



The opportunity to design our new corporate headquarters from the ground up enabled Chemonics to shape the plans for the building—from structure to operations and management—and to prioritize sustainable practices for the well-being of our staff, our community, and our larger global presence. Where possible, Chemonics guided design and construction to meet or exceed local, national, and global best practices. Following are some of the steps the team took to promote sustainability at Chemonics-Washington.

Sustainability and design philosophy. Our goal was to incorporate best practices for energy, resource and water conservation, and indoor air quality to make this project as environmentally friendly as possible. Chemonics and the building owner, [Brookfield Properties](#), partnered on the implementation of energy- and water-efficient features within the building’s design, in addition to operational optimizations as well as sustainable and healthy material selections.

Leadership in Energy and Environmental Design (LEED) certification. Brookfield Properties and Chemonics worked closely with our design firm, [Gensler](#), to incorporate green building strategies across several categories to ensure environmentally responsible practices and efficient resource use throughout the building. The building’s exterior meets the criteria for LEED Gold certification, and the interior was designed to achieve LEED Silver certification. As part of the [LEED certification](#) process, Chemonics-Washington meets requirements regarding neighborhood development, which includes providing a diverse potential use of spaces within and around the building.

Consultation with experts and incorporation of best practices. Chemonics applied the knowledge of sustainability experts throughout the design process. Our Sustainability Workstream, which was comprised of Chemonics staff members, provided feedback and helped define LEED point targets during the planning and initial stages of the LEED certification process. The Workstream also identified best practices to promote sustainability. A Gensler consultant provided extensive input to our sustainability efforts, too.

Conscientious water consumption. Chemonics-Washington’s design minimizes water consumption, as well as wastewater effluent. The design identified a water efficiency goal of 30% reduction or better in potable water use when compared to current standards. To meet this goal, low-flow fixtures were installed throughout the building. For example, restrooms include dual flush toilets with the option of a standard flush using 1.6 gallons of water or a light flush using 1.1 gallons of water, and all interior faucets and showerheads are below their respective LEED baselines and WaterSense labeled.

Conscientious energy consumption. Chemonics-Washington minimizes energy consumption in several key areas. First, the HVAC system was designed to provide required cooling and heating to meet varying

load requirements while maximizing energy efficiency. The system effectively maintains building pressurization and humidity control during standard operating hours and goes into a setback condition to maintain minimum temperature/humidity requirements during non-operational hours. Temperature control zones also enable efficient heating and cooling.

Second, high efficiency lighting such as LEDs were installed throughout the building, reducing lighting power densities by 25% when compared to current standards. In addition, natural light has been optimized when and where possible with the incorporation of floor-to-ceiling windows around the perimeter that enable “daylighting” and “daylight harvesting” to minimize electric lighting usage. Wall-mounted occupancy sensors efficiently control lighting usage in accordance with the demand, and turn lights off when areas are not being used. In alignment with code requirements, Chemonics-Washington includes receptacle switching tied to occupancy/vacancy sensors to manage plugs during non-occupied periods for at least 50% of the electrical receptacles in private office and open offices.

Finally, all eligible equipment (such as appliances in kitchen pantries and AV equipment in conference rooms) is Energy Star labeled. Energy Star products use less energy and protect the environment via energy-efficient components and practices to help maintain efficient building operations and support.

Indoor environmental quality. Chemonics-Washington has a special focus on providing occupants with a superior indoor environment. The team made all possible efforts to reduce the use of chemicals harmful to employees and visitors. This included the implementation of an indoor air quality management plan during construction, the specification of materials that emit a limited number of airborne contaminants, and careful maintenance of the construction site to limit mold and dust. In addition, smoking or the use of smokeless tobacco was prohibited within the building footprint during construction activities and, since the building’s completion, smoking is not allowed within 25 feet of its footprint. Moreover, Chemonics-Washington’s design includes increased outside air ventilation (which includes overnight purge), increased humidity levels, air filters with a minimum rating of [MERV 11](#), and fresh air intakes located out of the path of common local contaminants. High occupant density spaces such as Teele Auditorium and our training rooms have supplemental air conditioning equipment. Each space is also provided with temperature and carbon dioxide sensing, allowing a balance of energy and ventilation control.

