

LEED PROJECT PROFILE



HOK HEADQUARTERS ST. LOUIS, MO

98% of occupants have views to
outdoors

Bicycle storage available for

78% of occupants

LEED® Facts

HOK Headquarters
St. Louis, MO

LEED for Commercial Interiors
Certification awarded Oct. 27, 2005

Certified 24*

Sustainable Sites 4/4

Water Efficiency 0/0

Energy & Atmosphere 4/4

Materials & Resources 5/5

Indoor Environmental Quality 9/9

Innovation & Design 2/2

**Out of a possible 24 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.

HOK HEADQUARTERS

PROJECT BACKGROUND

HOK has relocated its corporate and St. Louis office to the seventh floor of the 42-story One Metropolitan Square building in downtown St. Louis. HOK's new 57,000-square-foot renovated space is 10,000 square feet smaller while at the same time more efficient than the firm's previous offices. The space has been redesigned to achieve greater working efficiencies and higher levels of sustainability. The design team was challenged to create an open collaborative environment which demonstrated a commitment to making the downtown area a great place to work, a global commitment to sustainable design and the creation of a productive work environment for a design firm.

STRATEGIES AND RESULTS

HOK's primary objectives were to encourage collaboration; optimize day lighting; minimize use of materials; and increase staff quality of life. The design maximizes the unique features of the space including the 28' high sloped roof, the triangular windows and the raw materials of the building. All materials were chosen based on sustainable design principles. The result is an exciting interior space which supports work processes, demonstrates architectural aspects of the space and exemplifies how a building can define and shape exciting interior space.

Energy: Daylight responsive lighting controls are integrated into open-office luminaires near the perimeter and under the skylights. These controls dim electric lighting when enough daylight is sensed. Work, huddle, storage and locker room lighting is controlled by occupancy sensors and all lighting is programmed to extinguish during non-business hours (with switch overrides).

Materials: In order to minimize the construction of materials, the design maximizes the unique features of the space including the 28' high sloped roof, the triangular windows and the raw materials of the building. The existing concrete slab was clear-sealed instead of using floor finish material in public circulation areas, gypsum board and ceilings were used sparingly in the few built-out acoustically private spaces, and Homasote was used in lieu of fabric-wrapped tack panels. The design aesthetic of exposed structure and ductwork physically expresses HOK's desire to minimize material usage. HOK relied on recycled products for essential building materials and limited their transit to a 500-mile radius of St. Louis to conserve fossil fuels. Bamboo was used instead of wood to conserve trees, the carpet was manufactured from recycled soda bottles, the kitchen counter was created with recycled aluminum shavings, and the Homasote panels were created from recycled cardboard. The project diverted 57% of its construction waste, or 602,656 pounds, from the landfill by recycling and donating materials.

Indoor Environmental Quality: No one sits more than 35 feet from natural daylight. Two new 25' X 40' skylights flood the interior of the space with natural daylight, which is controlled in a computerized louver system which tracks the sun to monitor daylight. Reference space, conferencing the community kitchen are located immediately under and adjacent to the daylight space. The design studios located under the 28' sloping roof structure have diffused daylight from skylight diffusers and sunscreen on the peaked windows.

ABOUT HOK

HOK is a St. Louis-based internationally-recognized architectural firm founded in 1955. HOK's current staff of more than 2,000 professionals, in a network of 24 offices worldwide, manages planning and design for assignments of any size or scope. Our St. Louis office houses more than 250 professionals and support staff. Our practice includes comprehensive architectural and engineering services and a wide range of related facilities consulting services. HOK's services include: Architectural Design, Lab Design, Site Planning, Strategic Facility Consulting, Structural Engineering, Facility Programming, Interior Design, Project Management, Graphic Design, Cost Estimating, Landscape Design, Facility Management, Lighting Design, and CAD/Animation. Building Design and Construction's 2008 survey ranked HOK as the largest architectural/engineering firm; and Engineering News Record's 2008 survey of top U.S. design firms ranked HOK as the world's largest Architectural/Engineering firm. Interior Design's "Top 100 Design Giants" ranks HOK as the second largest interior design firm in the United States.

"This was HOK's second LEED-CI project (the first was a pilot) and we worked hard to meet internal requirements while maximizing sustainable opportunities. Probably the most satisfying accomplishment was initiating the Met Square building-wide recycling program as a result of our new project! Nearly 5 years after completion, we still get inspired responses from visitors!"

Tim Gaidis,
Senior Associate at HOK



Architect: HOK
Commissioning Agent: William Tao & Associates
Contractor: ISC Contractors
Daylighting Analysis: William Tao & Associates
Electrical Engineer: Guarantee Electric
Interior Designer: HOK
LEED/Sustainability Consultant: HOK
Lighting Designer: HOK
Mechanical Engineer: Murphy Company
MEP Criteria Development: William Tao & Associates
Owner: Jones Lange Lasalle
Plumbing Engineer: Murphy Company
Structural Engineer: HOK
Project Size: 56,000 RSF
Total Project Cost: \$3.6 million
Cost per square foot: \$65 RSF
Photographs Courtesy of: Michele Litvin

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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