

WORK RELEASE

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**LARIMER COUNTY
CRIMINAL JUSTICE SERVICES DIVISION**

Alternative Sentencing Department Facility

FORT COLLINS, COLORADO

LEED Scorecard

LEED for New Construction v3
Certification Awarded March 13, 2012

GOLD 73

Sustainable Sites 25/28

Water Efficiency 7/12

Energy & Atmosphere 21/35

Materials & Resources 7/14

Indoor Environmental Quality 9/15

Innovation in Design 5/6

*Out of possible 110 points

PROJECT OVERVIEW

When Larimer County decided to build a new facility for the Alternative Sentencing Department, they sought to use the project as a benchmark for future projects and as a catalyst for shifting their operations toward more sustainable practices. Utilizing a robust integrated design process to engage internal and external stakeholders, they have achieved their sustainability goals in the building's design and have also made great strides as an organization.

The building houses the Alternative Sentencing Department a unique program of the Larimer County Criminal Justice Services Division which allows offenders to serve court ordered jail sentences yet remain productive members of the community. Offenders are required to pay administrative fees to help reduce the cost of criminal justice services to taxpayers. As well, through the work release program, offenders provide services to governmental and non-profit agencies in Larimer County and have saved the community over \$386k in labor a year. The program costs an estimated \$25/day per person to taxpayers, whereas incarceration at the Detention Center is estimated at \$88/day.

The success of the program warranted the construction of a new facility, designed to meet the needs of the ASD program and the high performance goals of Larimer County. The project will help Larimer County from a facilities management, project improvement and process standpoint as well as the correction industry as a whole regarding the design of facilities that can improve program operations, efficiency, and outcomes. It reinforces the design belief that form follows function - a belief that enhanced the project through the collaboration of all project stakeholders.

The 53,000 square foot facility was less expensive to construct than typical high security facilities and is projecting to save 43% in energy cost compared to current baseline practices.

The building will use 47% less water inside through efficient fixtures and diverted 83% of construction waste from the landfill. As well, during the design and construction of the building, 22% of materials were sourced from the surrounding region and 28% of materials were made from recycled content.

43% energy cost savings
22% regional materials use
28% recycled materials use
47% water use reduction
83% construction waste diversion



Project Team

Owner	Larimer County
Architect	The Architects' Studio
Contractor	Dohn Construction
Engineering	Beaudin Ganze
Landscape Architecture	Russell + Mills Studios
Sustainability Consultant	Institute for the Built Environment

WHAT WERE THE TOP THREE SUSTAINABILITY GOALS FOR THIS PROJECT?

We wanted to first design the best building for our program, a well-planned building would contribute to the long-term sustainability of our program. We also wanted to create a sense of ownership in our staff for the building through their involvement in the design process. My past experience showed that going through the LEED process would help do that and would contribute to the long-term operational savings of the building. Finally, we wanted to create a project that was educational for our offenders, our staff, and our community. Since this is my staff's first LEED certified building, I knew we could benefit by transferring knowledge to our other buildings.

**Michael Kirk, Director of Facilities Services
Larimer County, Colorado**



Tim O'Hara

One of the things that we really emphasized was a deep evaluation of the owner's processes and program for the building. There are some very unique uses in the building, so really understanding what they do and what their needs are and then designing the building to fit that was a priority. In the long-run this hopefully means less remodeling and less new construction because they have a building which meets their needs now and for a long time to come.

We also wanted to create a high quality space for both the staff and offenders. It was a balancing act to create a healthy, daylit, and high performing indoor environment while still maintaining a high level of security. The owner also wanted to see what impact a higher quality of space could have on the offenders, so we engaged a professor of sociology from CSU to determine the impact of a high performance building on behavior and recidivism.

We wanted to set a benchmark for how buildings are designed and operated in Larimer County, while being good stewards of tax payer dollars and creating buildings that have more value over the long term - therefore, energy savings was certainly key. As designers, we wanted to create a healthy environment for the building occupants and staff with daylight and views to the exterior. Finally, in line with the County's long term maintenance goals, we wanted to select materials – or not use finishes at all in the case of polished concrete for example – to meet their goal of having cost-effective maintenance.

