2015 LEED Showcase

Alberici Corporate Headquarters
St. Louis, MO
Project Goals

• LEED Platinum
• Convey innovation
• No “green wash”
• Change perceptions and marketplace
• Conventional office building budget
• Use integrated design to maximize value
• Design as a team using one set of drawings
• Utilize an aggressive blend of design-build and performance contracting
Sustainable Sites

Native Landscaping
• Maintenance Costs
• Public/Employee Perception
• Wildlife
• Enhancements since 2005
Sustainable Sites

Building Reuse Issues
• Reused Existing Roof of Garage
• Courtyard Maintenance
Water Efficiency

Ongoing Maintenance:
• Cistern Repair and Upkeep
• Waterfree Urinals
Energy & Atmosphere

Energy Model vs Reality
- First year results
- Subsequent years results
- Commissioning
- Energy Star
Energy & Atmosphere

System Challenges
- Underfloor Air Distribution
- Wind Turbine
- Lighting Controls
- Building Automation
Continuous Improvement

- Additional energy monitoring, data center
- Improved renewable energy systems
  - Larger wind turbine
  - 100 kW Solar PV array
- Upgraded lighting, exterior and interior
- Retro commissioning
- Green Business Challenge
- Landscaping improvements
- Enhanced recycling/composting program