LORD
AECK
SARGENT

SUSTAINABILITY

SUSTAINABILITY

CONTENTS

01

INTEGRATED SUSTAINABLE DESIGN PROCESS

RESPONSIVE DESIGN

Our goal is to create buildings that have a restorative, positive impact on inhabitants while reducing the negative environmental impacts of construction and operation. Sustainable design is fiscally, environmentally and socially responsible.

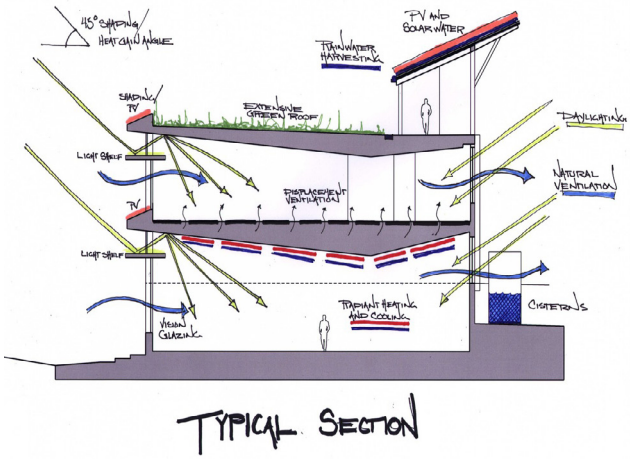
At Lord Aeck Sargent we have practiced sustainability in architectural design since the early 1990s and believe in harnessing an analytical approach to optimize building performance.

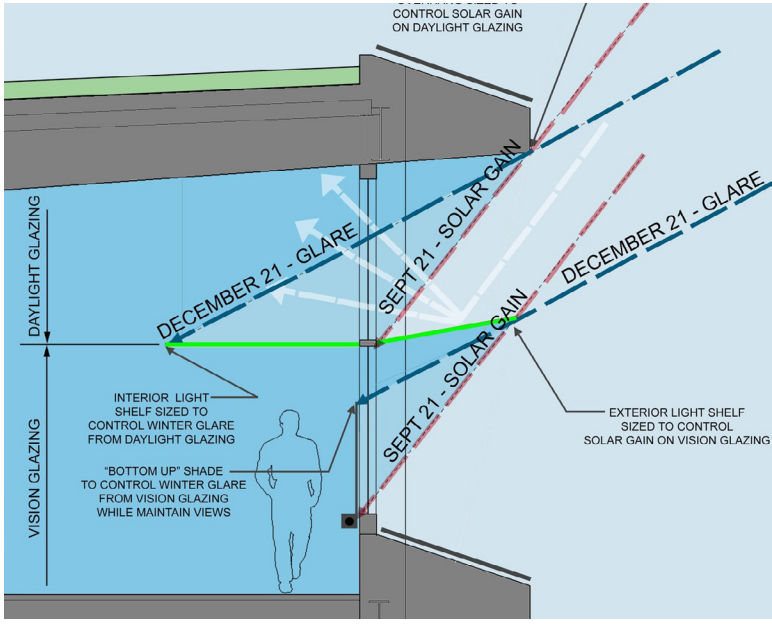
Sustainability isn't just a word to us, its integral to our design process and embedded in our operations. Amid growing evidence of the built environment's role in generative global climate change emissions, we consider high-performance, energy-efficient design as a critical component of sustainability.

Our staff includes 50 LEED Accredited Professionals (the US Green Building Council's regulated credential), daylighting specialists and energy analysts who incorporate sustainable design strategies into all of our projects.

For LAS, sustainable design merges the conventional green strategies of appropriate building orientation, water and energy efficiency, sensitive resources and material selection, and a healthy indoor environment with the goals of flexibility and maintainability. True Sustainability can effectively serve many generations. It's responsible, logical, beautiful and efficient.

INTEGRATED DESIGN PROCESS





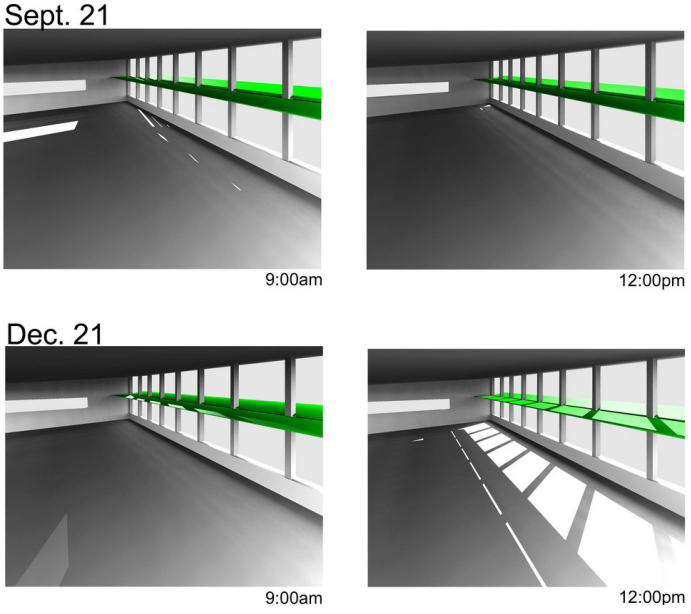
PRELIMINARY DESIGN CONCEPT → **QUANTITATIVE ANALYSIS**

Our philosophy is to integrate sustainable design into every project as a strategic planning tool.

When used holistically, sustainable design helps produces buildings that increase occupant productivity and health while lower overall life-cycle costs and first costs.

BENEFITS OF SUSTAINABLE DESIGN

- Reduced Energy and Water Costs
- Reduced infrastructure costs
- Savings from "right sizing" of mechanical equipment
- Greater durability and reduced operating costs
- Improved productivity and learning
- Decreased absenteeism and employee turnover
- Enhanced health and comfort
- Reduced environmental impacts Improved public relations.



OPTIMIZED DESIGN

OUR INTEGRATED DESIGN SERVICES

- Ecological site and master planning
- LEED certification administration
- Green building research and material specifications
- Energy modeling and performance optimization
- Daylighting modeling and analysis
- Eco charrette facilitation
- Green laboratory design
- Adaptive reuse and preservation
- Building behavior analysis
- Life cycle cost analysis
- LABS 21 program implementation
- Energy Star program oversight
- Net Zero energy design
- Living Building Challenge administration.

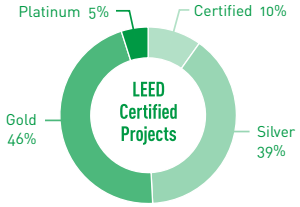
Lord Aeck Sargent Corporate Office LEED® Platinum

Chattahoochee Nature Center LEED® Gold

LORD AECK SARGENT

A History of Sustainability

Green Design Before LEED® and Since



1989 — Aeck Associates (1942) merges with Lord & Sargent (1984) to form Lord, Aeck & Sargent

1991 — A **Manufacturing Research Center** Georgia Institute of Technology

1993 — B **Ichauway Plantation** Joseph W. Jones Ecological Research Center

1995 — C **Action Resource Center** Zoo Atlanta

1998 — **Georgia Public Health Laboratory** D

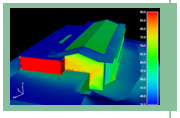
2000 — USGBC launches the LEED® rating system

2001 — 1 FIRST LEED PROJECT **Twin Creeks Science & Education Center** National Park Service Certified LEED® Gold

2002 — **LEED® Exam Launched** First LAS employee passes

2003 — **LAS Awarded CSI's Environmental Sensitivity Award**

2004 — 2 **The Eco Office** Southface Energy Institute LEED® Platinum



2005 — **LAS integrates energy and daylight modeling capabilities**

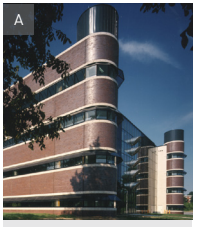
2006 — **LAS becomes a carbon-neutral organization**

2007 — 3 **Biodesign Institute** Arizona State University LEED® Platinum (Bldg. B) LEED® Gold (Bldg. A)

2008 — **2030 CHALLENGE** **LAS is among the first signatories of The 2030 Challenge**

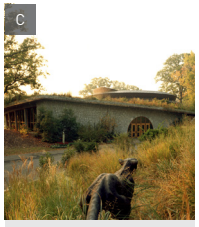
2009 — **Global Institute of Sustainability** Arizona State University LEED® Silver 4

Pre-LEED® projects

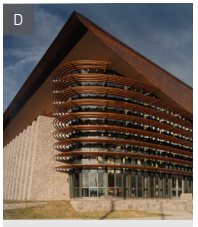


Daylight harvesting makes the Center one of LAS's first structures after the merger completed with sustainable methodology (1991 High Honors **R&D** Lab of the Year).

