INTRODUCTION

THE URBN CENTER, Philadelphia, Pennsylvania is a 4 story, 134,000 ft², Office building. The projected construction cost is $139/sq.ft.

THE URBN CENTER is described as follows:

3501 Market Street is a four story, 130,000 sq. ft. structure that was designed by iconic Philadelphia architect Robert Venturi in the mid-1970s and features a notable tiled mosaic Market Street façade. The property is sited on over 3 acres of land immediately adjoining the Drexel campus to the west on Market Street. The design objective is to turn the existing office building into light filled studios, exhibition and performance spaces that will foster student and faculty collaborations across the varied disciplines under the College of Media Arts and Design. Included in the move are Fashion Design, Design & Mechandising, the Historic Costume Collection, Architecture and Interiors, Graphic Design, Digital Media and Product Design, some aspects of the Music Industry group, as well as a new Art Gallery, a black box Theater, and the College's administrative offices. Key underlying guiding principles that will inform the design process are outlined as follows: - Transformational for both the College and University. - Dynamic: Transformation of spaces to be more accommodating, responsive and playful. - Provocative: Provision of spaces that enable and support interactions and engagements. - Heliotropic: Enrichment of the space through the harvesting of daylight through physical and technological means. - Social: The spaces will foster the necessary intersections between socialization and education. - Flexible: Through Modularity provide Flexibility for each of the departments. - Urban Connectedness: The building will be interconnected to the sidewalk, university, district, city and region. The design will also be consistent with and elaborate on the principles of University master planning. - Sustainable: The building will have as minimum an impact on the environment as possible. - Inspirational: The spaces will support learning and idea exchange by being inspirational. - Fiscally responsible. Construction type 2B Type B occupancy Steel Frame construction

The client is Drexel University. The architect is Meyer Scherer & Rockcastle, Ltd. The mechanical engineer is PHY Engineers Inc, the electrical engineer is PHY Engineers Inc and the structural engineer is O'Donnell & Naccarato.

Percentage of points achieved by THE URBN CENTER for each module:

<table>
<thead>
<tr>
<th>Percentage Scores</th>
<th>80%</th>
<th>52%</th>
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<td>Management</td>
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Summary of Your Achievement: THE URBN CENTER achieved an overall rating of 30%.

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

PROJECT MANAGEMENT POLICIES AND PRACTICES

Rating Earned: 80%

This section evaluates the extent to which an integrated design process and a team approach are being used to generate design solutions that will meet the needs identified in previous stages, as well as the purchasing policy and the commissioning plan.

THE URBN CENTER achieved a score of 80% on the Green Globes™ rating scale for its integrated design process, integration of environmental purchasing and commissioning plan.

Integrated design process
Summary of Your Achievements
  An integrated design process is being used for site selection and the building design concept.
  The design process uses a team approach.
  Green design facilitation is being used to support green integration.

Integration of environmental purchasing

Commissioning plan - documentation
Summary of Your Achievements
  The Designer has produced a Schematic Design Report which includes Design Intents, Basis of Design, Design criteria, an O&M Report and budget, and a description of the service contracts that will be needed.
Basis of Design documentation is being prepared.
The Designer has established design criteria to meet the functional and operational requirements of the building.

**SITE** Rating Earned: 52%

This section evaluates design strategies for optimal use of the site based on information gathered during the Predesign - Site Analysis Stage, and in response to the requirements set out at the Predesign - Project Initiation Stage and further outlined in the Predesign - Programming Stage.

THE URBN CENTER achieved a score of 52% on the Green Globes™ rating scale for site design and measures to minimize the impact of the building on the site and/or the site enhancement.

Analysis of development area

Summary of Your Achievements
- The site analysis data for topography, geology, soils, water features, drainage, vegetation as well as previous land use, are being applied to the development of the site plan.
- The site is an existing serviced site.
- The site has been verified as not being a wetland or a wildlife corridor.

