



**LAKEWAY MUD W-3  
OPERATIONS OFFICE  
AUSTIN, TX**

**34%** energy savings compared to baseline

**54%** construction waste diverted from landfill sites by recycling and/or salvaging

**16%** of the construction materials were recycled content

**LEED® Facts**

Lakeway MUD W-3 Operations Office

LEED for NC 2.2  
Certification awarded February 14, 2011

**Gold 43\***

Sustainable Sites 10/14

Water Efficiency 4/5

Energy & Atmosphere 6/17

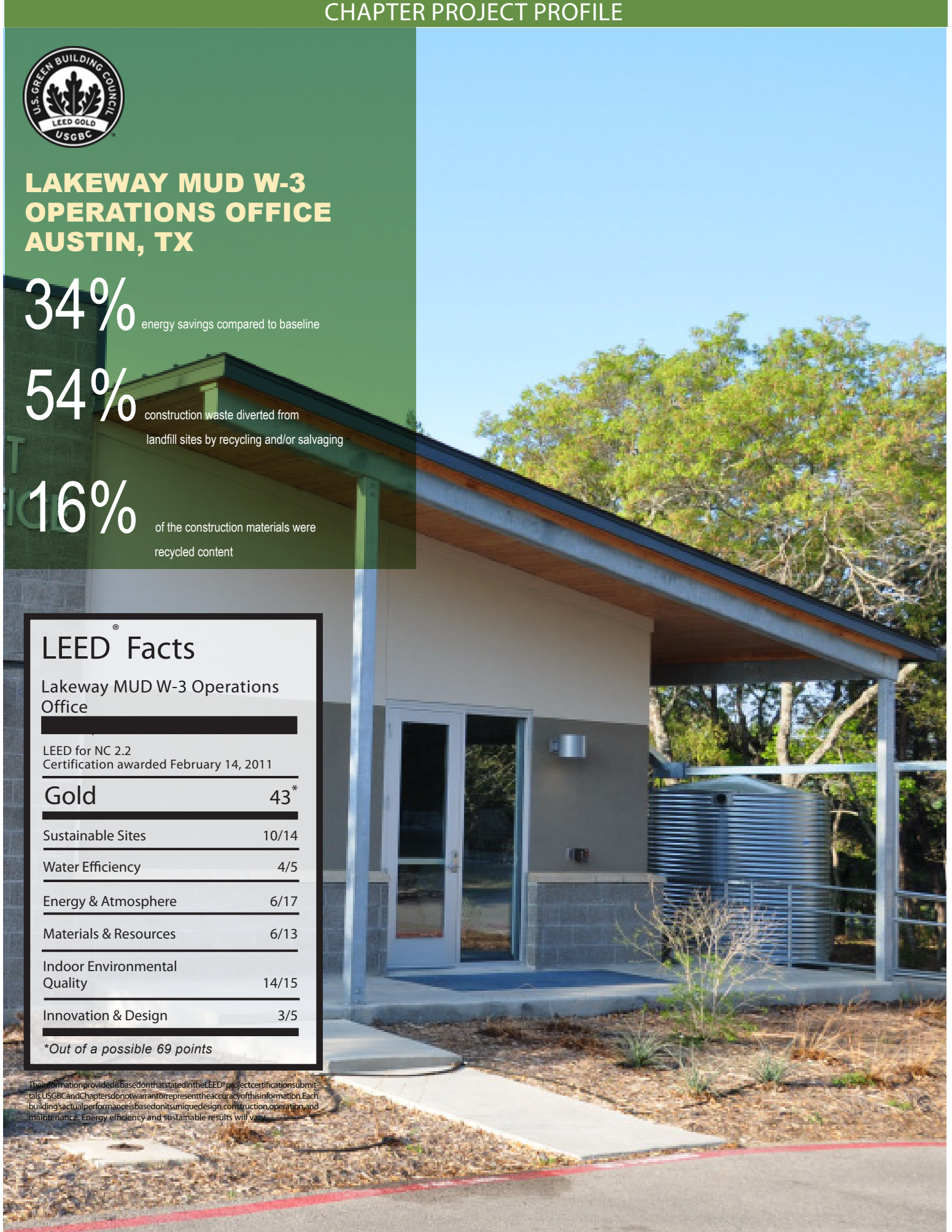
Materials & Resources 6/13

Indoor Environmental Quality 14/15

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.



