

# LEED PROJECT PROFILE



@4240  
St. Louis, MO

**42.5%** projected energy savings

**35.8%** water reduction

**22.02%** regional materials use



## LEED® Facts

@4240  
St. Louis, MO

LEED Core & Shell v2009  
Certification awarded May 2014

<b>Platinum</b>	<b>85*</b>
Sustainable Sites	24/28
Water Efficiency	5/10
Energy & Atmosphere	28/37
Materials & Resources	11/13
Indoor Environmental Quality	8/12
Innovation & Design	5/6
Regional Priority Credits	4/4

*\*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.

@4240

## Leveraging collaboration and combining new technology with the character of an historic structure

### PROJECT BACKGROUND

Looking to expand into the St. Louis region, Wexford commissioned @4240 as part of the Cortex Innovation Community, a 200-acre technology district under development in the heart of the City of St. Louis. Constructed in 1947 as a telephone assembly warehouse, the building is listed on the National Register of Historic Places. With the aid of federal and state historic tax credits, the project team worked closely to preserve the history and character of the original structure while converting it to high-performance multi-tenant lab and office facility.

### STRATEGIES AND RESULTS

Drawing on their experience with integrating sustainability in adaptive reuse projects, Wexford and the design team made it an early goal to achieve a high level of LEED certification. There was also great desire to create open, collaborative workspaces that would engage not only the tenants but also the surrounding community. Taking advantage of the building's high floor-to-floor space and deep open layout, the design cut large openings into the central portion of the building and added skylights to a new two-story concourse, providing abundant daylighting to the interior areas of the building. An exterior courtyard was carved out of the one-story portion of the building to serve lower-level tenants.

Energy efficiency was one of the primary goals of the renovation. Energy-efficient measures incorporated into the project include replacing industrial windows with historically accurate replacement glazing, adding insulation under a new cool roof, and installing high-performance systems throughout the building. As a result, the structure is projected to be nearly 45% more energy efficient than a typical lab/office facility.

Additional sustainable design features include installation of a 50-kW photovoltaic array, development of activity-based green space, Low Impact Development techniques to manage water runoff as close to the source as possible, native plantings in surrounding greenspace areas, and extensive use of renewable building materials. The design team also created innovative uses for original building elements, such as turning a brass boiler tank into a conference table and preserving boiler and chimney access doors as decorative elements. As a result of these strategies, @4240 became Wexford's third LEED Platinum project and a critical anchor in the developing Cortex district.

"Wexford Science & Technology's @4240's LEED certification demonstrates tremendous green building leadership," stated Rick Fedrizzi, president and co-founder of the USGBC. "The urgency of USGBC's mission has challenged the industry to move faster and reach further than ever before, and @4240 serves as a prime example with just how much we can accomplish."

### ABOUT CORTEX

Cortex is a tax exempt 501(c)3 formed in 2002 by Washington University in St. Louis, BJC Healthcare, University of Missouri – St. Louis, Saint Louis University, and the Missouri Botanical Garden to capture the commercial benefits of university and regional corporate research for St. Louis. When fully implemented, the Cortex master plan projects over 4.5 million square feet of mixed-use development (research, office, clinical, residential, hotel and retail), a new light-rail station, and 13,000 permanent technology-related jobs.

### ABOUT WEXFORD SCIENCE + TECHNOLOGY

Wexford Science & Technology, LLC is a private real estate investment and development company that meets the growing and specialized facilities needs of for-profit and not-for-profit institutions, including universities, university-related research parks, healthcare systems, entrepreneurs and private companies. Wexford has developed knowledge communities throughout the country that cater to the needs of science and technology firms and the companies that work with them. These knowledge communities are vibrant, mixed-use, amenity-rich environments where innovation thrives.



**Architect:** HOK St. Louis  
**Owner:** Wexford Science + Technology, LLC  
**Developer:** Wexford Science + Technology, LLC  
**Contractor:** Tarlton Corporation  
**LEED / Sustainability Consultant:** HOK St. Louis  
**Interior Designer:** HOK St. Louis  
**Landscape Architect:** HOK St. Louis  
**Civil Engineer:** The Clayton Engineering Company  
**Commissioning Agent / Fundamental:** McClure Engineering  
**Structural Engineer:** HOK St. Louis  
**MEP Engineer:** McClure Engineering

**Photographs Courtesy of:** Chris Cross (Cover Photo); HOK (Interior Photos)

**Project Size:** 183,000 SF  
**Project Cost:** \$73,000,000

### 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.



Missouri  
Gateway  
CHAPTER

usgbc-mogateway.org  
314-577-0854