



**CHRISTNER INC. OFFICE
SAINT LOUIS, MISSOURI**

100% of regularly occupied spaces have quality views to the exterior.

95% of regularly occupied spaces have occupancy controls.

87% of equipment is Energy Star.

LEED® Facts

[Christner Inc. Office]
[Saint Louis, Missouri]

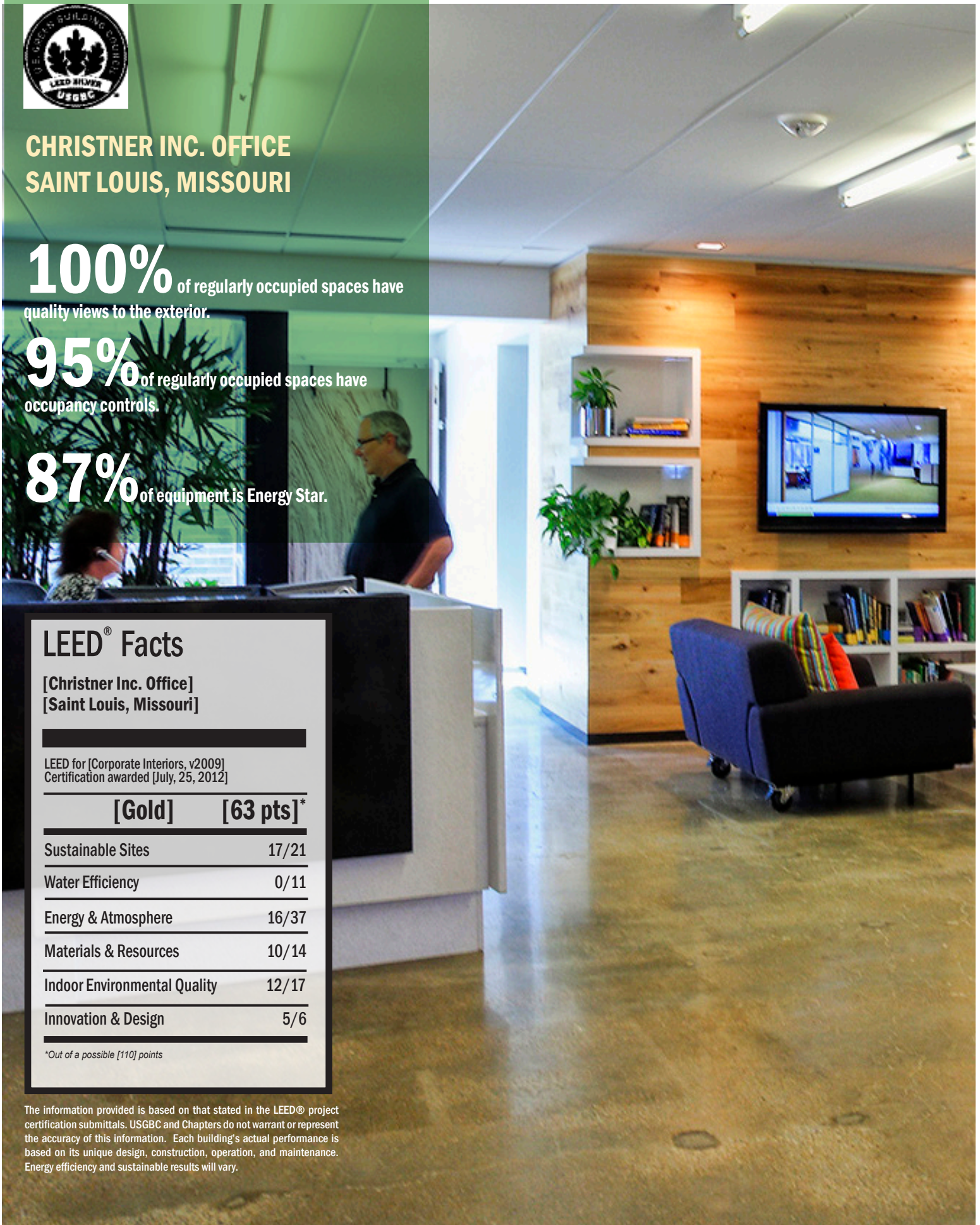
LEED for [Corporate Interiors, v2009]
Certification awarded [July, 25, 2012]

