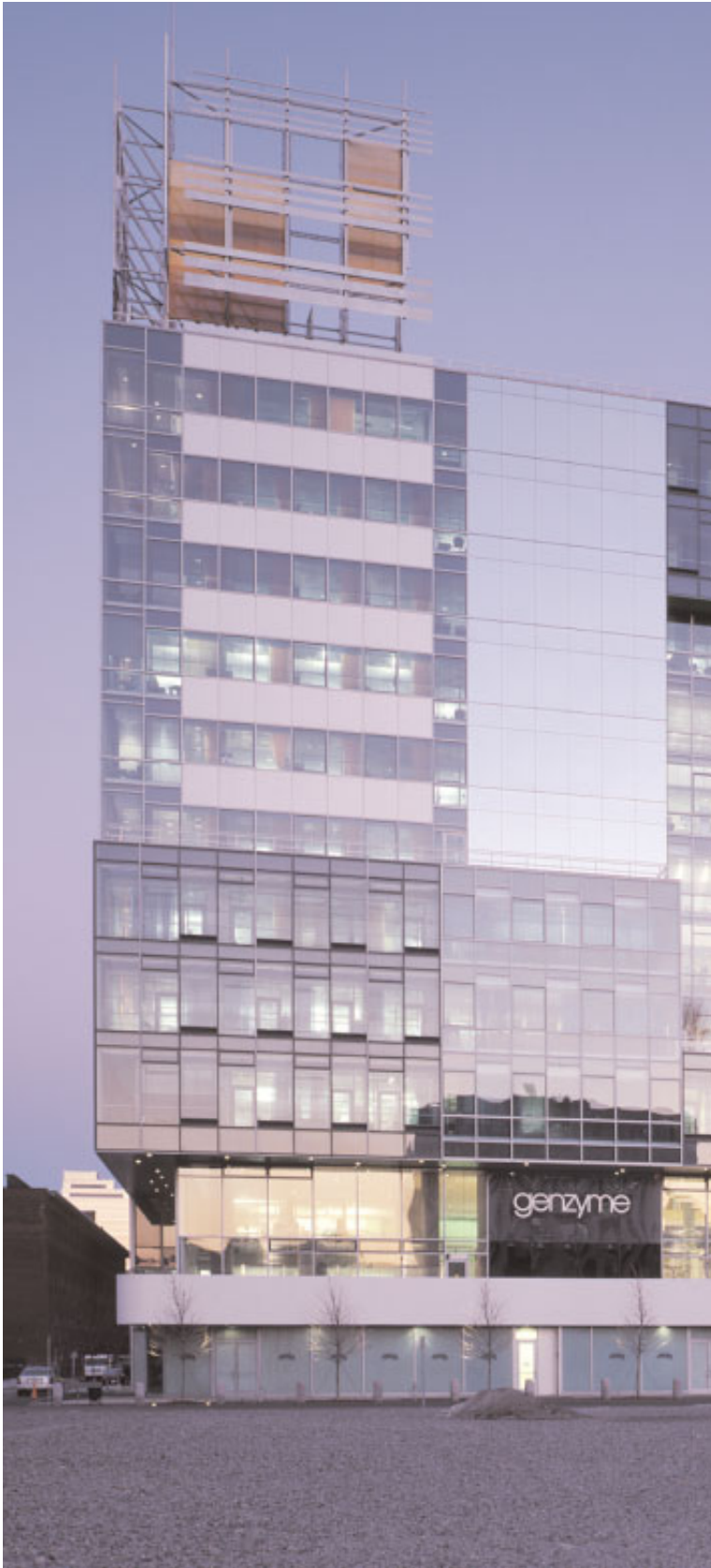
Designed to our nation's highest environmental standards by architecture firm Behnisch, Behnisch and Partner of Stuttgart, Germany, the 12-story, 350,000-sq. ft. building is on track to receive platinum certification under the U.S. Green Building Council's Leadership in Energy and Environmental Design™ (LEED) 2.0 program.



Dana Dubbs has spent more than a dozen years writing about the changing face of the workplace and its impact on people. Dana also writes for Commercial Property News, Corporate Real Estate Strategies, Health Facilities Management, Operations & Fulfillment, and the National Urban League's Opportunity Journal.

She is currently earning recognition as an art photographer. Her landscapes, abstracts of nature, and portraits of dolls have been exhibited in galleries and shows throughout California.

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The interior environment, conceived by London-based workplace design consultancy DEGW, is tuned to support breakthrough performance. And, the building is completed with Steelcase furniture that meshes with Genzyme's mind-set.

Genzyme Center celebrates the biotech's evolution from a small start-up in 1981 to what it is today—an international operation with annual revenues of \$1.3 billion and more than 5,000 employees, including 900 at the new facility.



