

LEED PROJECT PROFILE



ARCTURIS CORPORATE OFFICE ST. LOUIS, MO

46.99% water use reduction

27.6% reduction in lighting power density below ASHRAE standard

97.3% of seated occupants have views of the outside

LEED® Facts

Arcturis Corporate Office
St. Louis, MO

LEED for Commercial Interiors
Certification awarded September 21, 2009

Silver 31*

Sustainable Sites 4/7

Water Efficiency 2/2

Energy & Atmosphere 4/14

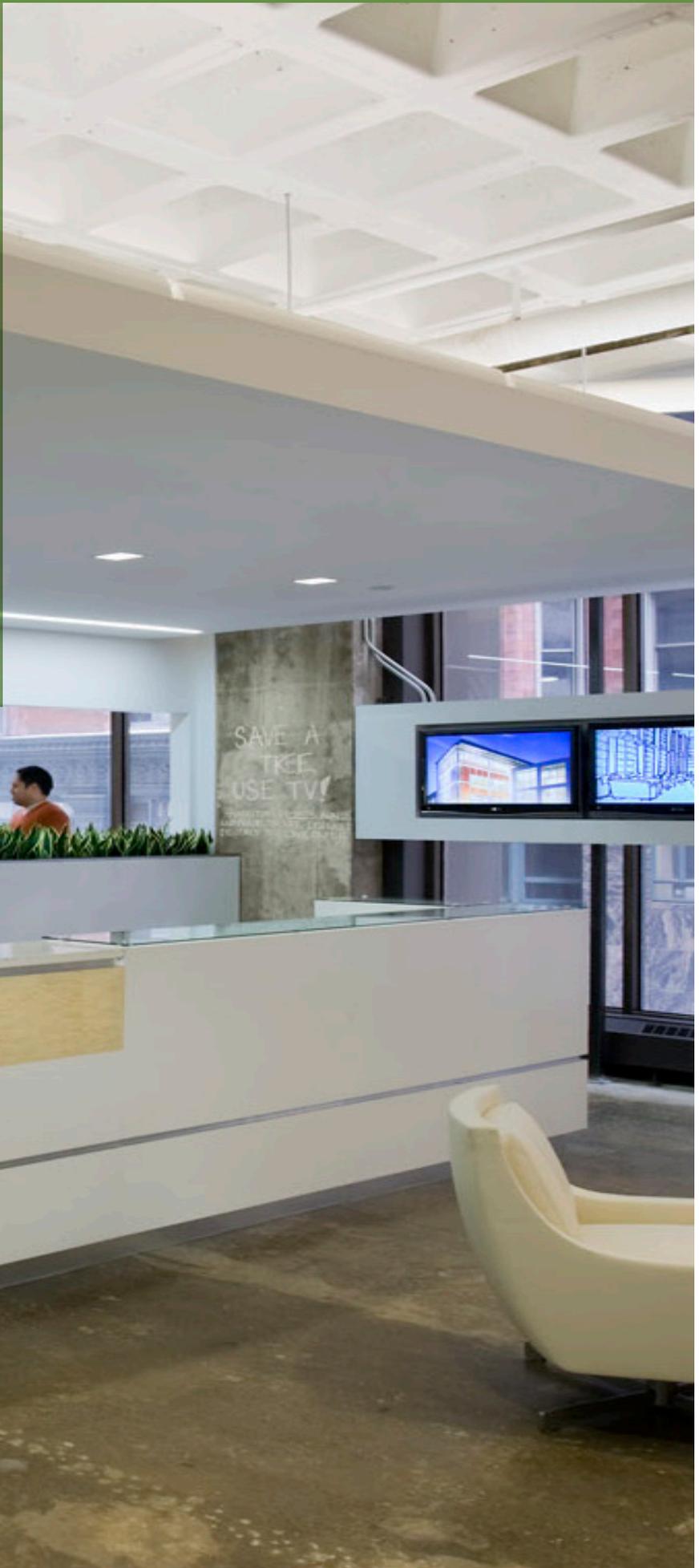
Materials & Resources 8/14

Indoor Environmental Quality 8/17

Innovation & Design 5/5

*Out of a possible 59 points

The information provided is based on that stated in the LEED® project certification submittals. USGBC and Chapters do not warrant or represent the accuracy of this information. Each building's actual performance is based on its unique design, construction, operation, and maintenance. Energy efficiency and sustainable results will vary.