[Gold] [63 pts]*

Sustainable Sites	17/21
Water Efficiency	0/11
Energy & Atmosphere	16/37
Materials & Resources	10/14
Indoor Environmental Quality	12/17
Innovation & Design	5/6

**Out of a possible [110] 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.



CHRISTNER INC. OFFICE

Christner Designs Workspace Expressive of Firm's Values

Transformation of 1980's office floor scores Christner LEED Gold Certification

PROJECT BACKGROUND

In moving its office after 25 years, Christner chose a gut rehab of the top floor of an existing office building in order to consolidate staff on one level, conserve resources, and improve communication between project teams. The office redesign allowed Christner to demonstrate the advantages of sustainable design – a cultural driver for this regional architectural practice.

STRATEGIES AND RESULTS

Transforming the top floor of a 1980's office building for an architectural office allowed the firm to consolidate staff on one level, eliminate duplication of resources, and improve communication between project teams. The building features a compact floor plate with large ribbon windows and expansive views. The gut rehab reflects the firm's longstanding dedication to sustainable practices and enhances its organizational model of collaborative project teams.

The office was envisioned as a design workshop. The zoning of "solid" and "open" spaces creates clear view corridors that link principle spaces and allow light to penetrate deep into the space. Workstations (for 60 staff) are table-based, with low dividers to facilitate communication among staff and maximize access to daylight and views. Everyone enjoys natural light and 96% of workspaces have direct window views. Conference rooms and four enclosed offices provide acoustical privacy, but clear views using demountable glass partitions and doors. A central reception space serves as a hub of office activity. The adjacent Design Review Studio is a collaborative meeting and work space which can open to the lobby for all-office events and social functions or be closed with floor-to-ceiling glass doors for client meetings. It opens up a spectacular view of the St. Louis skyline.

The lighting strategy and office furniture selection take full advantage of the views and natural light. The material palette – wood, vibrant and contrasting colors, variations in floor finishes – reinforces the organization and spatial richness of the office. Sustainable practices include occupancy sensor controlled lighting, a "paperless" initiative and the reduction of paper storage capacity by 50% (from the former office), and the selection of materials that contain low Volatile Organic Compounds (VOC). Ceiling pads provide a .90 light reflectance, .95 NRC and contain 75% recycled content.

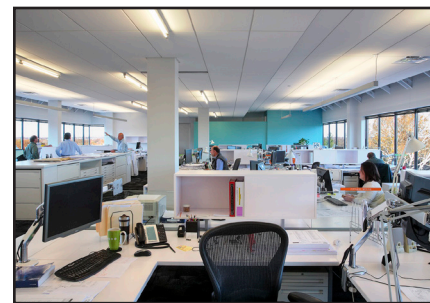
In the entrance lobby and primary public spaces, the existing concrete floor was ground and polished in lieu of an applied floor finish, eliminating energy associated with the manufacturing and shipping of floor materials. The textured wood paneling in the lobby and elevator core was selected to provide a counterpoint to the mostly bright, hard surfaces. It is 100% recycled Elm from a dismantled dairy barn.

ABOUT CHRISTNER

Christner is a St. Louis-based architectural practice. We offer architecture, interior and graphic design, landscape architecture, urban design, and strategic facility and campus master planning. With 50 years in business, we are recognized for design excellence, innovative methods, and sustainable solutions. We are deeply engaged in the healthcare and education markets and also serve a diverse range of local clients.

"When an organization brands itself on core beliefs, it has to walk the talk. Our core beliefs pertain to the qualities of the built environments that enhance client's mission. Sustainability is a practice that is integral to the mission of our firm, and we are proud to demonstrate that commitment in our own office space."

Dan Jay, AIA, LEED AP,
Principal of Christner Inc.



Architect: Christner Inc.
Interior Designer: Christner Inc.
Mechanical Engineer: Jarrell Mechanical Contractors
Electrical Engineer: Kaiser Electric
Contractor: ISC Contracting
Owner: Sansone Group
LEED Consultant: Christner Inc.
Project Size: 14,913 sq. ft.
Total Project Cost: \$690,000
Cost Per Square Foot: \$46

Photographs Courtesy of:
Christner Inc.

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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