**Jeffrey Errett, Project Architect
The Architects' Studio**

WHAT IS THE VALUE OF APPLYING LEED?

The value of the LEED process is integrity. Our recently constructed county courthouse office building incorporated a lot of LEED standards, but because it wasn't a LEED building it didn't have as great an impact. They weren't held accountable for the design, and in the end the sustainability features either got value engineered out or weren't incorporated into long-term operations. LEED certification keeps the integrity of the design through operation because there is a third party holding you accountable.

**Michael Kirk, Director of Facilities Services
Larimer County, Colorado**

The obvious results of having a higher performing and healthier building for the occupants is of great value. Beyond that, applying the process of LEED encouraged everyone involved to participate on the front end, to clarify their needs and reconsider how they operate in order to achieve greater operational efficiency. A lot of these came to light during early discussions which would not have happened if it wasn't for the LEED process.

**Jeffrey Errett, Project Architect
The Architects' Studio**

WHAT WERE THE THREE TO FIVE MOST NOTABLE, UNIQUE, OR CUTTING-EDGE STRATEGIES YOU USED?

Collaboration, empowerment, and facilitation. Though not unique, this integrated design process was the most valuable strategy we used in the project. As a team, we knew the only way we were going to achieve our goals was to empower each other and collaborate. This was part of our ground rules, that whether you are the janitor, the architect, or the owner's representative, everyone has equal say and an equal vote. I wanted to empower everyone to contribute to the process and invest in it by sharing their ideas. Finally, our facilitation strategy utilized a combination of interviews and charrettes to guide the schematic design at the front end of the project. As part of this collaboration, we made certain that the right people sat at the table so that we gained the perspectives from a lot of internal and external stakeholders like the Governor's Energy Office, Fort Collins Utilities, and Colorado State University.

**Michael Kirk, Director of Facilities Services
Larimer County, Colorado**

Many green buildings have strong environmental and economic sustainability goals but lack in social sustainability goals. One notable feature of this building is Larimer County's commitment to social sustainability. A priority for the county was to have the building make a positive impact on the building occupants – criminal offenders. While there is an economic case to be made, the emphasis is on human lives. The county's overarching question was - If the offenders, who are otherwise marginalized in society, learn to live healthier in a healthy building that encourages stewardship and sustainability, could they learn to carry these values in their own lives after they serve their sentence? Buildings do shape thoughts and ideas and Larimer County made it their goal to design the building and programs to facilitate positive thinking and improve human lives.

**April Wackerman, Projects Manager
Institute for the Built Environment**

WHAT WAS ONE THING THAT SAVED THE MOST TIME OR MONEY?

The most helpful was the integrated design process. This is how powerful the process was - we first came up with a schematic design using a tradition design method with the architect, the program director, and myself. Then when we got to the charrette, within two hours we recognized that the three story concept was wrong and would have required more staff. Discovering the best solutions together through the design charrette not only saved time and avoided redesigns, but avoided a scenario which would have had an enormous negative impact on our long-term operating expenses.

**Michael Kirk, Director of Facilities Services
Larimer County, Colorado**

WHAT COST YOU TIME OR MONEY?

One challenge is the large number of user and owner participants in a project of this scale. Through the integrated design process, you try to have everyone in the room, but you still sometimes get down the road and realize you have left someone out who has a meaningful opinion to be considered. When this happens it does cost the project time, but in the end the integrated process was critical to our success. I think as a team we just had to decide to trust the process, and trust that in the end we would have a better building.

**Jeffrey Errett, Project Architect
The Architects' Studio**

ASIDE FROM LEED, WHAT DO YOU CONSIDER A KEY PROJECT SUCCESS?

We had a really good team from start to finish, both internally and externally. The major key was bringing Institute for the Built Environment in as a facilitator. We needed their experience and enthusiasm since this was our first LEED project. And sometimes it is better for a third party to guide and direct conversations than other members of the project team, since they aren't trying to protect their territory – they don't have any territory. Our decision to bring them in was a key project success and impacted not only the level of sustainability we achieved in the project, but also our collaboration as an organization and the advancement of our practices.

**Michael Kirk, Director of Facilities Services
Larimer County, Colorado**