Site-harvested lumber and one of the first pervious pavement applications in Georgia.



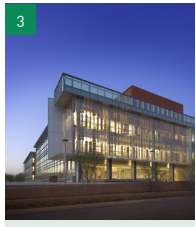
Extensive use of recycled and renewable building materials; the "living roof" was the first vegetated roof in Atlanta.



Extensive, highly efficient daylighting; profiled by the EPA as a LABS 21 Case Study (1998 **R&D** Lab of the Year).

LAS's first registered project features daylight harvesting, natural ventilation, bio-retention of stormwater, *2008 ED&C Award, 2008 AIA COTE Atlanta Award, 2009 AIA Award*

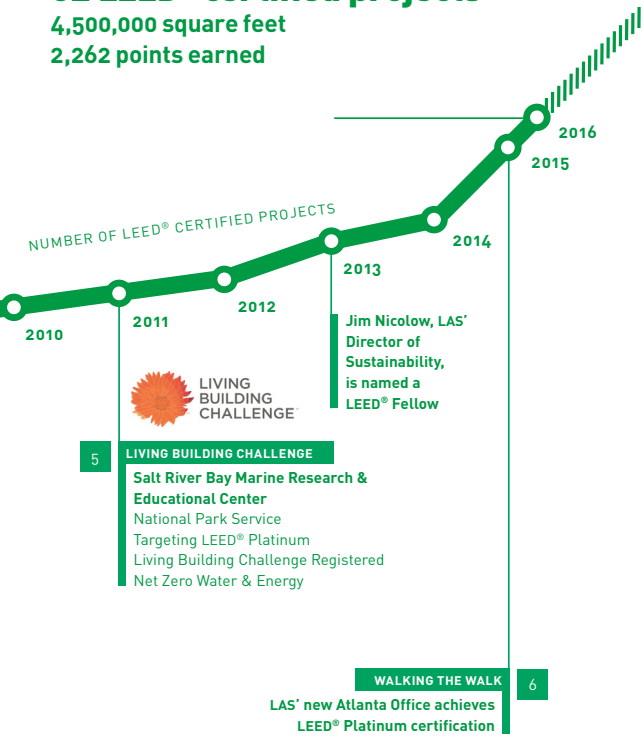
The **Platinum-certified** Eco Office features a photo-voltaic array, electro-chromic glazing and composting toilets *2007 AIA COTE Atlanta Award, 2009 Conserve Georgia Water Award*



The firm's largest LEED® certified project to date at 350,000 sf has become a model facility *2006 R&D Lab of the Year, LAS in collaboration with Gould Evans*

62 LEED® certified projects

4,500,000 square feet
2,262 points earned



Milestone Projects

LEED® certified

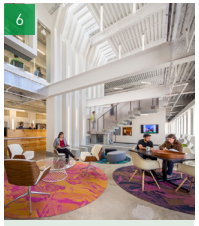
4

The nation's first school of sustainability features parapet-mounted wind turbines. Daylighting was enhanced by replacing existing corners with glass
2009 ED&C Award

5

Targeting LEED® Platinum, registered for the Living Building Challenge; features extensive daylighting and passive ventilation strategies, on-site power, and rainwater harvesting.

6



Lord Aeck Sargent's new LEED Platinum Certified office is a physical testament to the firm's commitment to sustainable design and meeting the 2030 Challenge.

4.5m
Square Feet LEED Certified

50%
Gold or Platinum

2,200
Total LEED® Points Earned

"Obtaining LEED Gold status is extremely important for this Clemson initiative. Lord Aeck Sargent's performance on the institute project has simply been outstanding."

Harris A. Smith
President
Smith Container Company

02

SCIENCE & TECHNOLOGY

Lord Aeck Sargent's Science & Technology practice area strives to create environments that enhance interaction and collaboration while maintaining the highest attainable level of design, technology and safety.

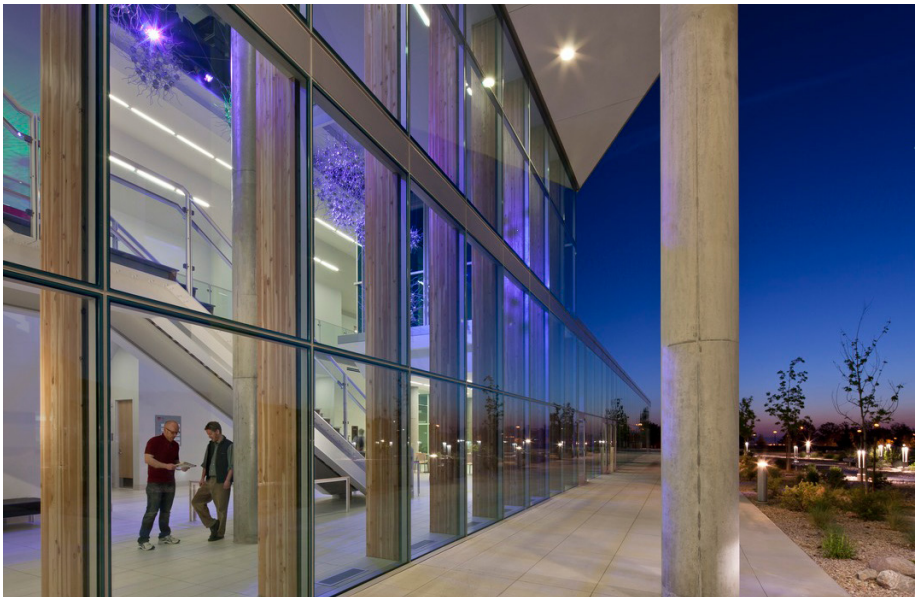
Lord Aeck Sargent is an award-winning architecture and laboratory planning firm specializing in the programming and design of complex scientific research and teaching environments. We are known for responsive, creative solutions to complex projects—projects engaging an interactive approach between the owner, architect and engineers. In the past 15 years alone, the firm has completed millions of square feet of laboratory space and is nationally recognized for its leadership in the design of innovative science facilities. We combine our design talent with advanced technology to integrate the environment with the people and equipment requirements. Each design is a specific response to the Client's unique approach to research, philosophy and context. Our projects go far beyond the basic technical requirements; the firm's designs become appropriate environments in which to work, as well as strong assets with which to recruit the best employees.


Certified
LEED® Platinum
Biodesign Institute Building B
Arizona State University
R&D Magazine Laboratory of the Year 2006

JAMES LEVOY SORENSON MOLECULAR BIOTECHNOLOGY BUILDING

A USTAR Innovation Center, University of Utah
Salt Lake City, UT

- Certified LEED Gold
- Multi-stage evaporative cooling systems with energy recovery
- Vegetated bioswales to capture and treat stormwater
- Rainwater harvest
- Local stone and FSC-certified wood
- High fly ash content concrete
- Low-emitting finishes
- BIM model use for daylighting optimization



The 205,000 gross square foot Sorenson Molecular Biotechnology Building is designed to support collaborative Biomedical and Neuroscience research and promote the growth of new businesses in these fields in the State of Utah. Housing 24 principal research investigators and their support staff, the facility consists of research laboratory space, supporting core facilities, offices, conference facilities, and public areas designed to encourage maximum interaction of research staff from diverse disciplines. Core research facilities in the building include Optical Imaging, Small Animal Imaging, a multi-species Vivarium and a Nanofabrication Cleanroom facility.

