



KORTE CORPORATE HEADQUARTERS ST. LOUIS, MO

100% Green Power offset

85% Energy Star rated appliances

43% water use reduction

LEED® Facts

**Korte Corporate Headquarters
St. Louis, MO**

LEED Commercial Interiors v2.0
Certification awarded Nov. 18, 2010

Silver 28*

Sustainable Sites 3/7

Water Efficiency 2/2

Energy & Atmosphere 4/14

Materials & Resources 5/14

Indoor Environmental Quality 11/17

Innovation & Design 3/5

* 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.

KORTE CORPORATE HEADQUARTERS

Dedication to Sustainable Design

A Synthesis of Sensible and Meticulous Techniques

PROJECT BACKGROUND

The new corporate office for the Korte Company is located in midtown Saint Louis near the historic neighborhoods of Dogtown and The Hill. The site itself was once the location of the Saint Louis Blues hockey arena known as the Checker Dome and prior to that, the Highlands Amusement Park. The design of the building in which the office is located pays homage to the site's history with its curvilinear façade mimicking a rollercoaster. The offices are located south of Forest Park, the largest urban park in America and immediately west of the Saint Louis Science Center, Forest Park Community College, Saint Louis University High and Barnes Jewish Hospital complex. The urban office park setting is perfect for employees who live nearby and offers a myriad of opportunities for relaxation, exercise, shopping and entertainment near the office. The building is served by Metro transit bus lines. The Metro Link, Saint Louis' light rail system, has 2 stops approximately 1 mile from the office, allowing employees the opportunity to use public transportation when accessing the urban core of Saint Louis for lunch and sporting events as well as daily commuting alternatives. These amenities, plus the ease of access from two major highways led the Korte Company to choose this location.

STRATEGIES AND RESULTS

Designing and constructing the new office space in accordance with the USGBC's LEED for Commercial Interiors was an easy decision, championed by the CEO, Todd Korte, and Senior Vice President, Dennis Araujo. The space is intended to showcase The Korte Company's capability in designing and constructing green buildings and interiors. The majority of the space is an open office along the continuous, north facing, curvilinear curtain wall, with views of Forest Park and the Central West End neighborhoods. The ample northern light provides excellent daylight without glare for the staff. The suspended linear indirect light fixtures are equipped with photo-sensors that automatically adjust artificial light levels depending on conditions outside. Almost all private offices have been located in the interior of the space with full height butt glazing and sliding doors to allow maximum light penetration into the offices from the exterior. The few offices that are located on the east and west end of the building have adjustable blinds to control glare and solar gain. Support spaces such as the copy/ print room, server room and storage area are located internally.

The interior finishes were selected based on several criteria: recycled content; rapidly renewable material content; durability; indoor air quality contribution and appearance. The "high tech" look and cool feel of the metallic paints, clear butt glazed offices and furniture systems is offset and complimented by the use of bamboo feature walls in the server and conference rooms and bamboo soffits in the open office area. The casework in the support areas of the office uses exposed agri-fiber panels and all cabinetry in the front of the office, as well as the doors, use wheat board cores and bamboo veneers. The furniture systems and seating provide ergonomic work places that do not adversely affect the indoor air quality of the office and are a major design element throughout the office.

The Korte Company's new corporate office is a synthesis of sensible, sustainable design, and meticulous construction techniques and detailing that well communicates our dedication to sustainable design and construction practices to our clients for decades to come.

ABOUT KORTE

The Korte Company, founded in 1958, specializes in design-build, construction management and construction services, and is headquartered in St. Louis, Missouri with offices in Highland, Illinois and Las Vegas, Nevada. The Korte Company is a fully integrated Design-Build general contractor with in-house design, estimating, project management and construction services. The firm's project expertise includes the design and construction of medical office buildings, warehouse/distribution centers, religious facilities, commercial buildings, schools, recreation centers, office complexes, as well as a variety of projects for federal, state and local government agencies. The Korte Company manages, on average, an excess of \$330 million in annual construction volume.

"Our mission was to create a work-space that embraced sustainability while providing an aesthetically pleasing work environment for our clients and associates. The use of natural daylight within the office was an integral part of that strategy and was incorporated throughout, accentuating a level of harmony between the interior spaces. I can say that we are very happy residents in our new space."

Todd J. Korte, President & CEO,
The Korte Company



Architect: The Korte Company
Contractor: The Korte Company
Developer: Balke-Brown Associates
Electrical Engineer: Kaemmerlen Electric
Interior Designer: The Korte Company
LEED/Sustainability Consultant: Korte Company
Mechanical Engineer: Charles E. Jarrell Mechanical Contractors
Owner: Balke-Brown Associates
Plumbing Engineer: Charles E. Jarrell Mechanical Contractors
Project Size: 11,300 sq. ft.
Total Project Cost: \$1.3 million

Photos courtesy of: The Korte Company

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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314-577-0854