



Spokane Falls – Business and Social Sciences (sn-w'ey'-mn)

LEED Gold



Project Specifics

Gross square footage:	70,533 sf
Construction cost:	\$16,724,189
Project occupied:	2009
Energy savings:	\$24,456 / 498,095 kWh/yr
Water savings:	\$327/ 480,675 gallons/yr
Added LEED cost:	\$803,399
Incentives:	No incentives
LEED Payback:	24.2 years
Awarded:	2008

Design and Construction Team

Owner's representative:	Dennis Dunham, Spokane Falls
Project manager:	Gloria Miller, DES
Architect:	NAC Architecture
General Contractor:	Kearsley Construction co.

The project is named sn-w'ey'-mn, which is Inland Salish for a "place of commerce," and it will house classrooms, faculty offices and other facilities for the business and social science programs.

NAC|Architecture worked closely with the Community Colleges of Spokane and Spokane Falls Community College to determine the most effective sustainable practices to incorporate in the 70,000 sf sn-w'ey'-mn Building, which houses the Business and Social Science Departments.

Sustainable attributes include:

- 40 percent reduction in water usage.
- 90 percent of regularly occupied spaces have direct line of sight to one or more exterior windows.
- 75 percent of regularly occupied spaces are daylit.
- 95 percent of construction waste was diverted from landfills to recycling centers or utilized in another form on site during construction.
- Glass thermal buffer wall that maximizes daylight harvesting opportunities in the classrooms while at the same time significantly increasing the energy efficiency of the building envelope.
- MDF (Medium-Density Fiberboard), bamboo, linoleum, terrazzo and carpet tiles with recycled backing are primary interior materials.

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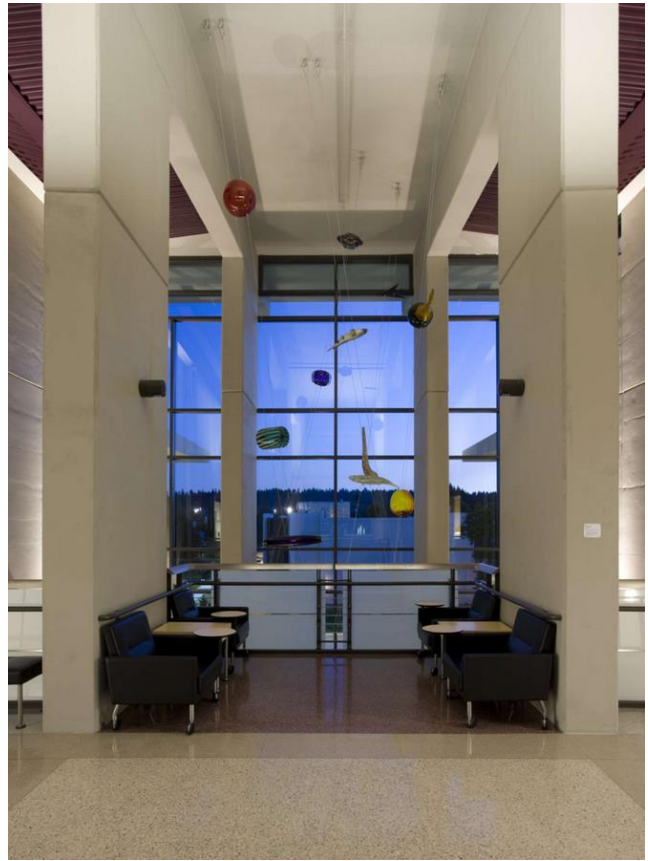
Energy and Atmosphere

Lighting and Heat: The west façade is a rhythm of eight learning lanterns. Each lantern is composed of two stacked classrooms with a floor-to-ceiling thermal buffer wall maximizing the daylight entering the classrooms and creating a visual connection to the campus while also providing an insulating air space to minimize the heat gain and loss through the large expanse of glazing.

The vertical concrete organizational members throughout the exterior are direct connections to the existing campus language, maintaining the continuity of the established rhythm.

A red light/green light system in office corridors indicates whether or not to open windows without interfering with the building mechanical systems.

There is radiant-floor heat in the three-story atrium, double walls of glass on its west side with louvers in between, and installation of bamboo cabinetry, doors and trim assist in saving energy.



Regional Materials

Aggregate in terrazzo floors was quarried from Chewelah. Concrete was manufactured in Spokane Valley. Masonry veneer was manufactured in Mica, Washington.

Innovation in Design

On-Site Renewable Energy: The building is operating on wind-generated power.

Green Cleaning: The College has committed to a LEED-EBOM 2009 IEQc3.6 Green Cleaning/Indoor Pest Management Complaint Housekeeping program.