Research spaces will accommodate future growth and change, and sustainable, resource-conserving features have been applied throughout. The siting, orientation and design of the building provide for abundant daylit environments and views of the nearby Wasatch Mountains.


U.S. GREEN BUILDING COUNCIL
LEED GOLD
USGBC
Certified
LEED Gold
ACID


U.S. GREEN BUILDING COUNCIL
LEED GOLD
USGBC
Certified
LEED Gold

MICHIGAN MEMORIAL PHOENIX LAB

University of Michigan
Ann Arbor, MI

Renovation of the Michigan Memorial Phoenix Laboratory included abatement of hazardous materials, significant upgrade of the building's mechanical and electrical infrastructure, restoration of the masonry exterior, replacement of the exterior windows, complete renovation of three floors of laboratories, and a small addition to house collaborative office and administrative spaces for the Michigan Memorial Phoenix Energy Institute.

Phase 1, the renovation of the 3rd floor for Fuel Cell Research including building systems infrastructure upgrades, has been completed.

Phase 2, the addition and renovation of the 2nd floor for Michigan Energy Institute, houses battery and energy chemistry research and includes a 10,000 sf expansion of lab and lab support space.

- Certified LEED Gold
- "Anachronoculus" solar timepiece
- Exterior sunscreens
- Chilled beam radiant cooling system
- High-efficiency thermal envelope
- High-efficiency plumbing fixtures
- 30% reduction in energy use

COLLEGE OF DENTAL MEDICINE

Georgia Regents University
Augusta, GA

- Certified LEED Silver
- Energy Star cool roof
- High-efficiency plumbing fixtures
- FSC certified wood
- Local/regional materials
- Demand-controlled ventilation
- Low-emitting finishes
- Daylight-harvesting lighting controls
- Permeable paving

The College of Dental Medicine at Georgia Regent's University is designed to translate the College's educational strategies and mission into more open and adaptable spaces for teaching, research and patient care. The project incorporates a wide array of research and practice labs to support an equally diverse range of dental associated programs. Notable features include junior, senior and faculty practice clinics, and a variety of simulation facilities. The building supports residency programs in numerous disciplines including orthodontics, pediatric dentistry, aesthetic dentistry, periodontics, AEGD/GPR, prosthodontics, oral maxillofacial surgery, and endodontics.

The location and design of the building allow for significant community engagement for treatment and to support the educational initiatives. Also included are full clinical and research support amenities, faculty offices, administrative space and a variety of both formal and informal learning areas.


Certified
LEED Silver

HUMAN AND AGRICULTURAL BIOSCIENCES BUILDING

Virginia Tech
Blacksburg, VA

The Biosciences Precinct master plan, previously developed by LAS, envisioned a series of four buildings to include new research laboratories and pilot plant/scale-up facilities.

The Precinct's first facility, HABB1, houses research facilities for the departments of Biological Systems Engineering and Food Sciences Technology. The building's 101,500 square feet includes office, administrative and laboratory and support facilities focused on a wide range of microbiological and biochemical research including food safety, sensory/flavor testing, food packaging and processing, environmental quality analysis, and bio-fuel cells. In addition, each department has flexible pilot plant facilities for use in the development of scale-up operations and process/packaging engineering systems.

- Certified LEED Gold
- Recycling 96 percent of all construction waste;
- Use of construction materials containing recycled content;
- Use of regionally manufactured building materials;
- Reduced water consumption both inside and out;
- 84 percent of all wood products in the building came from Forest Stewardship

Certified
LEED Gold

03

EDUCATION

ACADEMIC ENVIRONMENTS

We thrive on a process of mutual discovery that integrates the facts and forces that make each project unique, inspiring us to design thoughtful environments that foster a dialogue with the academic community.

Lord Aeck Sargent's Education Practice Area provides a comprehensive and integrated continuum of planning, design and construction delivery for college and university clients. Having worked on over 130 campuses nation-wide, we have designed virtually every kind of facility imaginable; from classrooms and auditoria to studios and laboratories, from student centers and wellness centers to dining halls and residence halls. Our experienced team of architects and planners will work closely with your team through design and construction. This collaborative process requires careful listening on our part to ensure a thorough understanding of your vision which results in a facility that is designed to suit your specific needs and to function beyond your expectations.

Our collective experience brings the most current and creative thinking in educational facility design to your project. Our services include:

- Project Management
- Strategic Planning / Master Planning
- Facility Conditions Analysis
- Programming
- Safety Analysis
- Sustainable Design
- Architecture and Interior Design
- Construction Management
- Systems Consultation
- Post-Occupancy Evaluation

Your firm's performance has been excellent on our campus... very professional and easy to work with in resolving issues on the project.

ZACK ABEGUNRIN, PE
NORTH CAROLINA CENTRAL UNIVERSITY

MARK JEFFERSON SCIENCE COMPLEX

Eastern Michigan University
Ypsilanti, MI

- Certified LEED Gold
- High-efficiency plumbing fixtures
- Native landscaping
- Vegetated roof
- Dedicated Outdoor Air System (DOAS)
- Chilled beam radiant cooling (first in state)
- Natural stormwater management system

In designing the site and new addition's exterior envelope, attention was given to sustainability strategies such as stormwater management and daylighting. The award winning, 264,000 square foot project faces west and the new addition is connected through pedestrian walkways to the Mark Jefferson Science Building and runs parallel to its entire length, masking the front of the '60s era brick and stone trim building. The addition continues beyond the older building to the north, where it also joins with EMU's Strong Hall, another science building. This continuing portion of the addition is two stories high and is topped by an extensive green roof planted with drought resistant sedums native to Michigan. The roof is part of the project's natural stormwater management system and helps to retain and treat stormwater. A small plaza for class gathering on the green roof provides students an opportunity to learn about sustainable building design.

A spherical planetarium/classroom at the top of the glass and brick exterior of the new five-story building with metal sunshades, a green roof, and a rain garden act together to provide a signature entry to the western edge of the Eastern Michigan University campus.

Certified
LEED Gold

VERNON S. BROYLES JR. LEADERSHIP CENTER

Columbia Theological Seminary
Decatur, GA

- Certified LEED Gold
- Daylight-harvesting lighting controls
- Rainwater harvest
- Adaptive reuse of outdated building
- Recycled plastic roof shingles
- Rapidly renewable flooring
- High-efficiency plumbing fixtures
- Variable Refrigerant Flow (VRF) mechanical system
- Low-emitting finishes

Lord Aeck Sargent designed the new Vernon S. Broyles Jr. Leadership Center for Columbia Theological Seminary. Originally slated to replace an aging dormitory, the new facility was designed to incorporate the historic structure and use it as a point of departure for a dynamic addition. The new state-of-the-art facility features large, fully day-lit lecture halls, distance learning enabled classrooms and high-tech seminar rooms. Also included is new space for the campus bookstore, media center, faculty offices, informal study spaces and a gallery concourse devoted to religious artifacts that will be used in conjunction with coursework. An interior courtyard creates a contemplative gathering space for students, and an elegant stair tower serves as an iconic new symbol for this historic campus.

CHIDLEY NORTH RESIDENCE HALL

North Carolina Central University
Durham, NC

- Certified LEED Gold
- Insulated Concrete Form (ICF) wall system
- Energy Recovery Ventilation system
- External sunshades
- 97% of construction waste recycled
- Durable zinc roof
- Rainwater and condensate harvest

Designed to serve first-year students, Chidley North is comprised of 520 beds arranged into 260 hotel-style suites. In support of its living-learning program, a large classroom overlooks the main entry lobby, while card-reader access to residential wings and upper floors preserves resident security. Small lounges and seating areas in the residential wings provide places for informal interaction and small group study, while admitting natural light and daylight to corridors.

Built adjacent to Chidley Hall, an historic men's dormitory constructed in1946, Chidley North forms an interior courtyard that preserves old growth trees and creates outdoor plazas to provide additional gathering spaces for students.


