

Architectural Office

Washington, DC

Category: Interior Architecture

Can an office move be sustainable? How about two?

Can the benefits of sustainability also affect problems like churn, longevity, and productivity in the workplace? Could sustainability in interior design go beyond just materials and finishes but also save energy? The answer is yes. This project establishes a benchmark for creating an environmentally sensitive solution for the workplace.

When our A/E firm needed to relocate its 185 employees into temporary swing space before moving to our final home due to lease terms, we engineered a 2-location, 3-year moving process to test and improve sustainable interior design strategies. Both our interim office and final office achieved LEED-CI platinum certification.

We desired that our move process avoid waste and be an opportunity to innovate and prove that a new way to think about office design and materials is possible.

Through our seamless design process we...

- Reused materials
- Engaged the community
- Saved energy
- Relocated staff without disruption
- Improved the base building design through the interior fit out
- Maximized less desirable space to make it an asset

We wanted to walk the walk and, through careful planning, we did.





Staff living room serves as reception, event and collaboration space.

Could we repurpose materials to reduce waste?

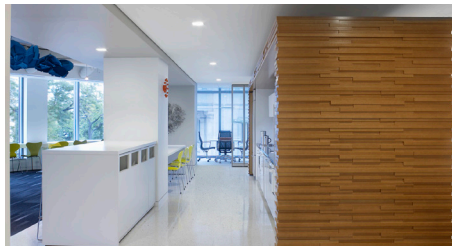
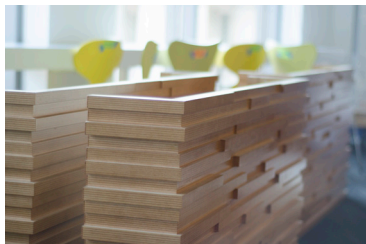
All wood veneer in both phases was repurposed from the firm's old drafting tables diverting waste and **saving \$100,000 in new veneer.**



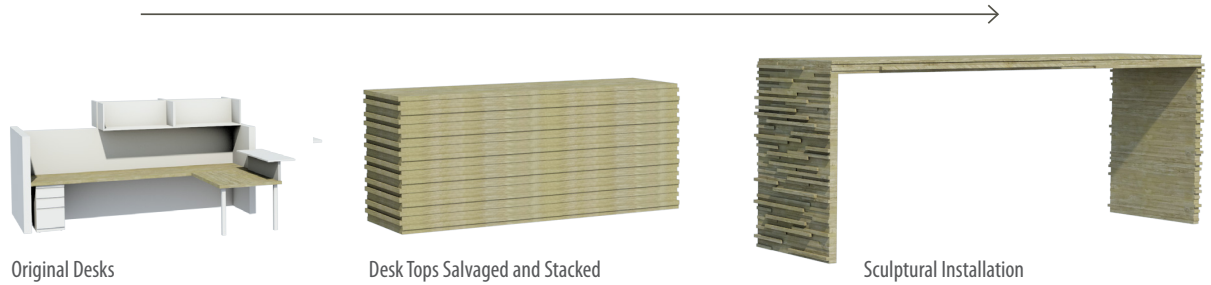
Original Desks



Repurposing Desk Tops



Wall Details at Interim Office





Multiple types of meeting areas are accessible to all staff.

In addition to materials savings and landfill diversion, could we save energy as well?

We calculated a **savings of 6.7million Mj** in embodied energy by repurposing over **70%** of the materials from the interim space

Ancillary Furniture
414,158 Mj

Demountable Walls
269,905 Mj

Carpet
594,743 Mj

Ceiling Tile and Grid
68,666 Mj

Task Chairs
16,480 Mj

Workstations
5,113,626 Mj





Small pantry adds to the sense of community.



Views through the tree canopy due to the office location on the lower floors of the building.

Is it possible to deconstruct one office while building another without disruption?

