



Spertus Institute of Jewish Studies

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Green Buildings &
Rating Systems
ENVS 664-660
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History and Mission

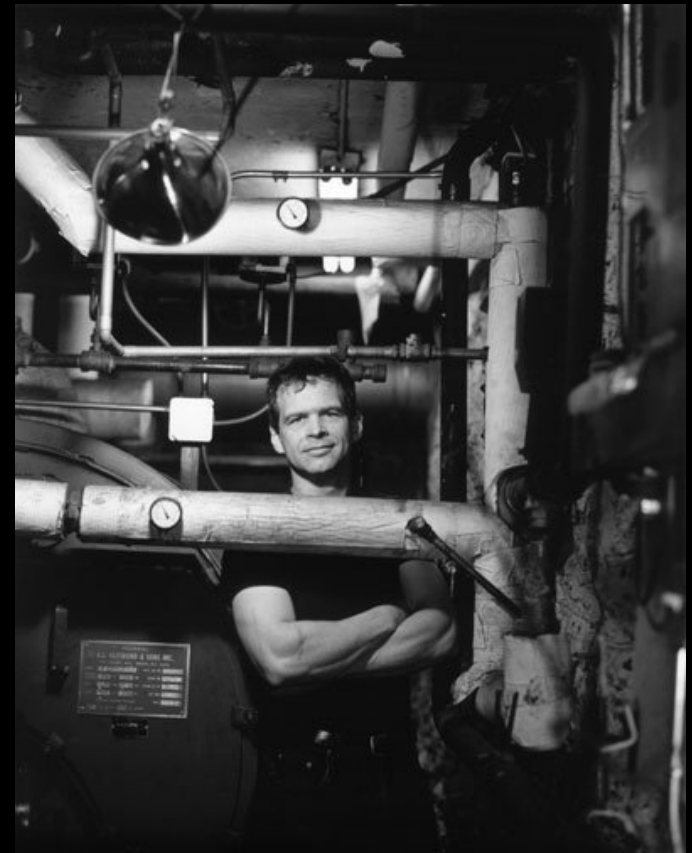
- Founded in 1924
- Promotes Jewish History and Culture
- Mixed use Building – Auditorium, School, Library, Museum, Gift Shop
- Incorrect climate for Artifacts, Out grew space
- Construction of a New Building started in 2005
- Budget was \$40M for 155,000 square feet facility
- Projected to be LEED Gold Certified, (Silver achieved)
- Completed in November 2007

What Makes it Green?

- Enthalpy Wheel Ventilation – Reclaims temperature & humidity
- Light shaft extending from the roof minimizes artificial lighting
- Low E coated glass reflects UV heat. VOC Paints
- Low flow fixtures and dual flush toilets
- Green roof with vegetation
- Bike Parking
- Water conservation

The Problems with LEED..

- Henry Gifford – Boiler expert
- Compared energy consumption of LEED buildings versus non LEED buildings
- USGBC founded in 1993 by David Gottfried and Rick Fedrizzi
- Creation / Use / Disposal
- Devils in the details.....
- Mean versus Median
- Voluntary submissions only...
- LEED focuses on estimates not reality
- “Green gimmicks”
- Solaire and their Solar panels....
- Find the “green” building....
- What *appears* green versus what is green
- Destroys credibility of LEED



Afterthought on Green Buildings and their Rating Systems....

There is a big difference between a green building a green lifestyle. Determining whether a building is truly environmentally friendly is not something that can be evaluated easily – even with the help of a “universal” rating system like LEED.

If anything, this project taught me that there is still a lot of grey in the world of green.

