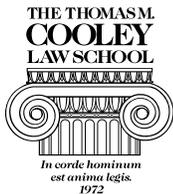




## Thomas M. Cooley Law School Tampa Bay Campus

### LOCATION

9445 Camden Field Parkway  
Riverview, Florida



An excellent example of adaptive reuse, the Thomas M. Cooley Law School Tampa Bay campus continues the Cooley tradition of *Practical Environmental Stewardship*.

The green features of the building, the innovative inclusion of the building's original features, and the environmentally sound management practices of the building, all allow students and faculty at the campus to work in a uniquely green space.

Cooley Law School has already demonstrated its institutional commitment to environmental

responsibility and green buildings through its eight other SERF certified spaces throughout Michigan. The campuses in Grand Rapids, Ann Arbor, and Auburn Hills are all certified, and in Lansing, the Thomas E. Brennan Law Library, the Cooley Law School Stadium, the Cooley Temple Conference Center, and the Center for Research and Study

(housed in the Thomas E. Brennan Law Library) have all achieved remarkable levels of stewardship.

Happily, Cooley Law School Stadium - home of Toronto Blue Jays' affiliate, the Lansing Lugnuts - is also a SERF-certified structure by its owner, the city of Lansing Entertainment & Public Facilities Authority (LEPFA).

# “The greenest building is the one that is already built.”

CARL ELEFANTE

Cooley's Tampa Bay campus continues this impressive legacy.

The facility itself is a 132,000-square-foot-space, with 24 classrooms, including four distance-learning classrooms, a computer lab, a trial courtroom, and an appellate level courtroom. All the systems in the facility are wireless, and the library – a 25,600-square-foot space – features compact and movable shelving to allow for greater storage space and flexibility for the campus.

Adaptive reuse is a key element of the Tampa Bay campus, as the building was originally designed and utilized as a truck cross-dock facility. Adaptive Reuse is defined

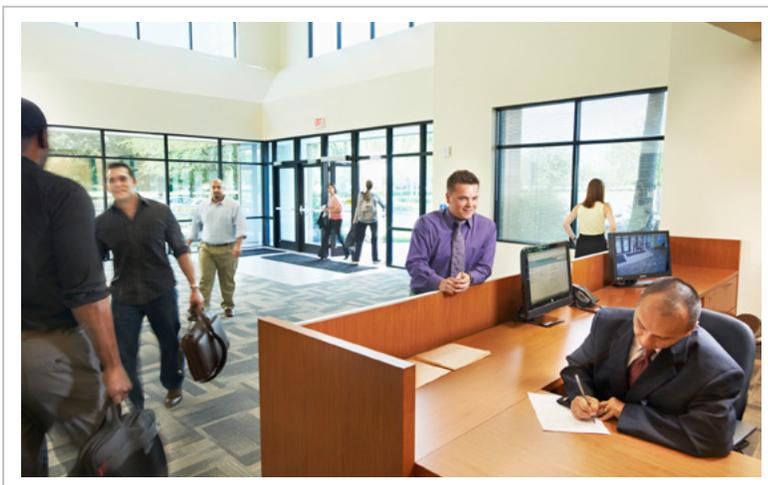
as the process of reusing an old building for a purpose other than which it was built or designed for. As a practice which Cooley has applied to its entire physical plant nationwide, it is harmonious with architect Carl Elefante's maxim that the greenest building is the one that is already built.

The office areas were all preserved and renovated, and the cross-dock spaces were replaced with hurricane strength windows. The building was also anchored into the bedrock under the facility to further protect against hurricane damage.

A local company completed all the renovations throughout the building, using all local materials, such as paint,

carpeting, furniture, and fixtures. All these features of the building are also low-VOC, with smart control systems operating throughout the building. As an educational facility, more air exchange is required in the classrooms – a need that is met by the smart control system – maximizing efficiency and operations only in rooms that are being used.

The fixtures and restrooms are all highly efficient, with low-flow toilets and automatic sinks throughout the campus. With these systems in place, as well as with new efficient windows, the thermal envelope of the building loses very little energy to the outside, maximizing



effectiveness while minimizing energy costs to the building.

The most recent addition to the facility is a white roof membrane. Through this, the facility has greatly reduced its heat island effect. Up to 80 percent of the heat from sunlight is reflected off of the building, reducing how much heat is absorbed into the classrooms and also how much heat is then emitted back to the surrounding area at night.

All rainwater from the facility is retained on site and collected in a retention pond. This allows for green areas surrounding the campus, enhancing the positive environmental impact.



Maintenance for the campus is all done through the green cleaning practices, and materials from a local company, further demonstrating Cooley Law School's serious emphasis on the environment.

The Thomas M. Cooley Law School Tampa Bay campus exemplifies the institution's dedication and accountability that Cooley has chosen

to make a part of its legacy. Through the adaptive reuse of an existing structure, the energy-conserving operations of the smart-control systems, the high efficiency of the building's renovations, and the white roof and retention pond, the Tampa Bay campus is a stunning example of Practical Environmental Stewardship.





## SERF PROFESSIONAL (SP) FOR THIS CERTIFICATION



### **Randy Smith, SP**

**KCI Technologies, Inc.**  
Senior Client Services Manager

Randy is based in the Tampa office of KCI Technologies. He specializes in facilitating property development, assessment, and remediation by coordinating complex environmental due diligence and groundwater investigations. He has served clients in 25 states since 1991.

Randy received a bachelor's degree in geology from Michigan Technological University and a graduate certificate in Hazardous Waste Management from Wayne State University.

He is a member of the *International Council of Shopping Centers, Urban Land Institute, Real Estate Investment Council, and Tampa Bay Association of Environmental Professionals.*

Learn more about Randy and SPs in your area—and how SPs act as third-party verifiers of SERF certification—at [SERFgreen.org/sp](http://SERFgreen.org/sp).

## ADVANTAGES OF SERF CERTIFICATION

- › Simple, straightforward and accessible criteria
- › Significantly lower cost compared to other certifications
- › Flexibility to adapt to your location and pre-existing conditions
- › Sustainability marketing partnership promoting your green building
- › Use of your certification fees to fund SERF Foundation's educational programs and scholars
- › Faster, streamlined process: Initial response to application within 10 business days. Entire certification process complete within 15-20 business days.



Society of Environmentally Responsible Facilities (SERF) was founded in 2010 by real estate industry professionals seeking a more streamlined, affordable and accessible path to green building certification.

SERF promotes private property rights, but holds that with rights come responsibilities — chief among them is for owners and managers to be proper stewards of their property. This

is the basis of SERF's mission of Practical Environmental Stewardship.

SERF's holistic approach to environmental certification yields triple bottom line results: it's good for business, the environment and society at-large. SERF provides resources and forums to promote and share methods to cost-effectively achieve *Practical Environmental Stewardship*™

FOR MORE ABOUT SERF

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