

CENTRAL TEXAS BALCONES CHAPTER PROJECT PROFILE



TRANE SAN ANTONIO DISTRICT OFFICE SAN ANTONIO, TEXAS

61% construction waste diverted from landfill

43% more efficient HVAC than ASHRAE standards

32% less water usage than standard office building



LEED® Facts

Trane San Antonio District Office San Antonio, TX

LEED for Commercial Interiors
Certification awarded December 23, 2008

Silver	27*
Sustainable Sites	1/7
Water Efficiency	1/2
Energy & Atmosphere	6/14
Materials & Resources	5/14
Indoor Environmental Quality	10/17
Innovation & Design	4/5

*Out of a possible 59 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.

TRANE SAN ANTONIO DISTRICT OFFICE

CREATING A BETTER WORKSPACE

Trane leads the way by building a greener and healthier office building

PROJECT BACKGROUND

After 24 years at the same location, Trane in San Antonio had outgrown its space. In building out a new space for the Trane Commercial District Sales Office, with room for sales, service, business automation and distribution, we decided to create an ideal work environment that would also serve as a green showplace for building owners. We focused on creating a LEED certified work environment because we believe it is responsible to the environment, good for business and most importantly, great for employee morale and productivity. We also wanted to learn and apply the requirements of the LEED program and applicable building codes so that they could more fully assist others in meeting similar standards for their buildings.

STRATEGIES AND RESULTS

From the moment you enter the parking lot - which features highly reflective concrete to achieve heat island reduction - you will find yourself surrounded by a green environment. Compared to standard office buildings, this building uses 32% less water, mechanical systems consume nearly 50% less energy and high efficiency lighting systems have 15% less power density. Environmentally sound materials and practices are found throughout the building and include low-emitting paints, carpets, wood and furniture. Ninety percent of occupants can partially control their workspace light levels, further reducing energy consumption. Occupancy sensors turn lights off when not in use and light meters dim lights when natural light is sufficient. From an environmental stewardship standpoint, one third of total building materials used were recycled, and 7% include rapidly renewable materials.

As a heating, ventilation and air conditioning systems and services business, we outfitted our the building with our own comfort system solutions that are 43% more efficient than ASHRAE standards. Rooms are equipped with occupied override switches for use after hours. CO₂ sensors indicate occupancy level thus reducing energy costs. Beyond achieving LEED certification, the result is that by using environmentally responsible materials, practices and applications, Trane employees enjoy a comfortable and productive work environment that is energy efficient and economically smart.

Quoted from Stuart Werner's article "Teamwork Works: *New Trane Office Building in San Antonio Earns LEED Silver Certification*"

ABOUT TRANE

At Trane, they're all about air – cool air, warm air, clean air. As a world leader in air conditioning systems, services and solutions, they control the comfort of the air for people in homes and many of the world's largest and most famous commercial, industrial and institutional buildings. And they're applying Trane's expertise in environmental technology and energy conservation to make a difference in energy efficiency around the globe.

"Beyond achieving LEED certification, the result is that by using environmentally responsible materials, practices and applications, Trane employees enjoy a comfortable and productive work environment that is energy efficient and economically smart."

Stuart Werner
Business Leader for San Antonio, Trane



Architect: RVK, Inc.
Owner: Trane
Contractor: Metropolitan Contracting Company, LTD
LEED Consultant: Sustainable Perspectives Group
MEP Engineer: DBR Engineering Consultants

Project Size: 32,000 sq ft
Total Project Cost: \$1.9 million

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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512-470-9923