U.S. MAIL

Chidley North Residence Hall
North Carolina Central University
LEED® Gold

HARRIS A. SMITH BUILDING FOR PACKAGING & GRAPHICS

Clemson University
Clemson, SC

Lord Aeck Sargent, in collaboration with Michael Keeshen & Associates, designed a new facility to house the Sonoco Institute on the campus of Clemson University. With a focus on the design of packaging, including graphics, innovations in prototyping and package manufacturing, the new building is both a studio and workshop for students and a showcase for the University to display and promote their designs.

- Certified LEED Gold
- External sunshades
- Energy Star cool roof
- 45% water use reduction
- Native landscaping
- 77% of construction waste recycled
- 40% local/regional materials

Certified
LEED Gold

Harris A. Smith Building for Packaging & Graphics

Clemson University

LEED® Gold

04

LORD
AECK
SARGENT

ARTS & CULTURE

Lord Aeck Sargent believes that centers of art and culture enrich and stimulate our communities by sharing insights into their visitors' past, present and future. Every museum and cultural center has an unique purpose, location and audience, and success lies in the way stories are revealed to their visitors. At Lord Aeck Sargent, our objective is to craft architecture that advances each client's unique mission.

When a building serves as a theatre, museum, gallery, performance or studio space, its role frequently requires the invisible integration of sophisticated systems. Lord Aeck Sargent's broad experience, technological expertise and dedication to each client's mission has allowed us to expand our role as "client advocate," increasing the range of our services well beyond the traditional scope of "architect."

Our Arts and Culture practice area offers architects who bring many years of experience to your project, helping to ensure that the most current trends in design and technology are brought to your project. Services include:

- Theatre Design
- Fine Arts Education Planning
- Museum Planning
- Interpretive Design Collaboration
- Historic Preservation
- Sustainable Design
- Master Planning

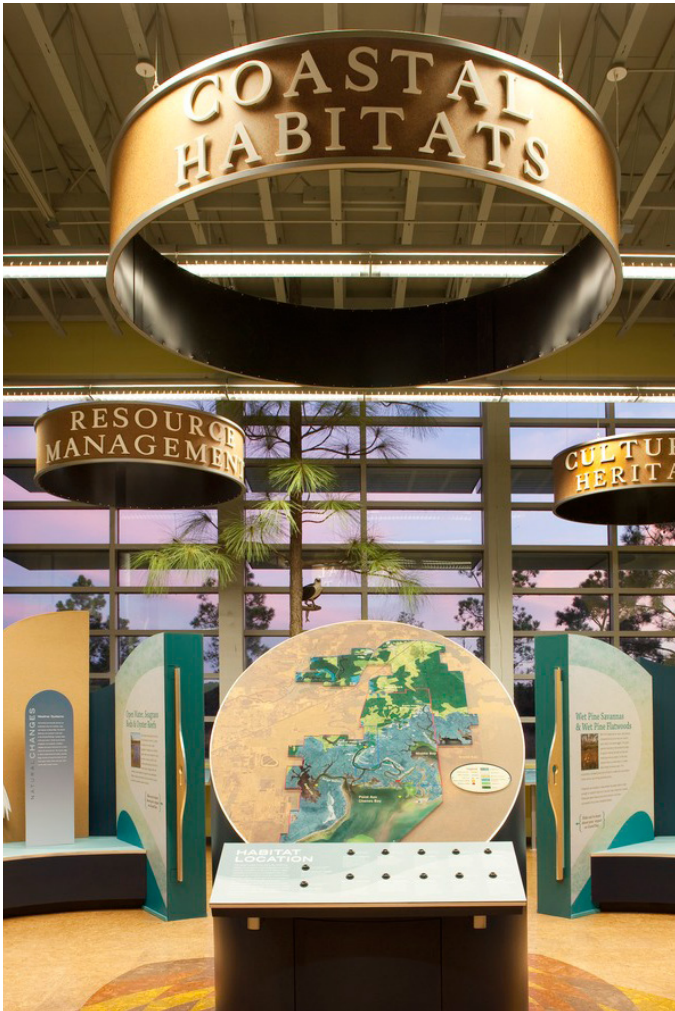
RESEARCH & INTERPRETIVE CENTER

Grand National Estuarine Research Reserve
Moss Point, MS

Lord Aeck Sargent, in collaboration with local architect Studio South, designed a research and interpretive center for the Grand Bay Reserve on the Gulf Coast. The facility represents a rare partnership between the National Oceanic and Atmospheric Administration (NOAA), the Mississippi Department of Marine Resources (DMR) and the U.S. Fish and Wildlife Service (FWS).

The National Estuarine Research Reserve System is a network of protected areas established for long-term research, education and stewardship. The protected areas provide essential habitat for wildlife; offer educational opportunities for students, teachers and the public; and serve as living laboratories for scientists.

- Certified LEED Gold
- Rainwater harvest for toilet flushing
- Onsite wastewater treatment
- Dedicated Outdoor Air System
- Variable Refrigerant Flow mechanical system
- Exterior sunscreens
- Daylight harvesting lighting controls
- Energy Star cool roof
- Native landscaping
- Green building interpretive exhibits



THE GWINNETT ENVIRONMENTAL & HERITAGE CENTER

Gwinnett County
Buford, GA

Certified
LEED Gold

Developed through a collaboration of the Gwinnett County Board of Commissioners, the Gwinnett County Public School System, the University of Georgia and the Gwinnett Environmental and Heritage Center Foundation, the Gwinnett Environmental and Heritage Center is an interpretive learning center focused on the importance of water and its relationship to life not only locally, but globally.

- Certified LEED Gold
- "Cooling Shoals" heat rejection water feature
- Non-potable water use for toilet flushing
- 1-acre sloping vegetated roof
- External sunshades
- Extensive use of daylighting
- Porous paving
- Natural stormwater management
- Green building interpretive exhibits

The Gwinnett Environmental & Heritage Center

LEED® Gold

Certified
LEED Gold

TWIN CREEKS SCIENCE & EDUCATION CENTER

National Park Service
Gatlinburg, TN

- Certified LEED Gold
- Natural stormwater management
- Operable windows for natural ventilation
- High-efficiency lighting with automatic controls
- Waterless urinals
- Local building materials
- Photovoltaic system and solar water heating
- Extensive daylighting and tubular skylights

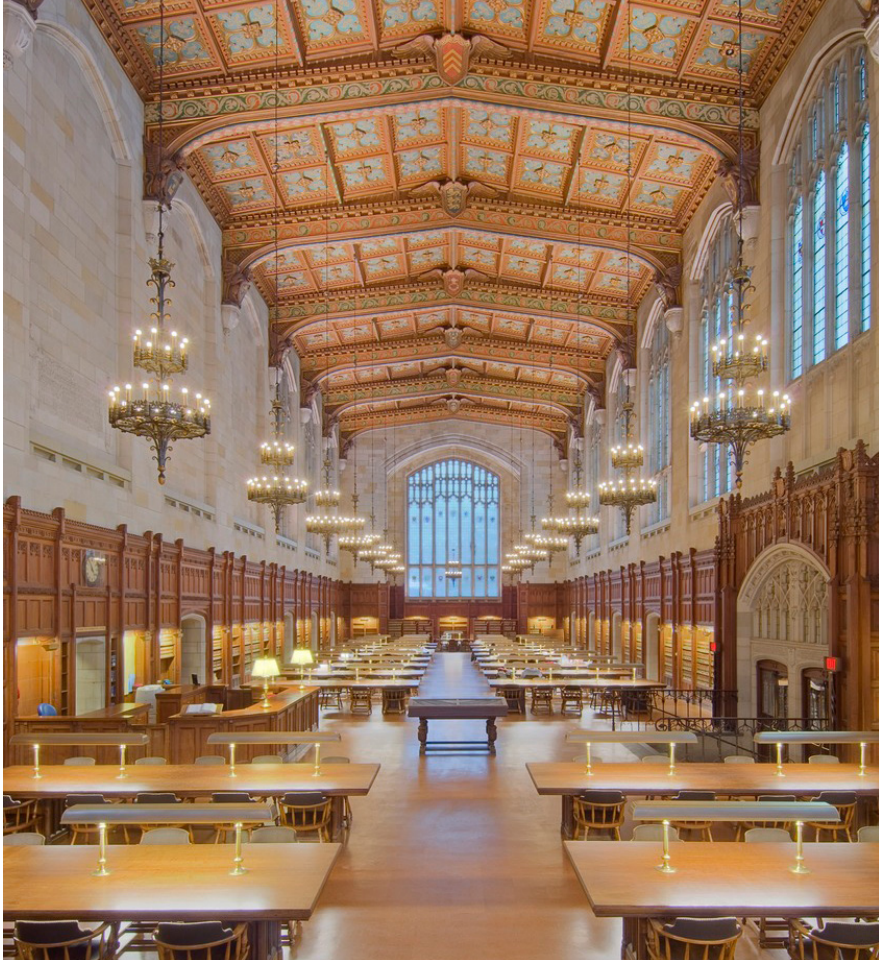
Lord Aeck Sargent designed the new Science Center in the Great Smoky Mountains National Park (GRSM). The Science Center houses offices for researchers, research and laboratory space, curatorial space for specimens collected for the ATBI and educational/classroom space. It has dramatically improved the Park's facilities for research, inventory and educational activities.

