

LEED PROJECT PROFILE



**WILLIAM A. KERR
FOUNDATON OFFICE**
St. Louis, Missouri

50% of construction materials locally
sourced

20% of energy requirements
generated from solar and wind power

80% of construction waste diverted
from landfills

LEED® Facts

William A Kerr Foundation Office
St. Louis, MO

LEED for New Construction Version 2.1
Certification awarded July 25, 2007

Platinum 58*

Sustainable Sites 12/14

Water Efficiency 4/5

Energy & Atmosphere 15/17

Materials & Resources 9/13

Indoor Environmental Quality 13/15

Innovation & Design 5/5

**Out of a possible [69] 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.

WILLIAM A. KERR FOUNDATION OFFICE

Urban Pioneer Sees Potential in Late 1800's Building

Platinum project sprouts and changes the face of the St. Louis Riverfront

PROJECT BACKGROUND

The William A. Kerr Foundation transformed a historically significant building in a blighted area of downtown St. Louis, Missouri into an educational showplace for sustainable strategies. In so doing, the award-winning 21 O'Fallon St. project was the first building within the City of St. Louis to attain the highest Leadership in Energy and Environmental Design (LEED) rating of Platinum.

The late 1800's-era building was originally constructed as a bathhouse, due to its location atop a natural mineral spring, and the building was in desperate need of repair. It had most recently functioned as a warehouse and a paint shop prior to its purchase by William A. Kerr Foundation trustee, Dr. John Sweet, to be used for the foundations' offices and public educational activities. The trustees of the William A. Kerr foundation made a commitment to both the environment, through sustainable design and construction, and to the community by creating an office space setting that also serves as a learning center to teach the community how to incorporate sustainability into buildings and their daily lives. The Foundation is located just North of Downtown St. Louis along the Riverfront.

STRATEGIES AND RESULTS

The building's project team saw as many possibilities as the trustees, which led to the start of a truly integrated design approach. The entire team worked together from the onset to give new life to this building. Every member believed in the project and had a strong desire to find the full potential of this small building with an interesting past. Instead of struggling for ways to capture or keep a LEED point, the team used innovative strategies that added points to the scorecard at little or no additional cost to construction.

The building site was strategically selected to not only incorporate the renovation of an existing building but also because of its close proximity to the "trail head" of the North Riverfront Trail. Use of this trail which is connected to the Great Rivers Greenway trail system is a main focus of the building.

The building contains office, meeting, educational, and storage spaces, as well as unfinished "future" space, a kitchen for events, and a garden roof terrace. Notable design strategies on the inside include recycled wood joists, recycled kitchen cabinetry, relocated steel columns and beams, many operable and stationary windows and skylights, and amenities to support the bike trail. A raised plenum office floor is complemented by various floorcoverings such as bamboo, cork and Marmoleum. Behind the scenes are low-flow plumbing fixtures, a tankless hot water heater and energy demand based system, and energy efficient HVAC and lighting systems. In addition to Brownfield remediation, bioswales and rain barrels, the exterior boasts a green roof system, solar photovoltaics and a wind turbine. Educational signage is incorporated throughout the building to teach guests about the sustainable materials and techniques used within the structure. The building continues to support sustainability in its day-to-day operations through an ongoing recycling program, use of biodegradable and recycled paper products, and implementation of a green cleaning plan."

The project was successful in recycling, material reuse, and using local materials. Waste wood was reused and workers were allowed to take home any scraps for personal use. The Foundation supported the local Habitat for Humanity's ReStore through the purchase of cabinets. Over 50% of construction materials were from local sources.

ABOUT WILLIAM A. KERR FOUNDATION

As stated in the Foundation's Mission, "The William A. Kerr Foundation is dedicated to funding and helping groups committed to projects designed to improve education, enrich the environment, and promote health and accessibility." It is a private family foundation established in May 1998. The Foundation is managed by John H.K. Sweet and William R. Sweet, co-trustees, in St. Louis, Missouri and Walnut Creek, California.

The Foundation is dedicated to its grantor William Ashton Kerr (1907-1997). William A Kerr was an accomplished CPA, investor, and world traveler. He enjoyed the beauty of nature and the people and cultures he encountered during his travels. He lived a self-sufficient and independent life helping others. The Foundation exemplifies Mr. Kerr's ideals in its outreach to the community.

"Everyone should be so lucky as to be able to work or hang-out in a building like this."

John Sweet,
Trustee, William A. Kerr
Foundation.



Architect: TMA Architects LLC
Commissioning Agent: Solutions MEP
Contractor: Trumpet LLC.
Landscape Architect: Acorn Landscapes
LEED Consultant: Vertegy
Lighting Designer: Solutions AEC
MEP Engineer: Solutions AEC
Owner: William A. Kerr Foundation
Consulting Engineer: McGinnis & Associates
Renewable Energy Design/Build Contractor: The Energy Savings Store
Green Roof Design/Build Contractor: Green Roof Blocks

Photographs Courtesy of: Tim Montgomery

About USGBC-Missouri Gateway Chapter

USGBC is the nation's foremost coalition of leaders from across the building industry. Missouri Gateway 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.



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