



PROJECT PROFILE: Green Globes® Provides Transparent Certification Path for Environmental Studies Building

“Our assessor offered critiques and innovative ways to achieve points we didn’t think were possible.”

CHARLES KNEISLEY
 Assistant Project
 Manager, Robins &
 Morton Construction

PROJECT RATING:



One defining aspect of the Wofford College’s Chandler Center for Environmental Studies is that its sustainable features are visible. Conceived as a teaching building, the new three-story, 18,000-square-foot center in Spartanburg, South Carolina treads lightly on the earth in both function and form.

Inside, advanced laboratory space, a seminar room, classroom, and office spaces welcome students beneath exposed structural and mechanical systems. The HVAC loop system, duct work, electrical conduit and fire system are all color coded. “It’s a building for Environmental Studies so it made sense to help students understand how the building functions,” describes Mike Goll, project architect at McMillian Pazdan Smith. “You can walk in and immediately know what you’re looking at.”

To verify the project’s environmental stewardship, the team selected Green Globes® certification.

“From a marketing perspective, clients need a check-and-balance system to show the public what they’ve achieved,” Goll says. “The Green Globes process is very user-friendly and it’s economical, which allows us to provide better value to our clients.”

Early on the team realized that the project was in line to easily attain Two Green Globes, so they set their sights on a higher target. “We worked with our Green Globes Assessor to get more credits,” recalls Charles Kneisley, assistant project manager at Robins & Morton construction. “Our assessor offered critiques and innovative ways to achieve points we didn’t think were possible.”



Kris Decker / Firewater Photography

Notable environmentally conscientious measures elevated the project's final certification:

- A cross-laminated timber structural system made from Alabama-sourced yellow pine eliminated factory pollution from steel production.
- The team documented a definitive water reduction of 41%.
- Onsite rainwater is harvested and collected for irrigation.
- A low-maintenance, green roof garden slows stormwater runoff.
- The roof contains a full array of photovoltaic panels.

Interdisciplinary Response

The general contractor came onboard early in the design phase, and Goll and Kneisley worked very closely to make sure the building remained aesthetically pleasing while meeting its sustainability goals.

Goll says the Green Globes online questionnaire was a very useful tool in the process. "The [questionnaire] was so thorough and so well explained," he says. "Our team used it to track our own estimates throughout the project and show our clients what it would take to get to the next level. We were completely transparent and continually updated them using the [questionnaire]." Then, the Green Globes Assessor helped verify the team's efforts in real time.

"The fact that we had a direct connection to the assessor is unique to Green Globes," Kneisley says. "He made the process smooth - we just had to do the work. And when we told Wofford College we were going to get Three Green Globes, they were ecstatic."

Tight timing was also a huge factor, as the contractor had to turn the Environmental Studies building over to the client the day after the project's construction was completed.

"The assessor came out early to accommodate our timeline," Kneisley recalls. "I deal with a lot of inspectors and they typically come on site and try to find something wrong. Our assessor was very much a team player. He helped guarantee that we could turn it over to Wofford in time. It was a definite success."



Kris Decker / Firewater Photography



Kris Decker / Firewater Photography

GREEN GLOBES RATINGS:

After the final assessment is verified by a third party, properties achieving a score of 35% or higher receive a Green Globes rating based on the percentage of total points achieved (up to 1000).

85-100%
FOUR GREEN GLOBES
Demonstrates world-class leadership in resource efficiency, reducing environmental impacts, and improving occupant wellness.

70-84%
THREE GREEN GLOBES
Demonstrates outstanding success in resource efficiency, reducing environmental impacts, and improving occupant wellness.

55-69%
TWO GREEN GLOBES
Demonstrates significant achievement in resource efficiency, reducing environmental impacts, and improving occupant wellness.

35-54%
ONE GREEN GLOBES
Demonstrates a strong commitment to resource efficiency, reducing environmental impacts, and improving occupant wellness.