The National Park Service has made a strong commitment to Sustainable Design and Development. To that end, LAS included a number of strategies for the facility including bio-retention of storm water, daylight harvesting, use of cleared site trees and boulders in construction of the building, light pollution reduction and natural ventilation.

05

HISTORIC PRESERVATION PRACTICE AREA

Lord Aeck Sargent's approach to preservation links the past with the future creating uniquely rich communities and buildings that preserve historic fabric and create exciting, productive environments for future generations.



Lord Aeck Sargent has over a half a century of exemplary experience preserving, restoring and rehabilitating historic buildings and sites. Its staff of preservation architects, planners, conservators and interior designers possess deep knowledge and experience developing successful preservation and future use strategies for public, private and institutional clients. We are committed to the preservation of our society's built heritage while preparing historic buildings for the future within the client's budget and schedule. In addition to our award winning architectural capabilities, the firm's preservation services include community resource surveys, preservation district planning and design guidelines, campus preservation planning, Historic Structure Reports, HABS/HAER documentation, Preservation Tax Act assistance, building preservation plans and historic materials investigation and analysis.

Certified
LEED Gold

CAMPBELL HALL RENOVATION

Agnes Scott College
Decatur, GA

Campbell Hall, a 1951 multi-story concrete and masonry building, is a unique mix of mid-century modern massing and fenestration with Collegiate Gothic detailing.

Lord Aeck Sargent designed the full renovation of Campbell Hall to transform it from a science building into a one-of-a-kind living and learning facility. The programming effort engaged students, faculty, staff, and administrators campus-wide to coalesce a vision for this building as a 24:7 hub.

- Certified LEED Gold
- Adaptive reuse of historic building
- Ground-source (geothermal) heating and cooling
- 40% reduction in water use
- Low-emitting finishes
- Green housekeeping program
- 95% of construction waste recycled
- Salvaged and refurbished building materials
- Natural stormwater management system

Campbell Hall Renovation
Agnes Scott College
LEED® Gold

HARDMAN FARM PRESERVATION

Georgia Department of Natural Resources
Helen, GA

Lord Aeck Sargent worked in a design-build relationship with Garbutt Construction for the Georgia Department of Natural Resources on the restoration of Hardman Farm. Home to Governor Lamartine Hardman, who bought the farm in 1902, the 173-acre farm in the beautiful Nacoochee Valley retains buildings that date back to 1870.

The project is a unique fusion of cultural and environmental sustainability, retaining and conserving existing historic materials, while making all project decisions in as environmentally sustainable manner as possible. As such, the conservation approach of "touching lightly" also becomes an environmental approach and allows a historic resource to become an interpretive tool for both cultural and environmental conservation.

- Certified LEED Gold
- Restored historic natural ventilation features
- Radiant heating system
- "Solar garden" photovoltaic array
- Rainwater harvest for irrigation
- CFD analysis to optimize comfort

Certified
LEED Gold

HINMAN BUILDING REHABILITATION

Georgia Institute of Technology
Atlanta, GA

Partially funded by the Works Progress Administration and built in 1939 for $70,000, the Hinman Building was the first building on Georgia Tech's campus dedicated to industrial research. It was later expanded in 1951.

In 2008, the Lord Aeck Sargent / Office dA team was hired to adapt Hinman for the College of Architecture. The design approach included a thoughtful rehabilitation of the building's historic features and the insertion of forward-looking studio space that links the past to the future and produces a unique and rich environment for the study of architecture.

- Certified LEED Gold
- Adaptive reuse of historic building
- FSC certified wood
- Reclaimed materials
- Repurposed gantry crane for mezzanine structure

06

HOUSING & MIXED-USE PRACTICE AREA

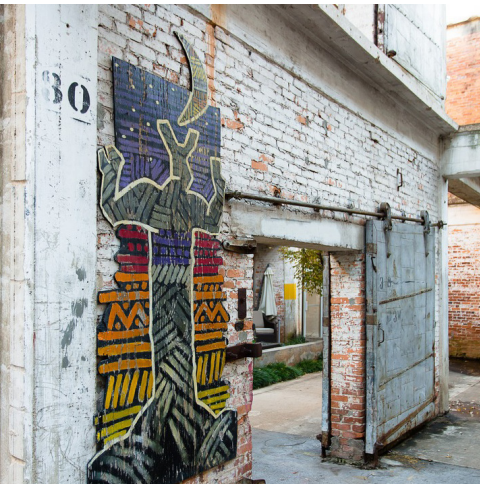
Lord Aeck Sargent's Housing & Mixed-Use practice area provides creative solutions for new and innovative mixed-use communities.

Our focus is on urban-infill projects of varying sizes that have a direct impact on the urban environment. We have been involved in projects at the master planning and urban design levels, including assistance with planning for neighborhood development, projects that encompass multi-acre sites, single-family residential neighborhood planning in undeveloped urban core areas and large mixed-use developments. Our services include extensive planning and zoning work, from initial site analysis through the neighborhood and jurisdictional review process. Our projects are complex and often involve a mix of new construction, adaptive reuse, historic preservation and mixed-use programs.

STUDIOPLEX LOFTS

Historic District Development Corp.
Atlanta, GA

Units: 133
220,000 gsf



StudioPlex is an adaptive-use of the c. 1904 Southeastern Cotton Warehouse (listed as the oldest concrete building in Atlanta) for a mixed-use commercial, retail and residential development.

This 133-unit arts-based development was envisioned as the catalyst for the revival of the Martin Luther King Historic District. The master plan, including historic facilities survey, programming, preliminary construction pricing and presentation/ marketing package was provided. Documentation for historic tax credits, AHA grants, empowerment zone grants and Georgia Power community development grants also were provided.

VILLAGE GREEN

Northwest Georgia
Housing Authority
Rome, GA

Units: 10

- Enterprise Green Communities certified
- Energy Star certified
- Solar hot water system
- Repurposed clay tile roofing from offsite buildings that were scheduled to be demolished
- Repurposed playground equipment
- Bioswale/retention/landscape feature
- Rooftop monitors directing daylight to interior spaces
- Durable homes for low-income families
- Meets Buy American requirements

Ten sustainably designed two- and three- bedroom public housing apartments. The Enterprise Green Communities Program is the first national green building program focused entirely on affordable housing. Green Communities is a program designed to help developers, investors, builders and policymakers make the transition to a greener future for affordable housing. The program requires an integrated design process, including a charrette for all stakeholders prior to the beginning of design, and uses Energy Star for Homes as a criteria for energy efficiency.