Development of strategies to minimize ecological impact

Summary of Your Achievements
- The Schematic Design proposes the integration of native planting and landscape naturalization.
- There are strategies to avoid creating heat islands.
- The design proposes exterior lighting that avoids glare, light trespass and night sky glow.

Opportunities for improvement

Develop design strategies that minimize the disturbance of undeveloped areas of the site. Minimize the area of the site for the building, parking, and access roads, and locate new buildings on previously disturbed parts of the site. Preserve significant trees and natural slopes to maintain the existing direction of groundwater flow. Prepare a drainage and erosion control plan. Map all the existing site vegetation.

Integration and enhancement of watershed features

Summary of Your Achievements
Site grading will be used to increase infiltration, reduce run-off and divert water from the building.

Strategies to enhance site ecology

**ENERGY Rating Earned: 32%**

This section evaluates strategies that are being considered to reduce the energy consumption of the building. The proposed solutions should be developed using an integrated design process that considers a wide range of factors such as the site’s microclimate, space optimization, the integration of energy-efficient systems and transportation.

Building systems such as HVAC, lighting and heating of water use large amounts of energy. Energy is an important environmental parameter because it relates directly to climate change and global warming as well as a variety of air emissions. These include sulfur dioxide and oxides of nitrogen, which produce acid rain; as well as hydrocarbons and airborne particles. There is also a direct relationship between energy savings and cost savings.

THE URBN CENTER achieved a score of 32% on the Green Globes™ rating scale for energy efficiency. This represents the weighted integration of the sub-scores for: modeling and simulation of the building energy performance, energy demand minimization strategies, integration of energy-efficient systems, integration of renewable energy sources, and planning energy-efficient transportation.

Modeling and simulation of building energy performance; establishing an energy target.

THE URBN CENTER achieved a sub-score of 0% for its energy consumption, because the information needed is not complete.

It was not possible to obtain energy use and cost target information from the Energy Star® Target Finder. Please click the “Reload” button in your browser to try again.

If the problem persists, this may because the required project information was not entered properly in the energy section. Alternatively it may be because of technical problems with Greenglobes interface to the Energy Star® Target Finder. Please check your answers in the energy target section on page 1 of the energy section and try this report again. If you are sure you have entered valid data in all the items required for the target finder and this problem persists, please notify Greenglobes technical staff as indicated on the Contact page.
Energy demand minimization strategies

The use of energy in buildings impacts on the environment through the consumption of non-renewable resources and by contributing to global pollution through greenhouse gas emissions. The reduction of this impact and improved comfort conditions start with the space planning of the building and consideration of microclimatic conditions. The ASHRAE 90.1-2004 standard sets out the design requirements for improving the energy performance of buildings, focusing on both the building envelope and the building systems and equipment.

THE URBN CENTER achieved a sub-score of 27% based on a review of space optimization, response to microclimate and topography, daylighting and design features of the building envelope that would be expected to affect the building's energy use and hence its carbon dioxide emissions.

Summary of Your Achievements

Response to microclimate and topography
The design proposes that spaces and openings be configured to optimize passive solar gains.

Daylighting
The building will be located and oriented to maximize opportunities for daylighting.

Optimization of building envelope
The design explores material selection strategies to respond to ambient conditions, including wind, precipitation and other environmental forces, which would meet or exceed the performance requirements of the Model National Energy Code for Buildings.

Integration of energy-efficient systems

Building systems such as HVAC, lighting and heating of water use large amounts of energy. The ASHRAE 90.1 standard focuses on improving the energy consumption performance of commercial buildings based on both the building envelope and the building systems and equipment.

THE URBN CENTER achieved a sub-score of 0% based on a review of individual design features of the building services that would be expected to affect the building’s energy use and hence its carbon dioxide emissions.

Integration of renewable energy sources
Renewable energy sources are those that produce electricity or thermal energy without depleting resources or producing greenhouse gas. They include solar, wind, water, earth and biomass power, and energy from waste.

