



**IBM TIVOLI SYSTEMS
BUILDING 1
AUSTIN, TEXAS**

50% construction waste recycled

27% less energy use than ASHRAE standards

Local materials used for the majority of the project

LEED® Facts

**IBM Tivoli Systems Building 1
Austin, TX**

LEED for New Construction
Certification awarded December 2, 2002

Certified	26*
Sustainable Sites	7/14
Water Efficiency	1/5
Energy & Atmosphere	5/17
Materials & Resources	3/13
Indoor Environmental Quality	7/15
Innovation & Design	3/5

*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.



IBM TIVOLI SYSTEMS BUILDING 1

BUSINESS TECHNOLOGY MEETS GREEN BUILDING

IBM Tivoli embraces sustainability in all aspects of design and construction

PROJECT BACKGROUND

IBM Tivoli Systems Inc.'s 200,000 square foot headquarters building is located on a 90 acre site with in the City of Austin's Smart Growth development zone. The "Smart Growth" development zone ensures that development fits within a responsible local and regional planning framework and curbs urban sprawl by defining where Austin should grow. The location of the site also encourages alternative transportation.

STRATEGIES AND RESULTS

The project's development plan provides space for six buildings and two parking garages while preserving as much of the rolling terrain and existing trees (including beautiful oaks and elms) as possible. Tivoli employees now enjoy open-air pedestrian walkways, plazas and water features. To return the site to a true native condition, the team's landscape design removed many cedars and planted native trees, shrubs, wildflowers and grasses. The cedars and brush became mulch for the new plantings. Using these indigenous plants minimizes the amount of water needed for irrigation. A four-acre wet pond and other smaller retaining ponds host native plants that clean storm water runoff before it leaves the site. This helps to restore the aquifer.

Tivoli's energy supplier is certified as a green power provider, which means thae power is generated from sustainable resources. The energy-efficient building skin includes a while "Energy Star" roof that reflects the heat and reduces energy consumption. Use of high-performance glass and sunshades maximize daylighting. The energy-efficient heating and cooling systems use 27% less energy than ASHRAE's office building standard while achieving consistent temperature control throughout the space.

The site encourages alternative transportation. In addition to being located on four major bus routes, the campus provides carpool and bicycle parking in addition to a nearby light rail station.

ABOUT IBM TIVOLI

IBM Tivoli Management Framework (TMF) is a systems management platform from IBM (previously Tivoli Systems, Inc., acquired by IBM in 1996 and moved into IBM's Software Group division). The Framework is a CORBA-based architecture that allows the platform to manage large numbers of remote locations or devices.



Architect: Hellmuth, Obata + Kassabaum
Owner: IBM
Civil Engineer: Bury + Partners
Commissioning Agent: The Delphi Groupe, Inc.
Contractor: The Beck Group
Landscape Architect: Richardson Verdoorn
LEED Coordinator: The Delphi Groupe, Inc.
MEP Engineer: Hellmuth, Obata + Kassabaum
Structural Engineer: Hellmuth, Obata + Kassabaum

Project Size: 200,000 sq ft

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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