



LANCE ARMSTRONG FOUNDATION
AUSTIN, TEXAS

67% reduced water use

66% of construction waste diverted from landfill

88% of building shell reused

LEED® Facts

LANCE ARMSTRONG FOUNDATION
AUSTIN, TEXAS

LEED for Major Renovation
Certification awarded November 19, 2009

Gold 45*

Sustainable Sites 7/14

Water Efficiency 3/5

Energy & Atmosphere 10/17

Materials & Resources 8/13

Indoor Environmental Quality 12/15

Innovation & Design 5/5

*Out of a possible 69 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.

LANCE ARMSTRONG FOUNDATION

Going For Gold

PROJECT BACKGROUND

After 10 years of leasing space in a corporate office building, the Lance Armstrong Foundation decided it was time to invest in the city's core by establishing a permanent home in East Austin, which is undergoing revitalization. The Foundation purchased the 30,000-square-foot Gulf Coast Paper Co. warehouse at 2201 E. Sixth Street to give LAF room to grow and expand programs.

The transformed warehouse facility provides office space, meeting rooms, dining facilities, an in-house gymnasium, open-air courtyard, and parking for the staff of 62. Future plans call for adding a community-based cancer-support program to provide direct services to uninsured and under-insured East Austin residents.

STRATEGIES AND RESULTS

With adaptive reuse of the existing building a primary design goal, 88% of the materials from the dilapidated warehouse were recycled and used in the new design. By re-milling salvaged roof decking, a variety of flexible use enclosures or "crates," were constructed, creating a warm and dynamic mixed-use working neighborhoods within the open office interior. In addition, demolished concrete walls were re-purposed as retaining walls, fountains/garden elements, and walkways. 28% of the remaining non-site sourced material was harvested, processed, and manufactured within 500 miles of the site, supporting the regional economy and reducing the environmental impacts of transporting materials. The use of high-recycled content building materials encouraged the diversion of waste from landfills and conserved virgin resources.

The building's existing footprint and solid concrete walls presented a particular challenge to creating a well-lit interior. The team allowed light access by replacing the roof's center bays with north-facing clerestory windows. These provide ample diffused daylight for the core workspace, providing up to 90 footcandles at summer noon. Through the integration of skylights, efficient electric lighting, mechanical systems and controls, the Lance Armstrong Foundation uses 39.5% less energy than a conventional office building.

The Lance Armstrong Foundation has made a commitment to use only materials designed not to pollute indoor air - from adhesives, sealants, and paints to carpets and composite woods - even office furnishings. To further improve the indoor environmental quality (IEQ), a specialized ventilation system supplies 30% more fresh air than required by code. Furthermore, by implementing green housekeeping procedures, landscape maintenance, and integrated pest management means no toxic chemicals are used in or around the building.

The project's central location, bicycle storage, showers and nearby bus stops encourage fewer single-passenger trips. Privileged parking is offered for low-emitting vehicles. Furthermore, fly ash, a by-product of coal-burning power plants, will replace 40% of the cement used in this project, thus reducing the project's carbon footprint.

This project will consume 40% less water indoors than a typical building of its size by employing high-efficiency faucets, showers, and both low-flow and reduced flow toilets. Additionally, native, low water use vegetation, and landscaping, combined with efficient irrigation systems, help to further reduce water demand.

In addition to achieving LEED Gold certification, this project has a 4-Star Rating with the Austin Energy Green Building Program.

"[We] kept an eye on the materials and the impact this building would have on the land around."

Lance Armstrong



Architect: Lake|Flato Architects
 Civil Engineer: Baker-Aicklen & Associates
 Commissioning Agent: Kent Brown Engineering
 Contractor: SpawMaxwell
 Landscape Architect: Ten Eyck Landscape Architects
 LEED Consultant: Center for Maximum Potential Building Systems
 Lighting Designer: Brown Design Consultants
 MEP Engineer: ACR Engineering
 Structural Engineer: Architectural Engineers Collaborative
 Interior Designer: The Bommarito Group
 Project Size: 30,000 square feet
 Total Project Cost: Withheld by owner's request
 Cost Per Square Foot: Withheld by owner's request

Photographs Courtesy of: Hester + Hardway Photography

ABOUT THE CENTRAL TEXAS-BALCONES CHAPTER

The Central Texas - Balcones Chapter of the U.S. Green Building Council (USGBC CT-B), founded in 2003, is a 501c3 non-profit comprising industry leaders from Austin, San Antonio and the surrounding communities of Central Texas. Members include building industry professionals, facility managers, property owners and others committed to accelerating growth in sustainable building and land development practices through innovation, advocacy and partnerships. The Chapter hosts Leadership in Energy & Environmental Design (LEED) Green Building Rating System™ workshops, holds educational sessions on sustainable technologies and applications, and offers networking events for green-building professionals in the region.



www.usgbc-centraltexas.org
 512-470-9923