WEXFORD S&T...

• Wexford Science & Technology life science clients occupy 13.1 MSF
• Baltimore-based Wexford serves 7 core markets – Baltimore, Boston, New York, Pennsylvania, San Francisco, San Diego, Seattle
• Expanding into the St Louis region...
• Focus on Knowledge Communities and Adaptive Re-Use
a VISION for MIDTOWN

CORTEX: A vibrant mixed use innovation hub bridging between the BJC-WU medical complex and SLU...
a VISION for MIDTOWN
the CHALLENGE

- Convert a vacant factory / warehouse into a high performance multi-tenant lab & office building
- Respect but modernize the 1947 building used by Western Electric to assemble rotary hand set telephones
the CHALLENGE

15’ FF concrete structure

Art Deco details

Service yard

Light monitors
the CHALLENGE

Rail freight dock area
Delivering daylight was a key driver and challenge given the building geometry and deep floor plate (250’ x 225’).
A series of light wells deliver daylight to the heart of the building, and... an exterior courtyard carved out of the 1-storey area serves the L1 tenants.
• The rhythm of light wells strengthens the central concourse space as a living room for the building
• Functions as front door entry experience and common collaboration area for tenants
An exterior courtyard was carved out of the 1-storey portion of the building to serve the L1 tenants
The primary entry sequence was altered from the original location at the North to a new lobby entry facing West.
• Revised entry location faces West to engage the CORTEX Commons

• @4240 participated in both state and federal historic tax credit programs. Without tax incentives, the project would likely not have advanced.

• Minimal alterations to the façade may be permitted with renovation projects receiving historic preservation tax credits.

• Entry is marked with a new canopy element designed to float in front of the historic façade.
TENANTS:
Washington University in St. Louis
Boeing
Cambridge Innovation Center
Husch Blackwell
AB Mauri
LEED-CS STRATEGY

1. Site Specific
2. Best Practices
3. Focused Effort
4. Client Investment

85 Points = Platinum!!!
LEED-CS SITE SPECIFIC

21 points achieved by virtue of urban site location and adaptive re-use approach...

@4240
## LEED-CS Best Practices

8 Prereqs + 17 Credits achieved through “standardized” practices and specifications

### Sustainable Sites

- Prereq 1: Construction Activity Pollution Prevention
- Credit 1: Site Selection
- Credit 2: Development Density & Community Connectivity
- Credit 3: Brownfield Redevelopment
- Credit 4: Alternative Transportation: Public Transportation Access
- Credit 5: Alternative Transportation: Bicycle Storage & Changing Rooms
- Credit 6: Alternative Transportation: Low Emitting & Fuel Efficient Vehicles
- Credit 7: Alternative Transportation: Parking Capacity
- Credit 8: Site Development: Protect or Restore Habitat
- Credit 9: Site Development: Maximize Open Space
- Credit 10: Stormwater Design: Quantity Control
- Credit 11: Stormwater Design: Quality Control
- Credit 12: Stormwater Design: Quantity Control
- Credit 13: Stormwater Design: Quality Control
- Credit 14: Hot Island Effect: Non-Roof
- Credit 15: Hot Island Effect: Roof
- Credit 16: Light Pollution Reduction
- Credit 17: Tenant Design & Construction Guidelines

28 Points Available

### Water Efficiency

- Prereq 1: Water Use Reduction
- Credit 1: Water Efficient Landscaping
- Credit 2: Innovative Wastewater Technologies
- Credit 3: Water Use Reduction (30% = 2 Points; 50% = 3 Points; 60% = 4 Points)

10 Points Available

### Energy & Atmosphere

- Prereq 1: Fundamental Commissioning of the Building Energy Systems (McClure)
- Prereq 2: Minimum Energy Performance
- Prereq 3: Fundamental Refrigerant Management
- Credit 1: Optimize Energy Performance

37 Points Available
LEED-CS FOCUSED EFFORT

35 credits leveraged improved envelope, efficient MEP systems, 42.5% Energy, 35.8% Water reductions, EcoDrive elevator
LEED CLIENT INVESTMENT

12 credits from Wexford investment in on-site PV, Green Power, and Green Housekeeping
2 LEED Platinum Projects in One Week!
4 LEED certifications in May 2014!
27th HOK-STL LEED certified project!