The Hauser Center for Nonprofit Organizations at Harvard University is a university-wide center for the study of nonprofit organizations and civil society. The Hauser Center seeks to expand understanding and accelerate critical thinking about the leadership of nonprofit and non-governmental organizations through the key goals of research, education, and practice. The department previously resided in an off-campus building adjacent to the Kennedy School. As the Hauser Center has grown, it has become critical for them to move onto campus where more casual interaction with students can occur.

The Hauser Center moved into the first two levels of Belfer Hall in the fall of 2009. Built in the early 1980s, the building houses both classrooms and offices, and was designed to encourage student and administration interaction. The Hauser Center will continue to encourage this interaction while allowing areas for private interdepartmental interaction.

As part of Harvard University’s sustainability initiatives -- aimed at saving resources and reducing the University’s environmental impact -- Harvard Kennedy School intends the design and implementation of the Hauser Center’s new offices to achieve at least LEED-CI Silver certification.

The Hauser Center believes that the work environment does affect the workers’ health and wellbeing. Because of this the Center looked to the design team for a space well-lit by natural light and products with little to no VOCs. To reduce waste the existing perimeter offices were reused when possible and glazing was added to their fronts to allow light to reach staff members not directly adjacent to the exterior windows.

**PROJECT HIGHLIGHTS**

**LEED® Facts**

Hauser Center
Harvard Kennedy School
2009 Renovation

- **Location**: Cambridge, Massachusetts
- **Rating System**: Commercial Interiors v2.0
- **Certification Achieved**: Silver
- **Total Points Achieved**: 31

- **Sustainable Sites**: 5/7
- **Water Efficiency**: 0/2
- **Energy and Atmosphere**: 5/14
- **Materials and Resources**: 6/14
- **Indoor Environmental Quality**: 10/17
- **Innovation and Design**: 5/5

- 90% of on-site generated construction waste was diverted from landfills.
- 92% of the equipment and appliances are Energy Star® rated
- 61% of the furniture (by material value) was reused.
- 100% Renewable Energy Certificates (RECs) purchased for 100% of the estimated electricity use over 2 years
- 100% of composite wood is free of urea formaldehyde

Hauser Town Hall
Photo: GBS, 2010
**PROJECT OVERVIEW**

1. Ground Floor Furniture Plan

2. First Floor Furniture Plan

**LEED Boundary**

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**PROJECT TEAM**

<table>
<thead>
<tr>
<th>Role</th>
<th>Company/Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
<td>Harvard Kennedy School</td>
</tr>
<tr>
<td>Project Manager</td>
<td>CSL Consulting</td>
</tr>
<tr>
<td>Architect</td>
<td>Baker Design Group</td>
</tr>
<tr>
<td>Construction Manager</td>
<td>Wise Construction Corporation</td>
</tr>
<tr>
<td>HVAC Engineer</td>
<td>BLW Engineers, Inc.</td>
</tr>
<tr>
<td>Commissioning Authority</td>
<td>Michael Williams</td>
</tr>
<tr>
<td>Sustainability Consultant</td>
<td>Harvard University Green Building Services</td>
</tr>
</tbody>
</table>
To encourage alternatives to driving, all occupants of the Hauser Center, as well as Belfer Hall, has access to Harvard’s CommuterChoice Program, which provides incentives, such as discounts, for all modes of alternative transportation as well as carpooling and fuel efficient vehicles. The Program is promoted through informational kiosks in building common areas and an extensive website. (www.commuterchoice.harvard.edu)

The building is located within walking distance to the Harvard Square MBTA stop, several bus lines, and the Harvard University Shuttle.

Belfer Hall provides bicycle racks with storage for 54 bicycles, while only 13 are required by LEED standards. The nearby Malkin Athletics Center gives occupants access to showers and locker rooms.

Belfer Hall is located within 1/2 mile of several basic services. This allows occupants of the Hauser Center to walk and easily access these amenities, which include restaurants, banks, churches, and daycares.

<table>
<thead>
<tr>
<th># on Map</th>
<th>Service Type</th>
<th>Service Name</th>
<th>Cambridge MA Street Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Bank</td>
<td>Citizens Bank</td>
<td>6 JFK Street</td>
</tr>
<tr>
<td>2</td>
<td>Place of Worship</td>
<td>St. John’s Methodist Church</td>
<td>80 Mount Auburn Street</td>
</tr>
<tr>
<td>3</td>
<td>Convenience / Grocery</td>
<td>Seven Eleven</td>
<td>40 JFK Street</td>
</tr>
<tr>
<td>4</td>
<td>Day Care</td>
<td>Radcliffe Child Care Center</td>
<td>10 Dewolf Street</td>
</tr>
<tr>
<td>5</td>
<td>Cleaners</td>
<td>Harvard Square Cleaners</td>
<td>22 Eliot Street</td>
</tr>
<tr>
<td>6</td>
<td>Medical</td>
<td>University Health Services</td>
<td>75 Mount Auburn Street</td>
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<tr>
<td>7</td>
<td>Pharmacy</td>
<td>CVS Pharmacy</td>
<td>1426 Massachusetts Ave</td>
</tr>
<tr>
<td>8</td>
<td>Post Office</td>
<td>Post Office</td>
<td>125 Mount Auburn Street</td>
</tr>
<tr>
<td>9</td>
<td>Restaurant</td>
<td>B. Good</td>
<td>24 Dunster Street</td>
</tr>
<tr>
<td>10</td>
<td>Restaurant</td>
<td>Finale</td>
<td>30 Dunster Street</td>
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</table>
ENERGY EFFICIENCY

The Harvard Kennedy School (HKS) has committed, along with Harvard University as a whole, to reduce greenhouse gas emissions 30% below 2006 levels by 2016, inclusive of growth. Therefore energy efficiency was a main goal of this renovation project.

