INTRODUCTION

Queen Lane Addition, Philadelphia, Pennsylvania is a building of approximately 25,000 ft². The client is Drexel University.

Queen Lane Addition is described as follows:

Medical School Education facility/Archive Storage

Percentage of points achieved by Queen Lane Addition for each module:

<table>
<thead>
<tr>
<th>Module</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management</td>
<td>50%</td>
</tr>
<tr>
<td>Site</td>
<td>100%</td>
</tr>
<tr>
<td>Energy</td>
<td>68%</td>
</tr>
<tr>
<td>Water</td>
<td>53%</td>
</tr>
<tr>
<td>Resources</td>
<td>0%</td>
</tr>
<tr>
<td>Emissions</td>
<td>100%</td>
</tr>
<tr>
<td>Indoor Environment</td>
<td>100%</td>
</tr>
</tbody>
</table>

Summary of Your Achievement: Queen Lane Addition achieved an overall rating of 72%.

To find out how the performance of Queen Lane Addition compares to other buildings that have been assessed, and to obtain certification, the data must be verified by a licensed engineer or an architect who has undergone the Green Globes training and certification.

**PROJECT MANAGEMENT POLICIES AND PRACTICES** Rating Earned: 50%

This section addresses the need to: document the environmental objectives and develop a system to address them; commit to using an integrated design approach which addresses all the elements and disciplines from the very early stages of decision making; and formulate a purchasing policy early in the project.

It also includes the need to scope out commissioning activities. Commissioning is the process of verifying that all systems are interacting properly under all specified conditions (normal, emergency and seasonal). Although commissioning is done much later in the project, planning is required at several stages. At the Predesign - Project Initiation Stage, the main activity is to simply outline the commissioning activities based on the primary thought processes and assumptions about the design.

At this stage also begins a general definition of the functional requirements of the building, such as its life expectancy, its projected occupancy, and seasonal factors. This helps those involved at each later stage of the process to understand the rationale for the building systems and to better perform their respective responsibilities regarding the design, construction or operation of the building - which also contributes to optimal functioning of the systems.
Queen Lane Addition achieved a score of 50% on the Green Globes™ rating scale for setting up integrated design process objectives, establish a policy of environmental purchasing, initiating a commissioning plan and defining the functional requirements.

Objective for environmental management and integrated design
Summary of Your Achievements
The project is being managed according to the principles of an Environmental Management System (EMS). An integrated design process will be used to achieve environmental performance objectives and targets.

Procurement policy

Objective for commissioning
Summary of Your Achievements
Commissioning will address the performance of systems so that objectives will be met with respect to the following:
- energy efficiency
- water conservation
- minimization of emissions and ozone-depleting substances
- ventilation
- thermal control
- acoustic and vibration control

Opportunities for improvement
Scope the overall commissioning objectives based on the primary thought processes and the assumptions about the design with respect to the following:
- on-site water treatment
- pollution from storage tanks

Functional requirements
Summary of Your Achievements
Seasonal factors
The performance requirements of the building have been identified with respect to seasonal variations in terms of the following:
- heating and cooling

Opportunities for improvement
Occupancy
Determine and document any anticipated changes in the functional needs of the building such as types of activities.

SITE Rating Earned: 100%

Queen Lane Addition achieved a score of 100% on the Green Globes™ rating scale for setting up site design objectives and measures to minimize the impact of the building on the site and/or to enhance the site's natural features.

Identification of an appropriate area for development
Summary of Your Achievements
There is a commitment to select a site that meets sustainability criteria. The site will be a previously developed
area, will minimize the impact of transportation; will avoid extending urban sprawl; will avoid land used for agriculture or parkland or which provides a natural habitat or is notable for its scenic beauty.

Objective to respond to the site's microclimate and ecology
Summary of Your Achievements
The design will be responsive to the site's microclimate and ecology.

Objective to preserve the site's watershed and groundwater and minimize stormwater run-off
Summary of Your Achievements
There is a commitment to preserve the site's watershed and groundwater and conserve and reuse stormwater.

Objective to enhance or restore the local ecosystem
Summary of Your Achievements
There is a commitment to minimize the ecological impact of the building, reduce disturbance to natural habitats and enhance the local ecosystem.

**ENERGY** Rating Earned: 68%

This section helps to establish objectives which will greatly affect design decisions related to energy, such as the size of the building, the integration of energy-efficient systems, the use of renewable energy, and the promotion of energy-conserving, alternative transportation.