Reduction of waste and repurposing of materials was the overarching goal of both phases of our relocation. The interim to final office move **diverted 98% of construction waste.**



Demountable Walls 100% reused



Ceiling Grid and Tiles 70% reused



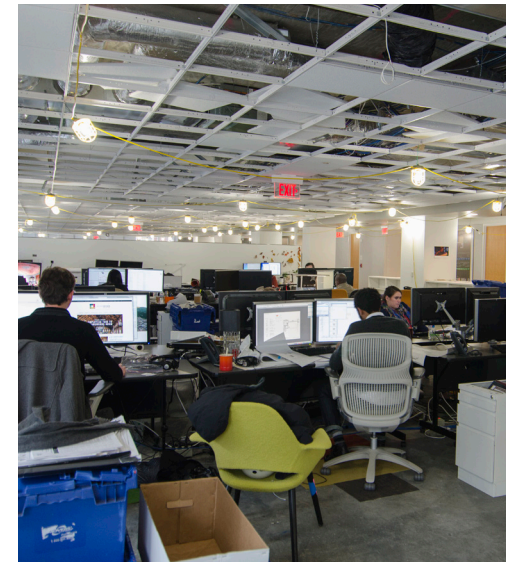
Carpet Tiles 90% reused



Lighting 70% reused



Huddle Room During Deconstruction

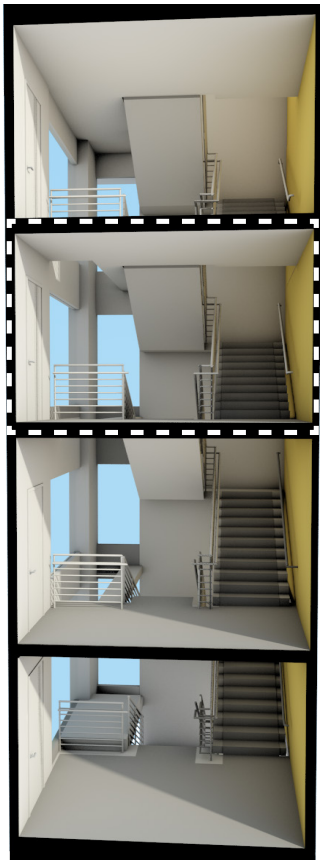


Studio Space After Workstation Removal

Can the interior design improve the base building design?

Modifications to the existing fire stair
increase staff activity and connectivity