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“Genzyme Center serves as a new hub of collaboration for our increasingly global company and a reflection of our on-going commitment to the natural environment,” says Henri Termeer, Genzyme’s president, chairman, and CEO.

“We hope that it also serves as an example of the power of innovation to the business and architectural communities.”

“One of our goals for this building was to create a new paradigm in environmental design and construction,” notes Gordon Brailsford, project manager, Genzyme. “We wanted to show that you can produce an exciting,

beautiful, and employee-friendly building that makes both economic and environmental sense.”

All of which is expected to help lead to higher productivity, lower building energy costs, less staff turnover, and easier recruiting within the highly competitive Cambridge marketplace.

Sustainable design strategies used at Genzyme Center offer benefits far beyond what could have been achieved through conventional design. Consider:

The new facility occupies a remediated site near public transportation, making use of a former brownfield* and encouraging employees to leave their cars at home and instead take a train or bus to work.

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Water-wise measures such as dual-flush toilets, waterless urinals, and moisture sensors in landscaping help cut water use by about 30 percent.

Energy consumption is estimated to be about 25 percent less owing in part to the building's concrete slab construction which moderates temperature changes indoors, a steam chiller that uses waste steam from a nearby power plant to cool

the facility, and a double-glass curtain wall that wraps around one-third of the building and increases insulation.

Sophisticated lighting enhancement systems drive diffused light deep into the building while minimizing glare and heat gain. These systems typically provide enough illumination for 75 percent of employees to work by daylight alone, minimizing use of electric fixtures, reducing loads on

heating and cooling equipment, and helping create a more comfortable, pleasant environment.

Seventy-five percent of the building's construction materials have recycled content and over 90 percent of construction waste was recycled.

*A brownfield is a former industrial site.

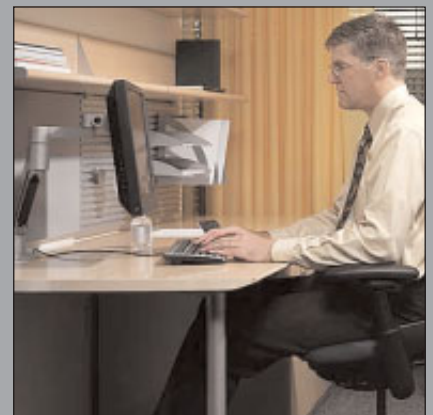
Paint, carpet, and all other materials used inside the building meet the strictest standards for VOC emissions, contributing to healthier indoor air. A sophisticated air monitoring system ensures optimal conditions 24/7.

All wood furniture, ranging from worksurfaces to shelving to storage, was produced at the Steelcase Wood Plant in Caledonia, Mich., the world's first LEED-certified manufacturing facility.

Wood products were made with recycled content, particleboard used in the furniture came from wood harvested in programs certified by the Sustainable Forestry Initiative, and finishes are largely water-based.

To reduce packaging waste, Steelcase used blanket-wrapping or

flat-shipped products and assembled them on site. Genzyme Center's interior environment embodies the spirit of innovation and collaboration that has fueled Genzyme's success. Employees have smaller individual workspaces than before, but that loss of square footage has been more than compensated by an abundance of much-needed collaborative spaces sprinkled throughout the building. There are spaces for all kinds of work—a state-of-the-art lecture hall, conference center with large break-out rooms, formal conference rooms, war rooms, open teaming areas for sit-down or stand-up meetings, small huddle rooms for two-person meetings, focus booths where employees can make private phone calls or visitors can sit down and work, touch-down spaces where visitors can stop and check e-mail, and more.



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The building's full-height central atrium allows people to see each other from different parts of the facility and different floors, helping promote the kind of impromptu encounters that are important to the scientific discovery process.

"The atrium is a promenade for all activities," says Brailsford. "We put a lot of the collaborative spaces around the atrium so that people have lots of reasons to go through there, whether it be to go to the business center where the copiers and print-fax equipment are concentrated or to some of the more informal settings such as gardens, terraces overlooking the atrium, and the little coffee bars."

Similarly, the work environment was designed so no matter where you are in the building you can look up and see outdoors. Instead of opaque-walled offices around the perimeter and tall panels blocking views, glass

walls and glass panels let the daylight and views through.

For further comfort, Genzyme employees were able to choose the task chair and other furniture components they wanted in their workspaces. Wall switches allow manual over-rides of lighting conditions in offices. And while building management systems control thermal conditions inside, this is not a building where employees are likely to complain about being too hot or too cold.

"We've got thermostats in all the offices and the ability to adjust micro-climate temperatures," says Brailsford.

"We've got operable windows throughout the building that people can open and get fresh air from the outside. All those things and more are working to make this a healthy building, so you feel good physically and mentally, and you can perform at a higher level."



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