## LAKEWAY MUD W-3 OPERATIONS OFFICE

# AWARDED LEED GOLD GREEN BUILDING CERTIFICATION

## New Lakeway MUD facility recognized for design

### PROJECT BACKGROUND

The Lakeway Municipal Utility District (District), established in 1972, provides water, wastewater and reuse services to the majority of homes and businesses that are primarily within the boundaries of the City of Lakeway. The District's goal for the project was to produce a functional, high quality environment while minimizing construction and life-cycle costs. The result is a work environment that supports collaboration and equality with a design that reflects a balance of vibrancy and efficiency. The District's new office building presents a space that is polished, contemporary and timeless.

### STRATEGIES AND RESULTS

The LMUD W-3 Operations Office achieved LEED certification for energy use, lighting, water and material use as well as incorporating a variety of other sustainable strategies. By using less energy and water, LEED certified buildings save money for families, businesses and taxpayers; reduce greenhouse gas emissions; and contribute to a healthier environment for residents, workers and the larger community.

LEED certification of the LMUD W-3 Operations Office was based on a number of green design and construction features that positively impact the project itself and the broader community. These features include:

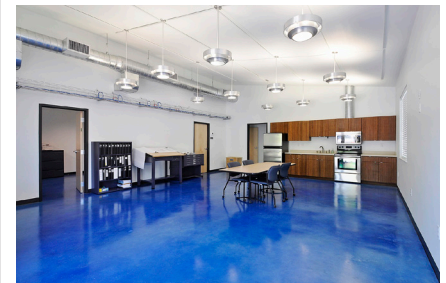
- Water efficiency; Reduction of 35% below the baseline aggregate
- Energy efficiency; 34% energy savings projected compared to a baseline building
- Environmental responsibility
- 54% of construction waste was diverted from landfill sites by recycling and/or salvaging
- 23% of utilized construction materials were resourced regionally from within 500 miles
- 16.6% of construction material was recycled content
- Over 3% of materials used for construction are considered rapidly renewable
- Protection of Lake Travis water quality with use of onsite water quality pond
- Support of green renewable power generation equivalent to 100% of the projected building use over a period greater than three years

### ABOUT LMUD W-3 OPERATIONS OFFICE

The new office building comprises 2,000 square feet and includes some general office space, two private offices, a meeting room and work room. The function of the office building is to provide a central location for the staff to perform their day to day operations of the water treatment facility with the primary purpose of providing safe clean drinking water to over 4,000 residences in the community. The District decided during the course of the initial design meeting to use this facility as a staging ground to educate the public of the importance of water conservation and environmental responsibility. The project began design in the fall of 2009 and completed construction in September 2010.

"The Lakeway MUD W-3 Operations Office project serves as an admirable model of not only water conservation by the public's own provider of water, but also of energy efficiency and environmental responsibility. LMUD made a conscience decision to use this facility as an illustration for public education on the importance of green building for a sustainable future."

Chad Pierce, Architect



Owner: Lakeway MUD  
 Architect: Seaux-Pierce Architecture  
 Civil Engineer: Castleberry Engineering & Consulting, PLLC; Balcones Engineering, LLC  
 Commissioning Agent: EEA Consulting Engineers  
 Contractor: Hill Country Ecobuilders  
 Landscape Architect: Francesca H. Designs  
 LEED Consultant: Architecture 365  
 MEP Engineer: Love and Briley Engineering  
 Structural Engineer: Feldt Consulting Engineers, Inc.

Project Size: 3,500 (Gross SF)

Photographs Courtesy of: Castleberry Engineering & Consulting, PLLC ;Hill Country Ecobuilders

### 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.



www.usgbc-centraltexas.org  
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