

2008 FEY Nominee: Neal J. Angrisano, AIA



Title: Deputy Director of Facilities Management for Johnson County, Kansas
Years of experience in the facility management profession: 10 years in facility management, 10 years in traditional architectural practice.
Company Name: Johnson County
City: Olathe
State: Kansas
Zip/Postal Code: 66061
Type of Facility(ies): Government Office Building
Type of Project: New Construction (Gold LEED Certified)
Number of employees in company: 300
Budget (total budget, dollars per square foot, etc.): \$30 Million total project cost.
Total square feet directly involved in the project: 136,000.
Start Date: October 2004 (for both design and construction)
Completion Date: February 2006

The Project

The award-winning Johnson County Sunset Drive Office Building in Olathe, Kansas not only enhances the community through its aesthetic design, but serves as an outstanding blueprint for environmental stewardship in design and construction. Only the second building in the state of Kansas to receive a LEED Gold Certification from the USGBC, the Sunset Drive facility was designed to be very efficient to own and operate, with county and taxpayer savings estimated to be more than half a million dollars per year. Additionally, along with the utility and other operating savings, a major cost savings is the existing lease costs that were eliminated for three of the county departments that now occupy the building. This savings is almost \$650,000 per year.

About Neal Angrisano

Neal Angrisano is an experienced and knowledgeable facility manager who is committed to not only bettering the environment, but also the citizens and community of Johnson County. Additionally, he is an established speaker who enjoys sharing his knowledge and experience with others. He is creative, innovative and a great champion for sustainable facility management.

1. How was the nominee innovative in his/her approach to the project? How did the nominee use innovative thinking to overcome any challenges faced during the project?

Neal Angrisano has taken a leadership role with his organization to make sustainable capital development an emphasis and priority. This approach required a focused and sustained effort of education with senior county management, elected county officials, the press and the general public. The first step involved the commissioning of a "County Guide to Sustainability" to outline the philosophic and strategic approach for future capital investment.

With the completion of this document in 2004, the process of working with the organization to create the first highly sustainable building project began. The initial steps revolved around a significant education effort to demonstrate that, in addition to issues of social responsibility, building green had significant financial benefits when a building project is considered holistically. Angrisano played a significant role in furthering this education process.

The result was completion of the county's first highly sustainable major capital project, the \$30 million, 136,000 square foot Sunset Drive Office Building. This facility was certified at the LEED Gold level by the United States Green Building Council in 2004 becoming only the second building in the state of Kansas to achieve such a high certification level. Over \$100 million of new capital development is in design or construction currently for the county following a similar strategic green approach.

2. How did the nominee address the long-term needs and goals of organization through his/her work on this project (include examples)?

Angrisano demonstrated through focused education that sustainable design and construction clearly fulfilled many on the organization's Mission and Objectives.

MISSION OF THE BOARD

?The Board of County Commissioners is the legislative and policy-determining body of Johnson County Government. Their mission:

- 1. To be responsible stewards of taxpayers' money.*

2. *To provide the best possible mandatory and discretionary services.*
3. *To build a "Community of Choice" – a place where people want to live and work.*
4. *To advance a positive environment that empowers employee innovation and productivity.*

Angrisano demonstrated that environmental stewardship furthered and reinforced many of the ideals outlined in the organization's mission and goals. These include promoting a healthy environment for the county's building users and staff. Taking that message even further, an aggressive public relations and education campaign demonstrated the benefits of this type of approach to development. The organization has clearly established itself in the Kansas City metro area and in the State of Kansas as leaders in this issue furthering the mission of public leadership. Perhaps most significant, the organization was educated on and has seen, through the economic and performance of the building, that green development is an effective and efficient use of tax dollars. County leaders have become vocal advocates of this type of responsible capital development in the community and beyond.