Queen Lane Addition achieved a score of 68% on the Green Globes™ rating scale for setting up design objectives for energy efficiency.

Objective to establish an energy target
Opportunities for improvement
Indicate a commitment to minimize the energy consumption of the building and associated activities, and to establish an appropriate energy target.

Objective to minimize the building energy demand
Summary of Your Achievements
There is a commitment to optimize the building program and minimize the amount of space that needs to be heated/cooled.
There is a commitment to minimize the energy demand of the building, thereby minimizing the air pollution, global warming and depletion of fossil fuels.

Objective to integrate energy-efficient systems
Summary of Your Achievements
There is a commitment to integrate energy-efficient systems in the design to minimize the total building energy consumption.

Objective to integrate renewable energy sources
Opportunities for improvement
Indicate a commitment to maximize the use of renewable energy systems where feasible.

Objective for energy-efficient transportation
Summary of Your Achievements
Alternative, energy-conserving forms of transportation will be available.

**WATER** Rating Earned: 53%

This section helps to establish objectives which will greatly influence design decisions related to water conservation, such as the integration of water monitoring devices and water-conserving fixtures, landscaping considerations, and the possibility of collecting rainwater or graywater.

Queen Lane Addition achieved a score of 53% on the Green Globes™ rating scale for outlining objectives regarding water consumption targets and measures to minimize its use in the building and on-site, as well as measures to minimize the off-site treatment of water.

Objective to establish a water target
Opportunities for improvement
  Indicate the objective to minimize water consumption and establish a water consumption target for the building and site.

Objective to minimize the demand for potable water
Summary of Your Achievements
  There is a commitment to minimize the demand for potable water in the building and on-site.

Objective to minimize the need for off the-site treatment of water
Opportunities for improvement
  Indicate that off-site treatment of water should be minimized.

**RESOURCES, BUILDING MATERIALS AND SOLID WASTE** Rating Earned: 0%

This section helps to establish objectives to minimize the energy and other resources needed for the extraction, production, transportation, use and eventual disposal of building materials, and to provide facilities that will promote waste minimization during the building's occupancy.

Queen Lane Addition achieved a score of 0% on the Green Globes™ rating scale for setting out objectives regarding materials selection and waste reduction.

Objective to minimize the environmental burden and embodied energy content of building materials and component assemblies

Objective to optimize the use of resources

Objective to minimize the waste from construction, renovation and demolition of the building

Objective to minimize the waste generated during building occupancy

**EMISSIONS, EFFLUENTS AND OTHER IMPACTS** Rating Earned: 100%

This section helps to establish objectives to minimize pollution from the building into the air, land and water. Later in the design, these will influence decisions such as the selection of materials and systems; the provision of storage and ventilation for hazardous materials; and landscaping that avoids the need for pesticides.
Queen Lane Addition achieved a score of 100% on the Green Globes™ rating scale for establishing objectives to minimize pollution from the building into the air, land and water.

Objective to minimize air emissions
Summary of Your Achievements
  There is a commitment to minimize air emissions generated from combustion.

Objective to avoid ozone-depleting substances
Summary of Your Achievements
  There is a commitment to avoid the use of ozone-depleting substances in the building.

Objective to minimize the discharge of effluents
Summary of Your Achievements
  There is a commitment to minimize the discharge of effluents.

Objective to minimize pollution on the land
Summary of Your Achievements
  There is a commitment to minimize the risk of pollution from storage tanks by conforming to federal guidelines.
  There is a commitment to integrate design elements that will minimize the need for pesticides.

**INDOOR ENVIRONMENT** Rating Earned: **100%**

This section helps to establish objectives to provide an indoor environment that is healthy and comfortable. This will influence design decisions related to lighting, views, indoor air quality, hazardous materials and acoustics issues. This section will help to ensure due diligence and may help to achieve a higher level of occupant productivity.

Queen Lane Addition achieved a score of 100% on the Green Globes™ rating scale for establishing objectives to provide a healthy, productive and comfortable indoor environment.

Objective to provide a healthy environment for occupants
Summary of Your Achievements
  There is a commitment to provide healthy indoor air.
  There is a commitment to control pollutants at source.

Objective to provide an environment that enhances occupant well-being
Summary of Your Achievements
  There is a commitment to integrate natural lighting and provide suitable lighting levels.
  There is a commitment to provide an aesthetic environment, which integrates natural and man-made elements.
  There is a commitment to provide thermal comfort to occupants.
  There is a commitment to provide a high level of acoustic quality and privacy.