MECHANICAL SYSTEMS

Demand Control Ventilation: Fresh air delivered to spaces will be controlled by CO₂ sensors that reduce the flow of air during periods where CO₂ levels are low. This will save on energy required to condition the fresh air supply during periods of low occupancy.

Direct Digital Controls: Digital controls tie into a building automation system (BAS) that allows for enhanced monitoring and operational control.

Efficient Control Zones: Every solar exposure within the facility has its own temperature control system to ensure spaces with differing heating and cooling loads are not over or under conditioned.

Variable Speed Drives: Fans supplying conditioned air are connected to variable speed drives to ensure that air is not oversupplied to occupied spaces.

ELECTRICAL SYSTEMS

Plug Loads: Energy Star equipment was selected for all equipment in the space, which includes computers, printers, displays, and a copier.

Occupancy Sensors: Lighting in all rooms are tied to occupancy sensors.

Occupancy Sensor
Photo: Harvard Green Building Services, 2011

Interior glazing allows daylight into interior spaces
Photo: Harvard Green Building Services, 2011

Please print this project profile only if necessary. If printing is required, please print double sided and recycle when finished. Thank you!
Indoor environmental quality

HKS is committed to providing a healthy indoor environment for all occupants. The project team was careful to maintain healthy indoor air quality during construction and to also ensure the space is designed to promote healthy indoor air quality during occupancy.

Indoor Air Quality During Construction: The building maintained occupancy throughout construction. Thus, a comprehensive indoor air quality management plan was implemented during construction to maintain healthy indoor air quality. All grills and vents were sealed and a HEPA Filtration unit maintained negative pressure to keep any construction debris from migrating into occupied spaces.

Thermal Comfort Survey: Occupants will be surveyed about their thermal comfort once per season. The Operations team will adjust the heating or cooling in the project space as needed.

Daylight and Views: Over 80% of the regularly occupied spaces in this facility meet LEED’s definition for daylit space.

Only Materials with Low or No VOC Content were used in the Hauser Center project. Volatile Organic Compounds (VOCs) are chemical compounds and known carcinogens found in many construction materials that are considered detrimental to indoor air quality. Reducing the use of VOCs whenever possible improves indoor air quality and consequently occupant health and productivity.

- Composite Wood and Laminate Adhesives used in the renovation do not have any added Urea Formaldehyde
- Carpet System JJ Invision - Runway and Masland - Alluvion and Vibrants Jazzed carpets (CRI Green Label Plus) with VOC compliant adhesives from JJ Invision and Masland.
- Adhesives and Sealants and Paints and Coatings See chart below:

<table>
<thead>
<tr>
<th>Product Category</th>
<th>Product &amp; Manufacturer</th>
<th>VOC Content (g/l)</th>
<th>VOC Limit (g/l)</th>
<th>Standard</th>
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</thead>
<tbody>
<tr>
<td>Paints &amp; Coatings</td>
<td>Sherman Williams Harmony Latex Primer</td>
<td>0</td>
<td>50</td>
<td>Green Seal GS-11</td>
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<td></td>
<td>Sherman Williams Harmony Latex Eggshell Topcoat</td>
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<td>Green Seal GS-11</td>
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<tr>
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<td>Sherman Williams Harmony Latex Flat Topcoat</td>
<td>0</td>
<td>50</td>
<td>Green Seal GS-11</td>
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<td>Adhesives &amp; Sealants</td>
<td>Titebond Acoustical Sound Sealant</td>
<td>42.2</td>
<td>250</td>
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<td></td>
<td>Mapei Ultrabond ECO 575</td>
<td>0</td>
<td>50</td>
<td>SCAQMD Rule #1168</td>
</tr>
</tbody>
</table>

Daylit conference room
Photo: Harvard Green Building Services, 2011

Daylit offices with interior glazing
Photo: Harvard Green Building Services, 2011
Selecting environmentally preferable materials and minimizing the amount of construction waste sent to landfill was important to the project. The project was able to use a large percentage of salvaged construction materials and furniture. For the additional materials purchased, the project gave preference to low-emitting materials with recycled content and local manufacturing.

**48%** of the existing interior finishes (by area) were salvaged and reused.

**90%** of the on-site generated construction waste was diverted from the landfill.

**13%** of the total value of materials used in the project consisted of doors, blinds, hardware and electronics that were salvaged from other buildings.

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**ADDITIO NAL RESOURCES**

- The Hauser Center for Nonprofit Organizations: [http://www.hks.harvard.edu/hauser/](http://www.hks.harvard.edu/hauser/)
- Harvard Green Building Services: [http://green.harvard.edu/green-building-services](http://green.harvard.edu/green-building-services)
- Harvard Green Building Resource: [http://green.harvard.edu/theresource](http://green.harvard.edu/theresource)
- Follow Green Building Services: [@Harvard_GBS](https://twitter.com/Harvard_GBS) | [Facebook](https://www.facebook.com/)

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Salvaged and reused table and chairs
Photo: Harvard Green Building Services, 2011