

ACHIEVING LEED

Remodeled architects' offices are always fertile ground for what's new, and the tvsdesign digs in downtown Atlanta, which achieved Silver LEED in the Commercial Interiors rating system, is chock full of innovative systems and finishes.



Project: tvsdesign, Atlanta Office
Location: Atlanta
Owner/Architect/LEED AP: tvsdesign, Atlanta
Size: 87,927 sq. ft.
LEED Rating: Silver (LEED-CI, v2)

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TVSDESIGN OFFICE: INTERIOR	
Product/Mfr./Brand:	LEED CREDIT:
WOOD PANELS: Sierra Pine Model: Medite II and Medex MDF Sustainable-density fiberboard cabinet substrates and wall panels use 100% recycled wood fiber and formaldehyde-free adhesive while delivering superior physical properties to standard MDF. Medex MDF also features a formaldehyde free adhesive and is especially suitable for moisture-prone interior applications.	MR 4.1 (recycled content 10%) and MR 4.2 (recycled content 20%)
TOE KICKS: Columbia Forest Products Model: PureBond Decorative hardwood plywood replaces traditional urea formaldehyde with a non-toxic, soy-based adhesive to eliminate any added formaldehyde from standard veneer-core and non-UF composite core panels.	EA 1.0 (optimize energy performance)
RUBBER FLOORING: To Market Model: Atmosphere Recycled SBR tire rubber combines with EPDM colored rubber granules to create a flexible palette of multiple colors and patterns specifically engineered for commercial flooring applications. In Starlight and Walk of Fame collections.	MR 4.1 (recycled content 10%) and MR 4.2 (recycled content 20%)
CARPET TILE: Tandus Model: Collins & Aikman ER3 Modular carpet tile boasts 100% recycled content backing and up to 59% overall recycled content including 10% post-consumer content (SCS Certified). Floor primer contains less than 1 gram per liter of VOC content.	MR 4.1 (recycled content 10%) and MR 4.2 (recycled content 20%)

LEED-CI (v2.1)

TVSDESIGN
 LEED-CI Rating: Silver
 January 2009

29 Points Achieved Possible Points **57**

Certified: 21-26 Silver: 27-31 Gold: 32-41 Platinum: 42-57

3 Sustainable Sites (SS) Possible Points **7**

Credits were earned for reusing and renovating the existing building and for its proximity to public transportation and addition of bicycle storage and changing rooms for employees.

2 Water Efficiency (WE) Possible Points **2**

Retrofitting for battery-powered dual flushometers on urinals and low flow lavatory faucets reduced water use by nearly one-third.

5 Energy & Atmosphere (EA) Possible Points **12**

The project earned 2 credits for CFC reduction in its HVAC-R system. It also purchased green power and the electrical design reduced the project's lighting power density by more than 25%.

5 Materials & Resources (MR) Possible Points **14**

The team diverted more than 75% of its renovation and construction waste away from landfills and specified several recycled-content materials and finishes to boost its point total.

9 Indoor Environmental Quality (IEQ) Possible Points **17**

The project made workplace indoor air quality a priority, including low-emitting adhesives, carpet systems, composite wood products and furnishings as well as enhancing and monitoring thermal comfort and providing outdoor views for 90% of seated spaces.