Sustainably sourced materials. We sourced inputs from sustainability-conscious suppliers. For example, [Davis](#), the site construction team, sourced products and materials verified to have been extracted or procured in a responsible manner, and with environmentally, economically, and socially preferable lifecycle impacts. In addition, our workspace furniture vendor, [Teknion/Officeworks](#), commits to full transparency regarding the sourcing of its materials, including the use of sustainable wood, publicly listing all materials used in their products (with the aim of reducing hazardous chemical use) and choosing low-emitting materials for healthier indoor air.

Incorporation of green building elements. The design team prioritized enhanced indoor environmental quality, including air quality management and monitoring, optimized acoustic performance, and quality “line-of-sight” views, which offer staff connection to the outdoors as well as exposure to natural lighting. Chemonics-Washington also includes green spaces in and around the building. For example, banks of lockers between workstations are topped with greenery. In addition, Chemonics-Washington’s roof and terraces incorporate a significant amount of greenery, as well as a small array of solar panels; see Figure 1 below. Finally, Brookfield Properties has incorporated greenery at the street level. Existing trees were

retained around the building to the greatest extent possible, and both shade trees and ornamental trees have been planted around the building's periphery.

Figure 1. (click [here](#) for full-sized image)

This aerial view shows greenery on Chemonics-Washington's roof and three terraces (one on the 10th floor and two on the 3rd floor) as well as on the ground level. These plans resulted in a Green Area Ratio—which measures landscape and site design features to promote greater livability, reduce stormwater runoff, improve air quality, and mitigate urban heat—of 0.435, more than double the required score of 0.20.



Responsible construction practices. Our team procured and used building products that were regionally available, had high recycled content, and were considered low-VOC (volatile organic compounds) as

tested in accordance with standards. Wet-applied products (such as adhesives, sealants, painting and coatings) adhered to VOC content guidelines in accordance with air quality requirements. Solid and composite wood products were prioritized for FSC certification, which ensures that products come from responsibly-managed forests that provide environmental, social, and economic benefits. Additional composite wood and Agrifiber products were required to contain no added urea-formaldehyde.

In addition, during construction, procedures were implemented to minimize the construction-related contaminants in the building. These procedures included activities such as control of moisture and dust, regular cleaning activities, and protection of delivered equipment and material before and after installation and the start of HVAC systems. For example, building material was stored in a weathertight, clean area prior to unpacking for installation. Porous construction materials such as insulation and drywall was protected from moisture, and dust in the construction area was suppressed with wetting agents or sweeping compounds. A flush-out procedure of at least 72 hours supplying a total air volume of 14,000 cubic feet of outdoor air per square foot of gross area was completed before occupancy.

Reduction of waste. During construction, our general contractor prioritized the selection of a waste hauler that had verified construction and demolition recycling rates, as assessed by the Recycling Certification Institute’s Certification of Real Rates (CORR) protocol. Collection and recycling of construction waste was segregated in order to achieve a 50%-75% waste diversion rate with up to four waste streams diverted from the landfill.

Within Chemonics-Washington, we aim to reduce waste by promoting zero use of plastic, providing glass and porcelain dishware, and providing alternatives to single-use plastic water bottles (such as drinking fountains with bottle-filling mechanisms, as shown at right). In instances where these options are not feasible, we provide biodegradable and compost-ready single-use options. In addition, receptacles for separating trash from recyclable and compostable materials are stationed throughout the building. We have also eliminated deskside trash and recycling containers; everyone must take their trash to receptacles in the pantries, workrooms, or other designated areas. Centralizing waste collection increases compliance with recycling and produces less waste overall.



Promotion of diverse transit options. Chemonics-Washington is accessible via multiple forms of [transportation](#). For example, there are multiple WMATA and Circulator bus routes, Capital Bikeshare stations, and Metro lines nearby. In 2021, the neighborhood received [a bike score of 97, a walk score of 94, and a transit score of 71](#). To support cyclists, Chemonics joined [Capital Bikeshare’s corporate membership program](#), and Chemonics-Washington includes a secure bike room for staff use. The building’s parking garage also includes six electric vehicle parking spots for Chemonics’ use.