

GREEN TEAM

C O N C O R D

February 3, 2002

Subject: **The Design Process For Our Schools And Other Projects**

Dear Editor,

I wrote for Concord's Green Team last week to suggest that we require that architects employed by the town provide a robust design process for high performance energy and cost efficient and attractive buildings. I described the benefits of such a process for our schools and other projects. More specifically, we recommend that future requests for proposals from architects for Town of Concord projects should include:

Energy Modeling

Computer modeling to determine the most cost-effective way to design and operate the Building, while providing good lighting and comfortable and clean air.

Life cycle costing

Value engineering.

LEED (leadership in energy and environmental design)

This is the premier environmental analysis tool- as a tool to evaluate environmental impacts. LEED is a tool to evaluate environmental impacts.

Integrated Design

All disciplines working together in all phases of the work (commencing with schematic design And concluding with a post-occupancy evaluation) to achieve higher performance.

Independent Building Commissioning

Building commissioning is a way of being sure that what was designed is actually built and operational. Experience shows that, without building commissioning, large portions of the equipment is not even installed or connected, let alone working properly.

We suggest that if the town utilizes more thoughtful design practices, explores best in class solutions, and follows more environmentally sensitive approaches that we have everything to gain and nothing to lose. We hope that this is just the beginning of a Town dialogue about robust sustainable design that we might all benefit from these practices as a community.

Sincerely,

Richard Keleher for the Green Team

Richard Keleher
460 Powder Mill Road
Concord, MA 01742

Fax 978-371-9023