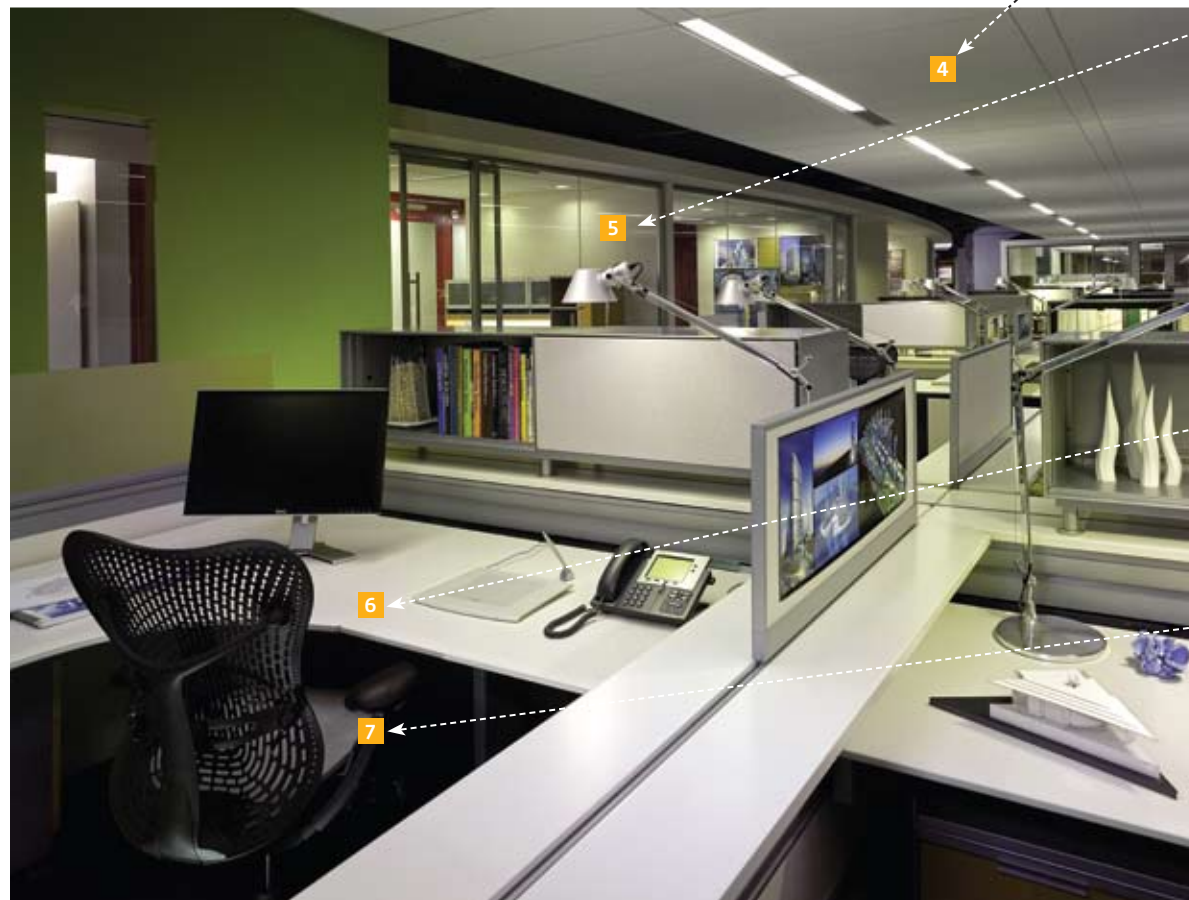
5 Innovation, etc. Possible Points **5**

The team earned extra credits for its green power purchase, innovative use of carpet to reduce VOC emissions, green housekeeping and educational efforts, and the inclusion of an in-house LEED-AP as part of the design-build process.



CHANGES IN ATTITUDE

Along with renaming itself to the more efficient "tvsdesign," the firm retrofitted its Atlanta office to showcase its environmental commitment and create a healthier and more cost-efficient workplace. Located in the existing Promenade Two building in midtown Atlanta, and thus accessible to that city's renowned public transportation system, the 88,000-sq.-ft.-office was renovated into a wide-open, creative, and flexible-use space that maximizes daylight and views and encourages socialization among the firm's associates. "As a leading design firm we promote environmental health and responsibility in our work," says Susie Spivey-Tilson, tvsdesign's sustainable design consultant. "We are pleased to have an office which is exemplary of these values and that we are able to demonstrate environmental responsibility and beautiful, functional design at the same time." Thanks to the ready access to the MARTA system, as well as the addition of bike storage and showers for employees, 21% of the firm's staff do not drive their cars into work every day; open social areas, meanwhile, encourage activity within the office and allow a transparency to both employees and guests.