ARCTURIS CORPORATE OFFICE

Showcase for Sustainability

Design Firm Living What They Practice

PROJECT BACKGROUND

In 2007 St. Louis based design firm Arcturis had out grown its existing space at the edge of downtown and decided to move to the heart of the central business district. A staff survey indicated having a sustainable office as a priority. Arcturis' decision to create a sustainable space focused on three goals: Give staff a healthy and safe workplace, be a leader by providing an example of forward-thinking design to clients and community, and reduce the environmental footprint of an existing urban space. The LEED® Commercial Interiors Silver certified space is a great tool for educating and promoting the merits of sustainable design to a variety of visitors and groups.

Since the nature of a design firm's work is collaborative and communication is paramount, an open and transparent office was designed with low height furniture systems and very few private offices. Arcturis designers were sensitive to individual privacy and incorporated 'quiet zones' for any staff needing secluded down time. A flexible space was achieved by incorporating walls designed by local artists that expand and contract rooms as needed. Sustainable furniture systems also facilitate a flexible studio environment. Even bathroom sinks are pieces of custom artwork. The existing full height exterior glazing offers great views of the surrounding downtown area and over 90% of staff have a city view to keep pace with the office's new urban vibe!

STRATEGIES AND RESULTS

LEED certification of Arcturis' Corporate Office was based on a number of green design and construction features that positively impact the project itself and the broader community. These features include:

- Occupancy Sensors in all conference, storage, and restrooms ensure lights are off if the space is unoccupied. A building control system shuts off all other lighting each night
- Daylight Harvesting Sensors dim the first 8 feet of lights adjacent to windows when sunlight enters the space
- Low-flow water fixtures reduce water consumption 46.99% below the baseline fixture performance requirements of the Energy Policy Act of 1992
- Compliance with ASHRAE 90.1-2004 for energy systems and 27% below ASHRAE 90.1-2004 lighting power density
- Purchasing policy requires ENERGY STAR RATING for all new equipment
- "Construction Indoor Air Quality Management Plan" used by the contractor during construction ensured clean air when tenants moved in
- Low VOC materials specified for better indoor air quality
- 53% of construction waste diverted from landfill
- Use of materials with high recycled content and millwork core and doors made from FSC Certified wood
- Specified materials manufactured within 500 miles of St. Louis to reduce transportation impact
- Tenant space located in the Laclede Gas Building which is powered by a Cogeneration power plant in the building (Cogen power is more efficient than traditional methods)

ABOUT ARCTURIS

Arcturis is an interdisciplinary design firm that historically had not focused on sustainability, but in the last three years has put green at the forefront of their values. They have completed a bevy of LEED projects of various certification levels in recent years, have established an internal Green Team that oversees office policies and practices, and put thousands of dollars into staff education and awareness, most recently bringing in a leading Danish Environmental Engineer to educate staff and clients about the largest carbon neutral development in the European Union: the Nordhavnen Development in Copenhagen.

"Arcturis supports sustainability because it is the right thing to do; it's not just optional!"

Patricia Whitaker, IIDA, President



Architect: Arcturis
Commissioning Agent: William Tao & Assoc., Inc
Contractor: Landco Construction
LEED Consultant: Arcturis
Lighting Designer: Arcturis & William Tao & Assoc., Inc
MEP Engineer: William Tao & Assoc., Inc
Project Size: 27,674 sq. ft.
Cost Per Square Foot: \$77.34/sq. ft.

Photographs Courtesy of: Debbie Franke

About USGBC-St. Louis Regional Chapter

USGBC is the nation's foremost coalition of leaders from across the building industry. St. Louis Regional Chapter members represent all segments of the building industry and work together to promote buildings that are environmentally responsible, profitable and healthy places to live and work.



**ST. LOUIS
REGIONAL
CHAPTER**

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