LAFAYETTE SUSTAINABLE HOUSING

The LaFayette Housing Authority
LaFayette, GA

Units: 30

- Targeting LEED Silver
- Natural stormwater management system
- High-recycled-content materials
- Participated in the Building America program with Southface through installation of alternate materials and monitoring equipment for gathering test data
- Bioswales for rainwater filtration and landscape feature
- Unique heat pump water heater system leveraging the use of unconditioned attic space
- Durable homes for low-income families
- Solar tubes transmit diffuse light into dark interior spaces
- All LED lighting

30 sustainably designed two- and three- bedroom rental apartments are located in a single-story duplex format on two sites near the heart of the City of Lafayette, Georgia. One site was an abandoned lot that was once a school, the other housed obsolete stacked flat units. The units are owned and managed by the housing authority.

SPARTAN VILLAGE

University of North Carolina at Greensboro
Greensboro, NC

- LEED Innovation Point for relocated existing buildings
- Hazardous materials abatement
- Exemplary performance for Regional Materials
- Enhanced Commissioning

The Village, located adjacent to UNCG's existing campus, includes 800 beds in a variety of apartment configurations as well as academic and social spaces that create a living/learning environment.

The project's goals were to provide more on-campus student housing while revitalizing the streetscape and neighborhood as part of the larger City of Greensboro Lee Street Corridor plan.

Certified
LEED Silver


917
STOP


EXIT

07

URBAN DESIGN & PLANNING

STAN HARVEY, URBAN DESIGN & PLANNING PRINCIPAL

Good urban design is based in the understanding of a place. It is both creative product and thoughtful process.

SERVICES

- Downtown Plans
- Site/Small Area Development Plans
- Development Codes & Guidelines
- Affordable Housing Planning & Design
- Campus Plans
- K-12 Facility Plans
- Streetscape/Park Design
- Bicycle/Greenway Design
- Comprehensive Plans
- Neighborhood Plans
- Corridor Studies
- Transit Oriented Development (TOD)
- Development/Design Program Management

NORTH POINT LIVABLE CENTERS INITIATIVE PLAN

City of Alpharetta
Alpharetta, GA

The North Point Activity Center Livable Centers Initiative (LCI) Study was developed under the direction of the City of Alpharetta with funding assistance from the North Fulton Community Improvement District and Atlanta Regional Commission (ARC). The North Point LCI's primary objectives were to develop a vision for sustainable, future development and redevelopment, identify short-term transportation improvements to improve traffic circulation and operations, and to identify long-term transportation initiatives to enhance connectivity in and around the Activity Center and provide an opportunity for future transit. To help establish and clarify the community's vision for the future of the North Point Activity Center the Planning Team developed a web-based survey. The process also included a series of five core team meetings, three public presentations and a City Council Work Session.

ATLANTA CONNECTOR TRANSFORMATION PLAN

The Midtown Alliance
Atlanta, GA

The City of Atlanta is capitalizing on the national trend which incorporates cycling facilities as quality-of-life improvements in urban areas. Community leaders are envisioning an integrated bicycle network in Downtown and Midtown Atlanta that will help contribute to a more balanced overall citywide transportation system, strengthen transit ridership, increase "last mile" trips and help foster a mode shift from cars to bicycles. Based on recommendations of ongoing bicycle planning initiatives and as an extension of the Midtown Public Spaces Program, LAS* continues to help design and oversee construction of many of the City's first NACTO-compliant bicycle facilities. From projects ranging from small-scale 'bike box' facilities to mile-long 'cycle tracks', LAS plays a key design role in understanding the complexities of modern bicycle facilities and what it takes to successfully implement them.

**This project was completed by Urban Collage prior to joining Lord Aeck Sargent.*


FOX
PONCE DE LEON

A BRT station typically includes the following:

- **Covered waiting area**
- **Accessible at-grade boarding platform**
- **Interactive map / information kiosk**
- **Off-board fare collecti**
- **Real-time information**
- **Seating**
- **Waste/recycling can**
- **Lighting and security**

Typical Station Appear

LEXTRAN: LEXINGTON TRANSIT ALTERNATIVES ANALYSIS

Lextran
Lexington, KY

- Increases alternative transportation options
- Identified transit alignments connecting key population centers
- Created higher-density, transit-oriented development framework

Throughout 2012-2013, LAS assisted Parsons Brinckerhoff with the analysis of alternative modes of transit along the Nicholasville Road (US 27) corridor in Lexington, Kentucky. The goal is to identify a new or enhanced mode of transit that will improve system reliability, reduce transit trip duration, and increase speed resulting in increased desirability and competitiveness of transit for commuting and other trip purposes, as well as help to spur transit-centric economic development along the stretch of road connecting Fayette and Jessamine Counties.

