



**LCRA WESTERN MAINTENANCE FACILITY
MARBLE FALLS, TEXAS**

27.7% more energy efficient

100% rainwater and wastewater managed on site

35% in water use reduction

LEED[®] Facts

LCRA Western Maintenance Facility
Marble Falls, Texas

LEED for New Construction (v 2009)
Certification awarded August 29, 2012

Silver	50
Sustainable Sites	11/26
Water Efficiency	9/10
Energy & Atmosphere	10/35
Materials & Resources	6/14
Indoor Environmental Quality	7/15
Innovation & Design	3/5
Regional Priority	4/5

*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.



LCRA WESTERN MAINTENANCE FACILITY

LCRA's newest LEED certified building

PROJECT BACKGROUND

The Western Maintenance Facility is owned by the Lower Colorado River Authority (LCRA), a conservation and reclamation district with no taxing authority that operates solely on utility and fees generated from supplying energy, water and community services in 58 Texas counties. The facility is located on LCRA's existing property at 3017 Wirtz Dam Road near Marble Falls, TX. The facility is roughly a 39,363sf complex on an existing site of 169.5 acres, comprising of a one-level office building, a service bay building, a warehouse building, a covered boat barn and a dining pavilion. The majority of the site has been re-established with native landscaping.

The office building consists of a pre-engineered metal building frame that is enclosed with conventional metal panels and a high performance aluminum/glass storefront system. The service bay contains a workshop and support spaces with radiant heating and ventilation, but no air-conditioning. The warehouse building is intended to be used as a storage space.

STRATEGIES AND RESULTS

Preferred parking spaces have been reserved for low-emitting and fuel efficient vehicles and car/van pools. A reflective membrane roof system reduces the urban heat-island effect. Light colored concrete paving in the parking area reduces the effect of urban heat island and minimizes long term maintenance.

A 12,500-gallon galvanized steel cistern stores rain water from the roof and condensate from the building air-conditioning system. The water collected is used for landscape irrigation purposes without the use of any potable water. Drought-tolerant plant selection and drip irrigation reduces the water use for landscaping. A septic tank treats 100% of the waste water generated by the facility. High efficiency sinks, toilets and water coolers are projected to yield a 35% reduction in water use compared to conventional fixtures.

A high efficiency mechanical system and building enclosure helped in improving the energy efficiency by 27%. An independent commissioning agent provided a third-party review of the design and construction process to verify the sustainable design features and systems included in the project.

Facilities for employees to recycle paper, cardboard, glass, plastic and metals are provided in the employee break room. All interior materials specified have a high recycled content, a low VOC content and are regionally extracted, harvested and manufactured. Tobacco smoking is prohibited within 25 feet of all building entrances.

ABOUT WESTERN MAINTENANCE FACILITY

The project utilizes pre-fabricated metal building construction that is simple in form and modest in terms of aesthetics. The majority of the architectural design features are derived from LCRA's desire to create an office environment that is flexible, sustainable, easy to maintain and energy efficient.



Owner: LCRA
Architect: STG Design, Inc.
Civil Engineer: Baker-Aicklen & Associates
Commissioning Agent: The Delphi Group
Contractor: Zapalac Reed
Landscape Architect: Studio TBG
LEED Consultant: STG Design, Inc.
MEP Engineer: Bay & Associates
Structural Engineer: Paul Kohler Brown

Project Size: 39,363sf

Photographs Courtesy of: LCRA

ABOUT LEED

The LEED® Green Building Rating System™ is the national benchmark for the design, construction, and operations of high-performance green buildings. Visit the U.S. Green Building Council's website to learn more.



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