Stair use saves over **300 elevator
rides** daily for staff moving among
floors



View without Rated Glass



View without Slab Cuts



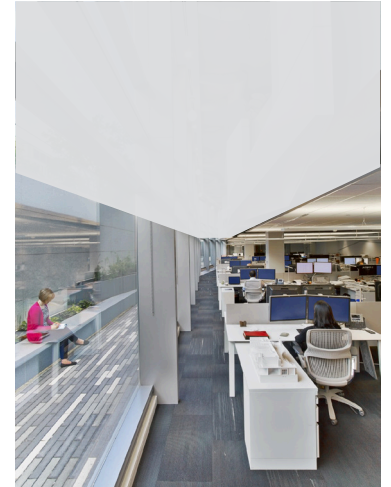
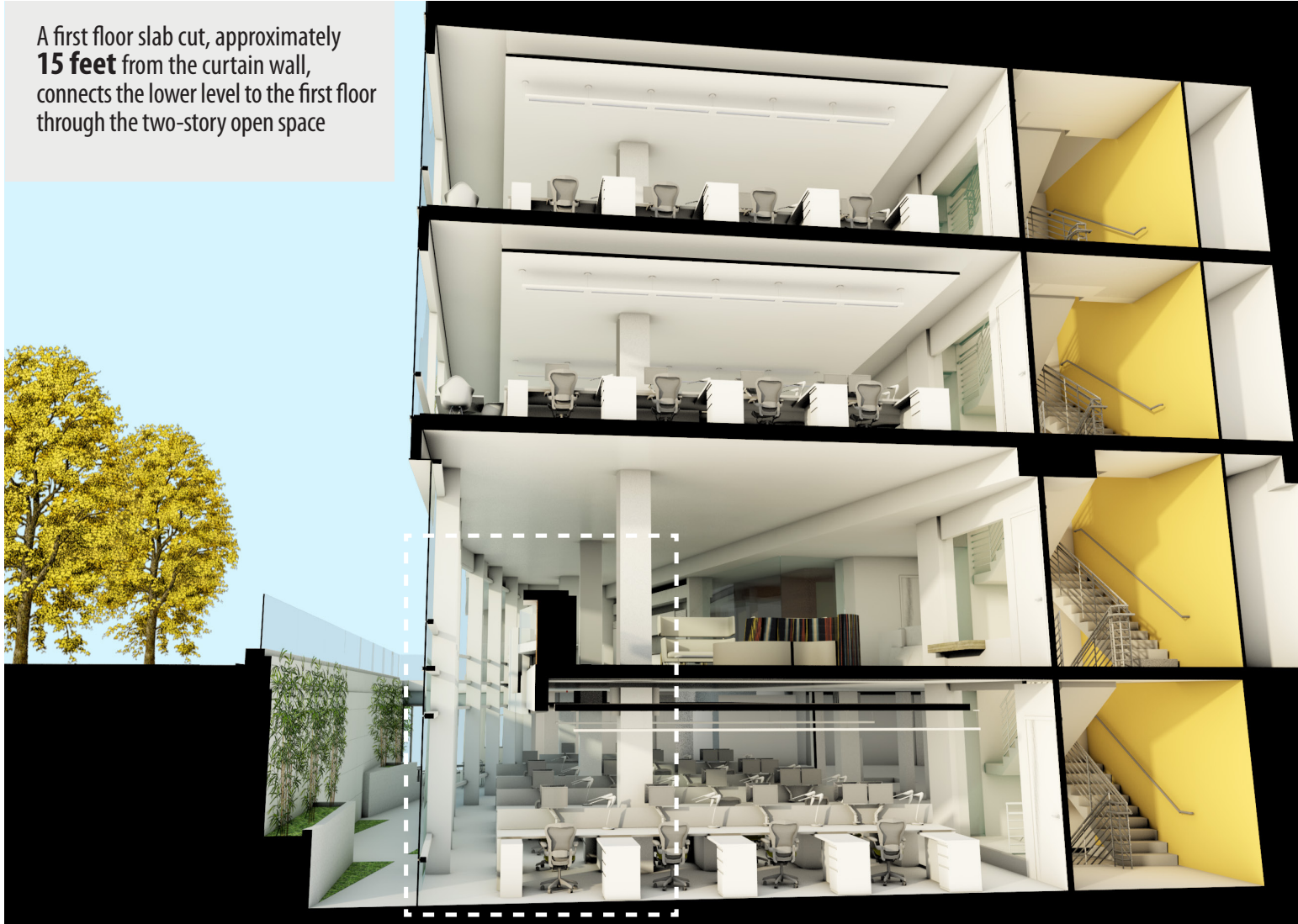
View with Rated Glass



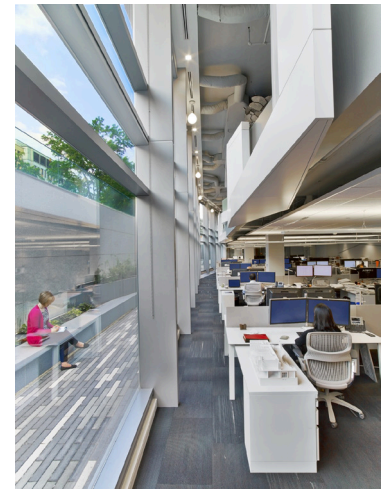
View with Slab Cuts and Rated Glass

Can the interior design improve the base building design?

A first floor slab cut, approximately **15 feet** from the curtain wall, connects the lower level to the first floor through the two-story open space



View without Slab Cut



View with Slab Cut



A conference room overlooks one of the outdoor spaces, which is part of the total 2,000 sf of outdoor office.