There have been more than 300 tours and educational presentations given on the county's approach to environmental stewardship and the Sunset Drive building. The majority of these have been presented by Angrisano. Public and private entities have come from all over the country to see the building and learn about the county's sustainability efforts. These include city and county governments from the area and region plus one from the east coast along with national private corporations such as Applebee's International and Embarq. The Sunset building has also been visited by Governor Kathleen Sebelius and Congressman Dennis Moore. Angrisano has presented at numerous regional and national industry conferences including the TFM Show in Chicago, the National Design Build Institute of America conference in Las Vegas and Greening the Heartland in Chicago. He has also authored several papers and articles such as the one that appeared in DBIA Dateline in 2007.

3. How did the nominee's involvement improve operations, efficiency, and the bottom line?

The financial benefits of the new building, as well as several others soon to be completed, include a significant reduction in utility costs. The Sunset Drive Office Building, in its first year of operations, used 43% less electricity and gas per square foot as compared to another similar county building completed in the early 1990's. By engineering calculations, this equates to a 50-60% reduction from a code minimum building. Beyond the immediate financial payback of reduced utility costs, the new building will realize operational savings over time due to its low maintenance and high quality, long life finishes and systems.

The biggest financial payback of all from this and future county buildings may be from the benefits provided to people from this type of environmentally sensitive approach to capital investment. There have been a significant number of employees that have reported significant health benefits from working in the new building including allergy and hay fever symptom reduction due to the high indoor air quality. There has also been an individual with seasonal affective disorder that has seen a marked improvement in her health due to the abundance of natural light brought deeply into the building. Angrisano is leading an effort with the University of Kansas School of Architecture to facilitate several doctoral research initiatives to attempt to define and quantify the beneficial effects that the building is having on its occupants. The testimonial below sums up the opinions of many of the building staff:

As part of a department whose mission is to protect the environment, I am proud that Johnson County Government has assumed a leadership role in promoting sustainable building design. As a member of one of the departments privileged to work in the new Sunset building, I already see a positive impact on my employees and the citizens who visit the building. Natural lighting, wise use of natural and recycled materials and large inviting spaces have improved attitudes about coming to work and are promoting more interaction among staff, leading to new partnerships and collaboration."

Cindy Kemper, Director, Johnson County Environmental Department

4. What kind of human improvements did the nominee achieve during this project? Productivity? Increased customer satisfaction? Outstanding safety results?

As mentioned in the previous response, there have been a significant number of employees that have reported significant health benefits from working in the new building including allergy and hay fever symptom reduction due to the high indoor air quality. There has also been an individual with seasonal affective disorder that has seen a marked improvement in her health due to the abundance of natural light brought deeply into the building. Angrisano is leading an effort with the University of Kansas School of Architecture to facilitate several doctoral research initiatives to attempt to define and quantify the beneficial effects that the building is having on its occupants.

Also, recognition follows:

2005 Achievement Award – "Making the Design-Build Process work for County Government" National Association of Counties
2005 Public Technology Institute Award

2006 Excellence Award, Design-Build Institute of America
2006 Merit Award for Excellence in Architecture, Kansas Chapter of the AIA
2006 Excellence Award, Mid-America Chapter of the Design-Build Institute of America
2006 Award for Merit, Kansas City AIA Committee on the Environment
2007 KC Business Journal Capstone Award
2007 Construction Specifications Institute (CSI) Environmental Stewardship Award
2007 Achievement Award – “Setting a New Standard for Public Capital Investment”
National Association of Counties
2007 EPA Blue Skyways Partnership Award
2007 Bridging the Gap Environmental Excellence award for Business
2007 Governor’s Energy Efficiency Recognition

5. What efforts did the nominee make to incorporate sustainable design practices?

- Project LEED Certified at the Gold level in 2006
- LEED Certification for Existing Buildings (LEED-EB) being pursued
- Electricity cost for 2006: \$0.62 / square foot (1,475,200 kwh usage)
- Natural gas cost for April 2006-April 2007: \$0.10 / square foot (24,813 ccf)

Angrisano, a registered architect and deputy director of facilities for the County, continues to lead the sustainability efforts on all new and renovated county buildings. Another new facility, the County Communications Center, a highly mission-critical and storm hardened facility, is slated to achieve LEED Silver certification upon its completion in 2008. This facility will provide an outstanding and environmentally sensitive work environment for staff in the sensitive and stressful 911 call center and dispatch operations.