TVSDESIGN OFFICE: INTERIOR

Product/Mfr./Brand:	LEED CREDIT:
<p>3 CARPET SYSTEM: Tandus Model: Collins & Aikman (Haiku, Endhara II and Tanka); ER3 pad; Powerbond RS adhesive</p> <p>Several carpet styles featuring proprietary ER3 cushion tile backing combine to qualify as a low-emitting VOC carpet system.</p>	IEQ 4.1 (low-emitting materials, carpet systems)
<p>FLUSH VALVE: Sloan Valve Model: Optima Ress-U</p> <p>A sensor-activated retrofit conversion kit for the company's exposed dual-flush urinal flushometers achieves as low as 0.5 to 1.9 liters per flush economy. In addition, 100% of the energy used in manufacturing is offset with wind energy.</p>	WE 1.2 (water-use reduction, 30%)
<p>SEALANT: USG Model: Sheetrock ACT</p> <p>Acoustical sealant reduces noise transmission with a water-based, low-VOC-emitting formulation.</p>	IEQ 4.1 (low-emitting materials, adhesives and sealants)
<p>4 ACOUSTICAL CEILING: Armstrong Model: Ultima HRC (panels)</p> <p>High-recycled-content grid system features 66% recycled content (56% post-consumer) for its hot-dipped galvanized steel; panels feature 80% recycled content (15% post-consumer).</p>	MR 4.1 (recycled content 10%) and MR 4.2 (recycled content 20%)
<p>5 GLASS WALLS: Dirtt Model: Faceted Walls</p> <p>Movable, curved glass walls offer 18% net recycled content by weight. The manufacturer is committed to sustainability and stewardship, offering solid and glass solutions.</p>	MR 4.1 (recycled content 10%) and MR 4.2 (recycled content 20%)
<p>FURNITURE: Teknion Model: Origami</p> <p>Particleboard was primarily used to make freestanding furniture components to achieve nearly 90% recycled content—most of it pre-consumer waste.</p>	MR 4.1 (recycled content 10%); MR 4.2 (recycled content 20%); IEQ 4.5 (low-emitting materials, systems furniture)
<p>6 FURNITURE: Teknion Model: XM</p> <p>Various modular workstations enable space planning flexibility to changing needs. Steel, aluminum, and other components boast a total of more than 30% recycled content.</p>	MR 4.1 (recycled content 10%); MR 4.2 (recycled content 20%); IEQ 4.5 (low-emitting materials, systems furniture)
<p>7 CHAIRS: Herman Miller Model: Mirra</p> <p>Ergonomic work chairs feature elastomeric seat suspension and molded polymer back to achieve maximum performance with minimal materials that are easily disassembled for recycling.</p>	MR 4.1 (recycled content 10%) and MR 4.2 (recycled content 20%)

WALKING THE TALK

Any major renovation committed to sustainability and resource efficiency will see its share of construction waste. To reduce the impact of the project's debris 87% of demolition and construction waste (340 tons) was diverted from the landfill. In addition, prior to the start of construction, tvsdesign employees collected office supplies, architectural samples and miscellaneous furniture items and donated them to local architectural and design schools for reuse. Furthermore, renewable energy credits were purchased

to offset 100% of the office's energy use for a two-year period, and effort that gained the team an extra credit in its LEED-CI application and certification. "The recent renovation of our Atlanta office was the perfect opportunity to showcase our design philosophy and create a LEED certified sustainable work environment," says firm president Roger Neuenschwander. "We are proud to have achieved the LEED-CI Silver designation for our office and our continued commitment to sustainable design."

<p>WOOD PANELS: Sierra Pine. sierrapine.com or Circle 455</p>	<p>4 ACOUSTICAL CEILINGS: Armstrong. armstrong.com or Circle 450</p>
<p>TOE KICKS: Columbia Forest Products. columbiaforestproducts.com or Circle 454</p>	<p>SEALANT: USG. usg.com or Circle 449</p>
<p>1 RUBBER FLOORING: To Market. tomkt.com or Circle 453</p>	<p>5 GLASS WALLS: Dirtt. dirtt.com or Circle 448</p>
<p>2 3 CARPETING: Tandus. tandus.com or Circle 452</p>	<p>6 FURNITURE: Teknion. teknion.com or Circle 447</p>
<p>FLUSH VALVES: Sloan Valve. sloanvalve.com or Circle 451</p>	<p>7 CHAIRS: Herman Miller. hermanmiller.com or Circle 446</p>