THE URBN CENTER received a sub-score of 0% for integration of renewable energy sources.

Planning energy-efficient transportation

A daily journey totaling as little as 5 miles by car can, over one year, emit as much CO₂ as that emitted to provide heat, light and power for a person in an office.

THE URBN CENTER received a sub-score of 89% for facilitating alternatives to automobile commuting.

Summary of Your Achievements

Public transport
The site design will integrate the following features to reduce automotive commuting:
- good access to public transport
- features promoting shared vehicle transport (car-pooling)

Cycling facilities
The design proposes secure, sheltered and accessible bicycle storage.
The design includes staff changing facilities in the building.

Opportunities for improvement

Public transport
Consider installing alternative fuel re-fueling stations either on-site or in reasonable proximity.

WATER Rating Earned: 0%

This section calls for the development of strategies to conserve treated water and minimize the need for off-site treatment of water.

THE URBN CENTER achieved 0% on the Green Globes™ rating scale for water consumption and measures to minimize water use.

Meeting a water performance target
This section evaluates strategies and design approaches, material selection and construction systems that use fewer resources, or enable materials to be reused or recycled. The design of facilities for storing recyclable waste is also considered.

THE URBN CENTER achieved a score of 32% on the Green Globes™ rating scale for managing resources through waste reduction and site stewardship.

Integration of systems and materials with low environmental impact

Strategies to minimize the use of non-renewable resources

Summary of Your Achievements

The design proposes the incorporation of reused building materials and components.
The Schematic Design recommends the incorporation of building materials that contain recycled content.
The utilization of locally manufactured materials is proposed for the project.
The design stipulates that tropical hardwoods be avoided and solid lumber and timber panel products originate from certified or sustainable sources.

Design strategies for building durability, adaptability and disassembly

Strategies to reuse and recycle demolition waste

Summary of Your Achievements

A construction, demolition and renovation waste management plan is proposed.

Facilities for recycling and composting

Summary of Your Achievements

The design proposes facilities for future occupants to handle and store consumer recyclables.

EMISSIONS, EFFLUENTS AND OTHER IMPACTS Rating Earned: 45%

This section evaluates strategies to avoid or minimize air emissions, ozone-depleting substances, effluents, pesticides, and hazardous materials. Note that it is assumed that halon-containing materials will not be introduced into the building.
THE URBN CENTER achieved 45% on the Green Globes™ rating scale for emissions, effluents and other environmental impacts.

Strategies to minimize air emissions

Strategies to avoid ozone-depleting refrigerants

Strategies to control surface run-off and prevent sewer contamination

Summary of Your Achievements
  - Design measures will be taken to prevent sewer contamination.
  - There will be measures to prevent stormwater run-off from the roof from entering public utilities.

Pollution reduction strategies

Summary of Your Achievements
  - Strategies to control other pollutants (PCBs, asbestos, radon)
    - Any PCBs and asbestos present in the building will be removed and/or will meet applicable regulatory requirements.
  - Strategies for integrated pest management
    - There are design features to promote integrated pest management.
  - Strategies for proper storage and control of hazardous materials
    - The design provides proper storage of hazardous materials.

**INDOOR ENVIRONMENT** Rating Earned: 3%

This section evaluates the strategies that are being used to ensure that the indoor environment is healthy and comfortable, in terms of providing a high level of indoor air quality, effective lighting, thermal comfort and suitable acoustic conditions.

THE URBN CENTER achieved 3% on the Green Globes™ rating scale for indoor environment and the measures to provide healthy, productive and comfortable environment.

Strategies for effective ventilation

Strategies for the source control of indoor pollutants

Strategies to optimize lighting

Summary of Your Achievements
  - Daylighting
The lighting is being designed using an integrated, sequenced approach.

Strategies for thermal comfort

Strategies for acoustic comfort