

# CHARLES ROSE ARCHITECTS INC

PROJECTdata

## NET-ZERO ENERGY BUILDING

### Federal Offices, General Services Administration

Portsmouth, New Hampshire USA

---

**Commissioned by:** General Services Administration, Design Excellence Program

**Scope:** 60,000 SF secure two-story offices for federal employees; also open to serve the public (Social Security Administration and I.R.S. offices); many sustainable features, including chilled beam H.V.A.C. system; daylight dimming system; solar hot water system; 48 geothermal wells and photovoltaic array; designed to achieve net-zero energy consumption. Construction start: July 2012.

The federal building at Pease is one of two commissions Charles Rose Architects received from the GSA's Design Excellence Program, which selects leading architects to design creative and contemporary works of public architecture. The new office building will occupy an 11.6-acre parcel on the former Pease Air Force Base, and its energy-saving strategies will give it a unique profile among federal buildings. It is expected to earn a LEED Platinum rating and will be capable of generating on site the energy that it uses. Like our other commission under the Design Excellence Program—a port of entry on the U.S. Mexico border—the federal office design seeks to balance competing needs for security and openness.

**Materials:** Cement board; aluminum curtain wall; perforated metal solar heating collectors; exposed concrete foundation; stained concrete floors; carpet tile; acoustical tile ceilings; ceramic tile. We are specifying items with a high recycled content for LEED points.

**Completed:** Est. 2013

**Cost:** Est. \$16,358,269

---

**“...In the architecture for the office of the future, everything is mutable. Nothing is fixed, not even the exterior skin of the office building, which changes with the weather....”**

Bruce Nussbaum, “Offices that Spark Creativity,” *BusinessWeek*, 2000



CHARLES ROSE ARCHITECTS INC



CHARLES ROSE ARCHITECTS INC





CHARLES ROSE ARCHITECTS INC



CHARLES ROSE ARCHITECTS INC



CHARLES ROSE ARCHITECTS INC





CHARLES ROSE ARCHITECTS INC