



AT&T EXECUTIVE CENTER  
AUSTIN, TEXAS

86% reduced potable water use for irrigation

27.3% energy cost savings

22% of total building materials have been manufactured using recycled materials

LEED® Facts

AT&T EXECUTIVE CENTER  
AUSTIN, TEXAS

LEED for New Construction  
Certification awarded December 3, 2009

**Gold** 39\*

Sustainable Sites 7/14

Water Efficiency 3/5

Energy & Atmosphere 7/17

Materials & Resources 6/13

Indoor Environmental Quality 11/15

Innovation & Design 5/5

\*Out of a possible 69 points

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.

## AT&amp;T EXECUTIVE EDUCATION AND CONFERENCE CENTER

## Higher Education Worth its Weight in Gold

## PROJECT BACKGROUND

Successful projects must have clear direction toward stated goals. The UT EECC stated at the outset that its goals included sustainability, compatibility with the campus master plan, implementing state of the art technology and achieving on-time completion. By repeatedly referring to these goals, the design and construction teams avoided unnecessary and expensive tangents that could have hindered success and dampened market enthusiasm for the completed project. In addition, understanding the building location as to micro-climate and historical building features provided significant advantages to the design decisions that, in turn, provided the best solutions to the basic building concepts. Courtyards, deep roof overhangs and porches reinforce the Central Texas architectural character as well as provide significant energy savings.

## BIG HEART, SMALL BUDGET

Many clients express a desire to be green but are reluctant to invest in the technology to achieve their goals. The University of Texas was no different. In response, UT EECC implemented a host of sustainable options that were budget conscious. Many sustainable design achievements were simply a product of intelligent design that should be employed in any project to respond to its environmental context. Other sustainable design goals were met with investments in high performance mechanical and electrical equipment that offered a high return on investment while being green. Still other sustainable design goals resulted in high levels of user satisfaction which, in turn, led to reduced absenteeism, increased productivity and return customers.

## STRATEGIES AND RESULTS

Mechanical equipment suppliers tout the efficiency of newer generation chilling systems as being essential to energy savings when in fact properly programmed control systems can have equal or greater savings at substantially lower cost. UT EECC chose the latter, contributing to the 27% reduction in energy savings.

Similarly, another conventional approach for green buildings is that the reduction of glazing is a primary strategy in the pursuit of reduced energy consumption. In addition to advanced mechanical and electrical systems, the UT EECC also chose to invest in high performance glazing technology and strategically placed shading devices. The strategy allowed for better views of the surrounding historic campus and heightened guest experience without added thermal load.

From the concrete that formed its structure to the soap at the wash basins, this facility has an environmental conscience. For example, each guest room includes placards which emphasize sustainability by encouraging reuse of linens and by explaining the HVAC control system and how it conserves energy. Other measures, such as using filtered water in lieu of bottled water and providing green amenities, help facilitate awareness about sustainable issues.

## ABOUT THE AT&amp;T EXECUTIVE EDUCATION AND CONFERENCE CENTER

This new hotel and conference center serves as the southern gateway to the University of Texas campus, welcoming executives, alumni, prospective students and visitors to campus. Developed by the University in conjunction with the McCombs School of Business, the facility contains seven tiered classrooms, a 300-seat amphitheater, multiple break-out rooms, several conference rooms, and an 800-seat ballroom, to complement the 300-room residential center. A central courtyard provides connections to the outdoors from the primary public spaces.

*"I have found Lake|Flato to be very creative and imaginative in their graceful solutions to the project's complex program, knowledgeable of and sensitive to sustainability concerns in their designs and relentless in their demands for quality construction."*

William G. Shepherd, AIA, LEED AP  
Senior Project Manager



Architect: Lake|Flato Architects; HKS (architect of record)  
Civil Engineer: Jaster Quintanilla  
Commissioning Agent: EMCOR  
Contractor: Austin Commercial  
Landscape Architect: Coleman & Associates  
LEED Consultant: Center for Maximum Potential  
Lighting Designer: Lang Architectural Lighting  
MEP Engineer: Blum Consulting Engineers  
Structural Engineer: Campbell & Associates  
Project Size: 335,000 square feet  
Total Project Cost: \$130 million  
Cost Per Square Foot: \$388  
Photographs Courtesy of: Blake Marvin Photography

## ABOUT THE CENTRAL TEXAS-BALCONES CHAPTER

The Central Texas - Balcones Chapter of the U.S. Green Building Council (USGBC CT-B), founded in 2003, is a 501c3 non-profit comprising industry leaders from Austin, San Antonio and the surrounding communities of Central Texas. Members include building industry professionals, facility managers, property owners and others committed to accelerating growth in sustainable building and land development practices through innovation, advocacy and partnerships. The Chapter hosts Leadership in Energy & Environmental Design (LEED) Green Building Rating System™ workshops, holds educational sessions on sustainable technologies and applications, and offers networking events for green-building professionals in the region.



www.usgbc-centraltexas.org  
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