LextranBLUE

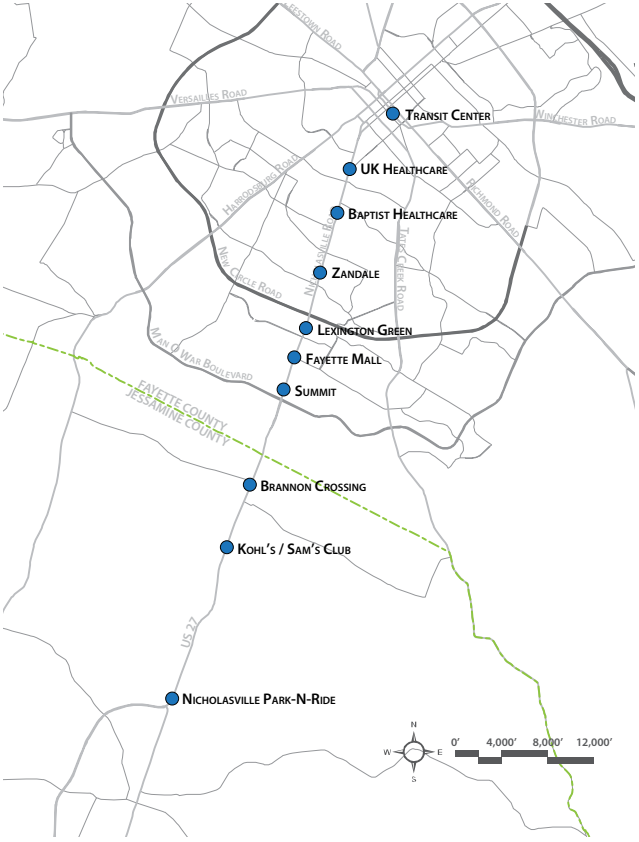
Rapid Transit Service

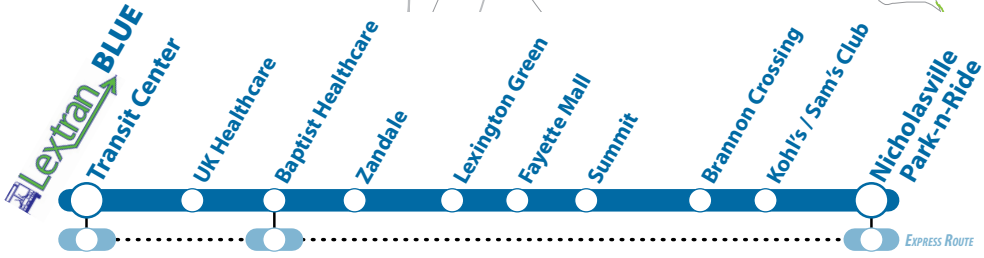
October 2013

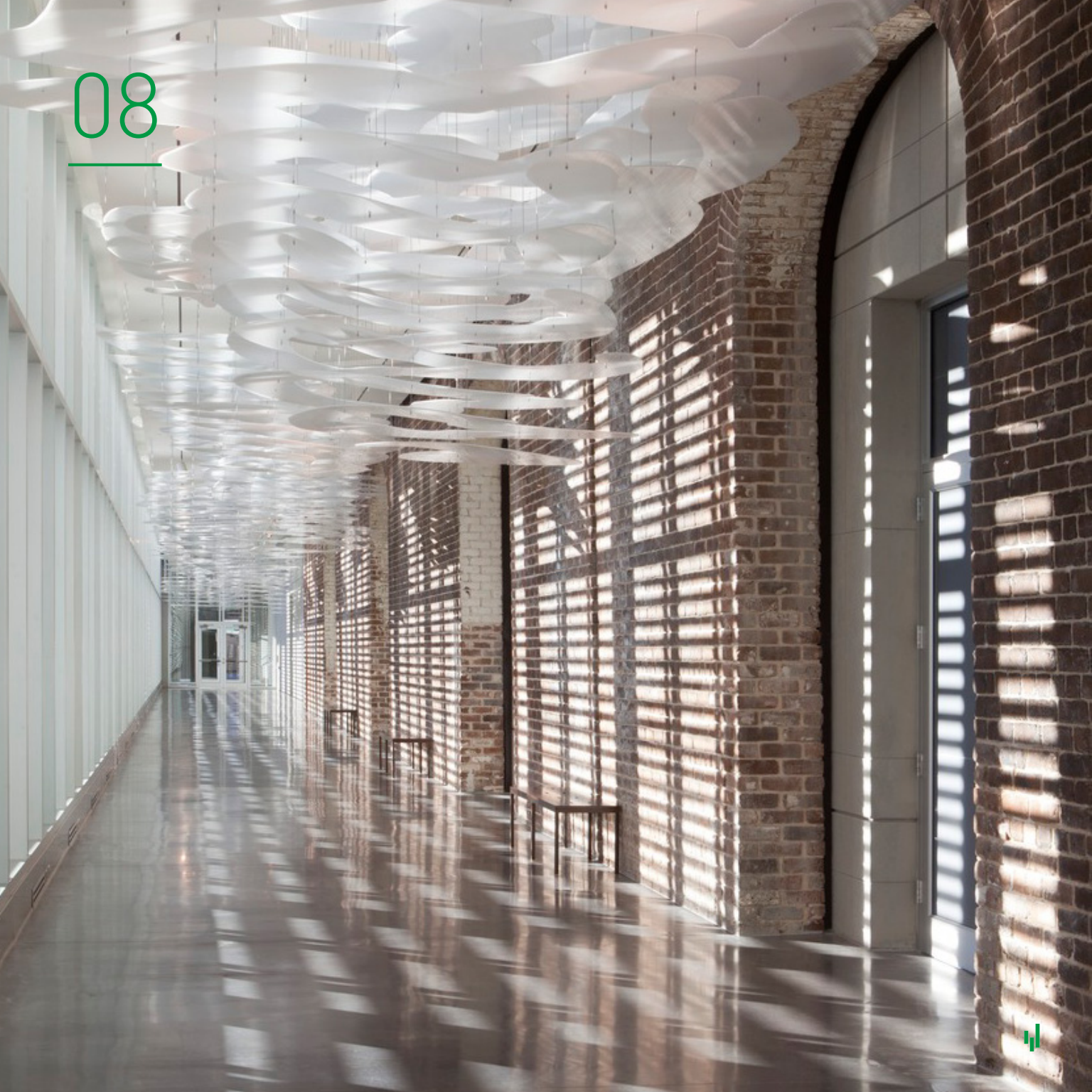
The idea for the US 27 LextranBLUE service envisions a limited amount of inbound and outbound stops with Bus Rapid Transit (BRT) service running from a terminal park-and-ride location in Nicholasville to the downtown Transit Center. The service would consist of nine new stations and the existing transit center.

The BRT line would operate with approximately one mile station spacing from 6 AM to 6 PM on a 20 minute headway weekdays. Ridership estimates using the STOPS model predict 1,700 riders on an average weekday. When college students and special event trips are accounted for, the number is estimated to increases to 2,100/weekday. Travel time savings for the service are 9.6 minutes for the inbound trip and 6.2 minutes for the outbound trip. The regular route #5 would still be operated, but its stops would be consolidated to ¼-mile spacing with no BRT station overlaps. It would operate every 30 to 40 minutes, offset with the BRT service.

The LextranBLUE service would have some opportunity to be a catalyst for economic development near planned stations. It would connect key destinations including both Downtown Lexington and Nicholasville, the University of Kentucky campus and its related facilities, two major hospitals, numerous key commercial and retail centers, and several major employers.






08

INTERIOR DESIGN

We deliver built environments that are purposeful and inspiring to their users, promote comfort and well-being and enhance productivity through collaboration and flexibility.

Compelling interior spaces result from engaging the occupants in the design process, responding to their business-driven requirements and finding innovative solutions to their needs. Lord Aeck Sargent's designers provide vision through the analysis of functional requirements, the three-dimensional development of space, a creative use of materials and seamless integration of technology. Together with our clients, we collaboratively explore solutions and possibilities that reinforce the client's brand and culture, support the work process and help attract and retain employees.

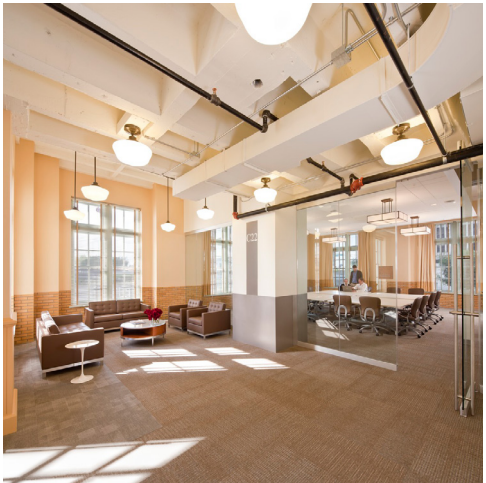

Certified
LEED Gold
J11

MARTIN LUTHER KING, JR. FEDERAL BUILDING

General Services Administration
Atlanta, GA

"The space is truly wonderful. Everyone dreaded moving to this location but now our associates are excited and full of pride in their new work space."

Michael Fifty
Senior Project Manager,
Design and Construction Division
U.S. General Services Administration



- Certified LEED Gold
- Adaptive reuse of historic building
- Low-emitting finishes
- High-efficiency lighting
- High-efficiency mechanical system
- High-efficiency plumbing fixtures
- Native landscaping
- Restoration of historic daylighting design

Constructed in 1933 as the main U.S. Post Office for Atlanta, the building in downtown Atlanta now houses the Southeastern headquarters for the U.S. General Services Administration (GSA).

Planning for the rehabilitation began with a thorough programming effort to identify the current and future needs of the GSA Divisions slated to move into the building. This effort focused on the lower three floors of the 370,000 sf building and included development of conceptual layouts for these areas. The resulting LEED Gold project is a fusion of rehabilitation, restoration and sustainable design.

The interior was rehabilitated to meet the GSA's needs, retaining and restoring historic materials while adding contemporary elements inspired by the building's history. The result is a vibrant blend of old and new that provides a functional and stimulating environment for all who work there.

LORD AECK SARGENT OFFICE

Atlanta, GA

Lord Aeck Sargent recently relocated its offices to an adjacent office building in the Colony Square office complex after more than 20 years in its previous location. The firm was determined to remain in Midtown so that its employees could continue to benefit from the central location, amenities-rich area and walkable neighborhood.

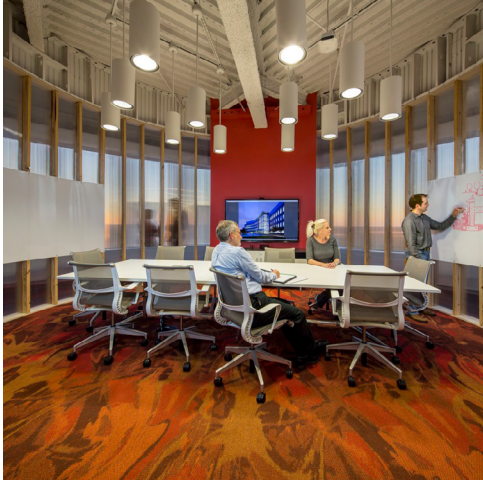
The new office space occupies the top two floors of the building and a monumental stair linking the two floors was added. The stair connects the reception area on the top floor with a large casual seating area and break room on the lower floor. With most of the work in the office performed in teams, the new office layout is designed to support and enhance collaborative work and create better synergies between the firm's multiple practice areas. The floor layout and furniture configuration is designed to be flexible to allow for future growth.

