



THE OVERLOOK AT THE RIM SAN ANTONIO, TX

60% water savings

Windtricity

power provided by CPS Energy

82% construction waste recycled



LEED® Facts

The Overlook at the Rim
San Antonio, TX

LEED for Core and Shell v2.0
Certification awarded May 08, 2009

Gold	35*
Sustainable Sites	6/14
Water Efficiency	3/5
Energy & Atmosphere	6/17
Materials & Resources	7/13
Indoor Environmental Quality	8/15
Innovation & Design	5/5

*Out of a possible 61 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.

THE OVERLOOK AT THE RIM

San Antonio's New Lifestyle Center

Setting standards in highly efficient offices

PROJECT BACKGROUND

The Overlook at the Rim is situated on a 13.25 acres site with nearby existing retail stores and public transport. The exterior of the building consists primarily of tilt-up concrete panels and aggressive low-E glazing systems. It was named the Best New Office Development in San Antonio by San Antonio Business Journal in 2008 and was the first LEED office development in San Antonio.

MAJOR PROJECT HIGHLIGHTS

The overlook at the Rim is a 3-story, Class A, 148,500 square foot office building . It's a prominent feature in San Antonio's new Lifestyle Center, The Rim on Talavera Ridge. The Rim was able to achieve high sustainability goals by designing with regionality, recycled content, and efficiency in mind, selecting a structural system consisting of composite concrete and steel floor framing and a 3-story load bearing concrete tilt-wall panels which make up the building's perimeter skin.

STRATEGIES AND RESULTS

The entire roof top consists of an Energy Star, highly reflective white top which helps to offset the heat island effect of the surrounding surface parking lot. The project used 67% regional material (by cost) reducing transportation needs for majority of materials on site, and recycled 82% of construction waste. Exposing the buildings finish eliminated the need for added, imported materials and reduced the embodied energy of the building as a whole.

The project has adapted water efficient landscaping and uses Windtricity from CPS Energy. Windtricity is a green program provided by CPS that enables companies to purchase clean, renewable power from West Texas and coastal wind farms. There is no light pollution coming off the site, which is especially important given the office's proximity to Camp Bullis. The project has a dedicated area for recycling and will offer benefits to tenants who drive an alternate fuel vehicle.

ABOUT OVERLOOK AT THE RIM

The Overlook at the Rim sits on the corridor in the heart of the Rim, a 200-acre key mixed use development. Located along the fastest growing throughfare in San Antonio, Overlook at the Rim offers multiple points of ingress/egress. The floor plans are efficient and tailored to any size tenant. There are 4.25 parking spaces per 1,000 square foot



The Overlook at the Rim - West elevation



Owner: Transwestern, Current-Medtronic, Inc
 Architect: STG Design
 Civil Engineer: Bury+Partners
 Commissioning Agent: Goetting & Assoc.
 Contractor: Rosenberger Construction
 Developer: Transwestern
 LEED Consultant: Bay & Associates
 MEP Engineer: Bay & Associates
 Structural Engineer: Haynes Whaley
 Interior Designer: STG Design

Project Size: 148,500 SF

Photographs Courtesy of: STG Design

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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