At each corner of the square floor plan there are conference rooms and other special spaces including a large training room and resource library. Eight conference rooms offer full audio visual and video conferencing capabilities for communication with the firm's other offices, clients and consultants. Informal meeting spaces are located throughout both floors to encourage interaction within the office.

The project's sustainability efforts include bicycle storage racks and showers to encourage and accommodate alternate transportation; LED fixtures with daylight harvesting; and furniture with recycled content in the materials.

- 41% potable water savings via efficient plumbing fixtures.
- 53% reduction in lighting power via efficient lighting fixtures and design
- 98.5% of ENERGY STAR eligible equipment is ENERGY STAR rated
- All regularly occupied spaces within 15' of windows have daylight controls
- 100% construction waste was diverted from landfill
- 96% of all regularly occupied spaces achieved at least 10 fc daylight
- 94.7% of all regularly occupied spaces have direct line of sight views

Certified
LEED Platinum



Certified
LEED Silver

BRANNEN HALL

Georgia Southern University

- Certified LEED Silver
- Adaptive reuse of historic building
- High-efficiency lighting
- Improved thermal envelope
- Low-emitting finishes
- High-efficiency plumbing fixtures
- Extensive daylighting
- High-recycled-content building materials

Originally constructed as a three-story brick and concrete women's dormitory building, Lord Aeck Sargent, in collaboration with Palmer Architects, adapted the building for use as faculty offices, administrative offices and labs for the College of Liberal Arts and Social Science and Department of Psychology. The project's goal was to keep the exterior intact, retaining the building's original character, while making the substantial alterations necessary for its new use.

The final design is characterized by an honest expression of the building's utilitarian materials with carefully coordinated exposed systems. An expanded entrance in the rear center of the building opens to a dramatic double-height light-filled space that also serves to make the building fully accessible by incorporating a ramp and elevator. The building's use for the Psychology Department is reflected in graphics and ceiling elements inspired by the Rorschach ink blot test.

ON THE BOARDS

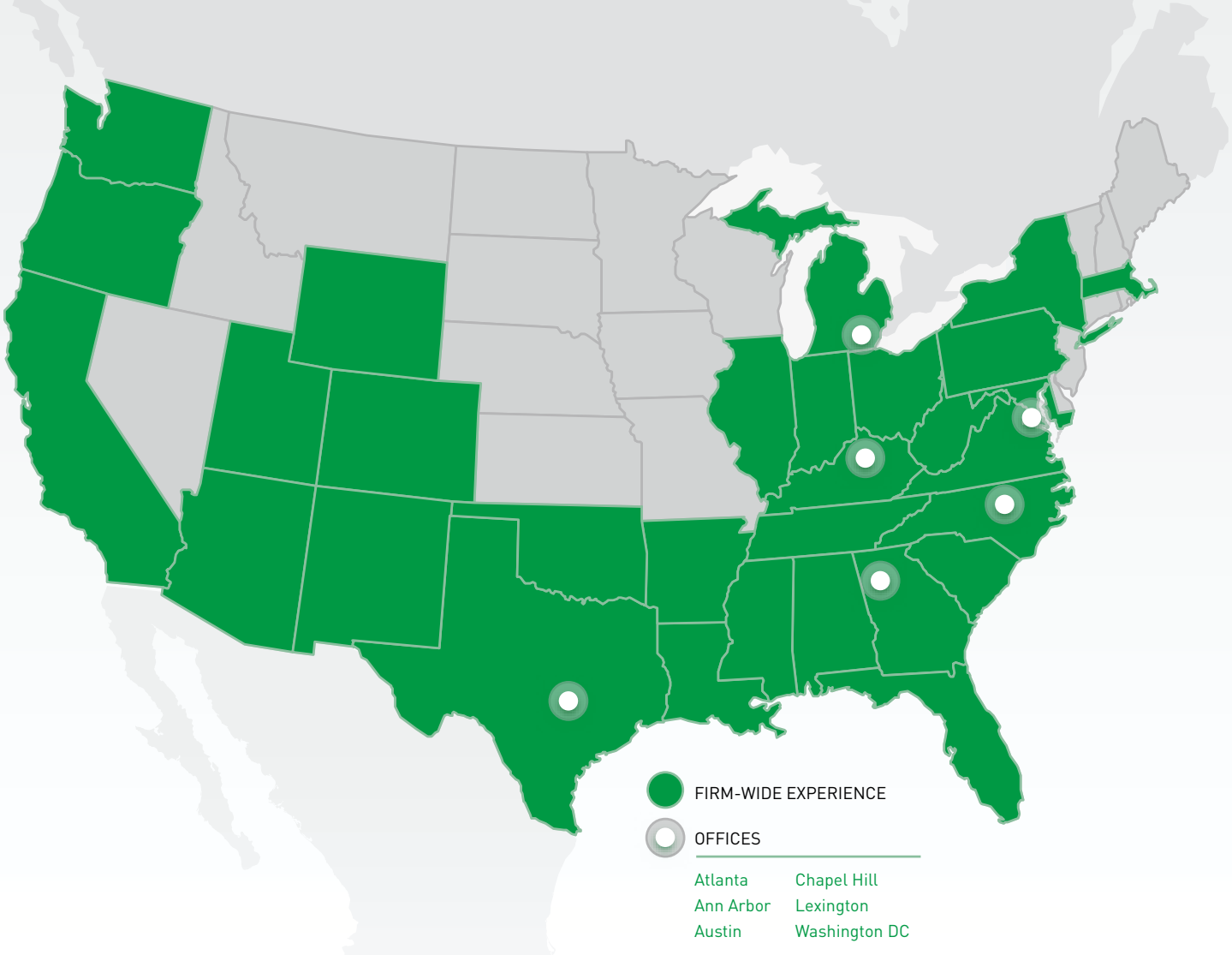
Salt River Bay Marine Research and Education Center, Saint Croix

LIVING BUILDING CHALLENGE™

ON THE BOARDS

Georgia Tech - The Living Building

LIVING BUILDING CHALLENGE™



LORD AECK SARGENT

RESPONSIVE DESIGN

NATIONAL EXPERTISE

09

FIRM PROFILE

RESPONSIVE DESIGN

Lord Aeck Sargent is an architecture and design firm with a 70-year history of creating environments people want to use and preserve.

With offices in Atlanta GA, Austin TX, Ann Arbor MI, Chapel Hill NC, Lexington KY and Washington DC, our firm has seven practice areas: science & technology, higher education, arts & culture, historic preservation, housing & mixed-use and urban design & planning.

We share a common mission of providing responsive design, technological expertise and exceptional service in order to provide our clients with the best possible facilities that will serve them well into the future.

We thrive in the midst of complex projects that require depth of experience and cross-discipline collaboration. Responsive design has been our guiding philosophy for seventy years, and we deliver uniquely creative responses to each project's every detail. The result is thoughtful solutions that respond to the site, the context and the needs of its occupants.

Our portfolio includes museums, arts centers, government buildings, laboratories, corporate headquarters, education facilities and conference facilities. Our services range from master planning and programming to design, construction administration and facility management support.

Our design staff represents a broad range of experiences in design and construction. Our staff includes registered architects, urban designers, materials specialists, interior designers, land planners, cost estimators and zoning specialists.

140+

dedicated professionals

130+

college & university clients nationwide

50+

LEED-accredited professionals

60+

LEED-certified projects

2030

LAS was one of the first architecture firms in the country to adopt The 2030 Challenge

ATLANTA CHAPEL HILL ANN ARBOR AUSTIN LEXINGTON WASHINGTON, D.C.

SUSTAINABILITY LEADERSHIP

Jim Nicolow AIA, LEED FELLOW
jnicolow@lordaecksargent.com
877-929-1400 Ext. 3921

RESPONSIVE DESIGN