

VOA

SUSTAINABILITY ISSUE

VOA

DESIGN NEWSLETTER

FALL 2011

FEATURED PROJECT
VOLKSWAGEN
NORTH AMERICAN
HEADQUARTERS
Herndon, VA

BUILT PROJECTS
KINOWERKS
Chicago, IL
CITY OF OVIEDO PUBLIC WORKS
Oviedo, FL

ON THE BOARDS PROJECTS
UW OSHKOSH HORIZON VILLAGE
Oshkosh, WI
815 CONNECTICUT AVE
Washington DC



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VOA ASSOCIATES INCORPORATED OFFICES

VOA

offices

VOA CHICAGO, IL On the floor that inspired architect Daniel Burnham, an idea factory was born, encouraging employees to thrive, work and create. Eliminating executive offices and keeping the perimeter accessible to lakefront and city views, resulted in a universal, egalitarian work space.

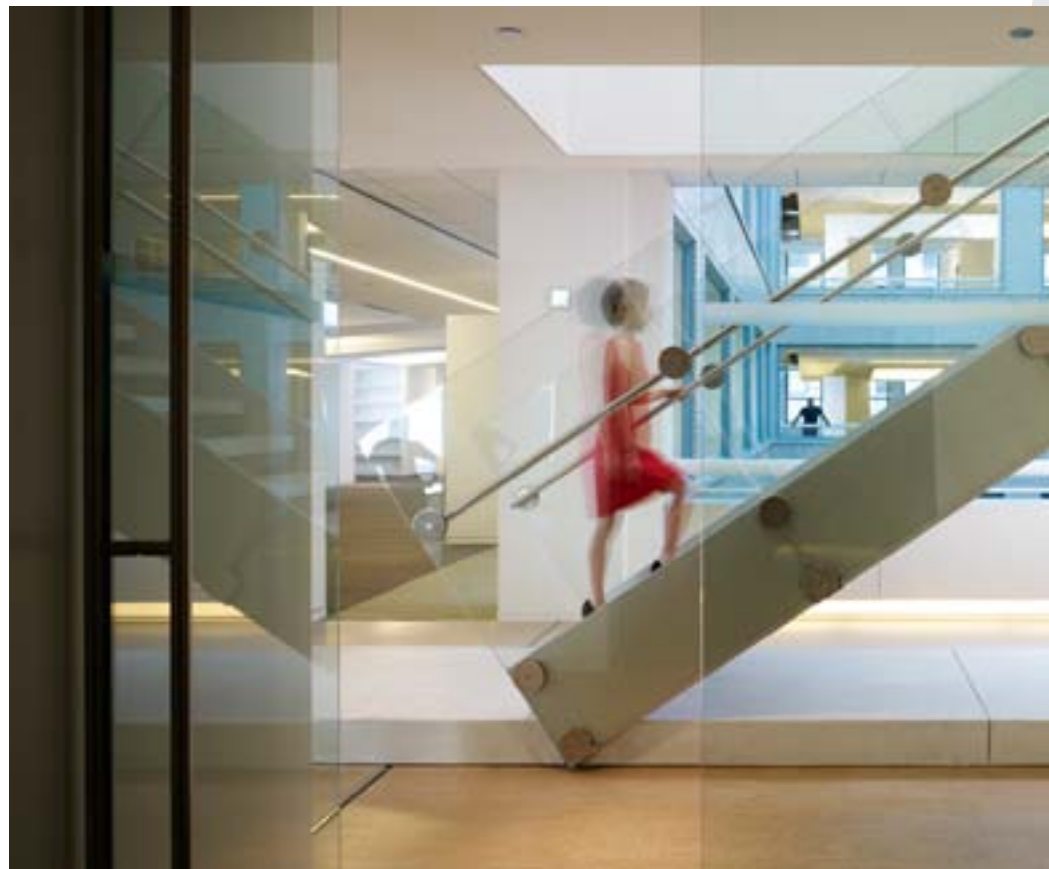
VOA's LEED Silver space reinforces our commitment to environmental and sustainable responsibility. The floor plan strategically places primary function areas adjacent to expansive windows to reduce energy use and maximize natural light. An open interior stair spanning two levels increases connectivity between studios and encourages occupants to take stairs rather than the elevator. Recyclable materials and stained MDF hard surface millwork, eschew plastic laminates. Other material selections include cork floors and high recycled content carpet and low VOC painted walls with bamboo and cork accents.

Open work stations and generous teaming areas support collaboration and reinvent how architects and designers work. Teaming areas accommodate models, mock-ups, vision boards and art. The space fosters project team collaboration encouraging designers to think, feel and create.



LEED SILVER

VOA ASSOCIATES INCORPORATED CHICAGO, IL OFFICE, LEED SILVER



VOA (*ethos*)

VOA WASHINGTON, DC The site VOA selected for its new Washington DC design studio is located in a densely populated urban area. Immediately adjacent to the office is a major subway station, Metro Center, providing access to virtually all forms of local public transportation. In the design of this space, VOA chose to highlight the historic character of the building and to utilize existing building surfaces wherever possible.

The existing flooring on the entire second floor of the studio was left virtually untouched, minimizing the removal of materials that would end up in a landfill. Environmentally safe paints, flooring and carpet were chosen. Custom built low-rise workstations allow daylight to reach into the center of the floorplate; the principal's office, the only private office in the space, is enclosed in glass and located at the rear of the building. The project achieved LEED CI certification in 2009, a significant accomplishment in a historic building.



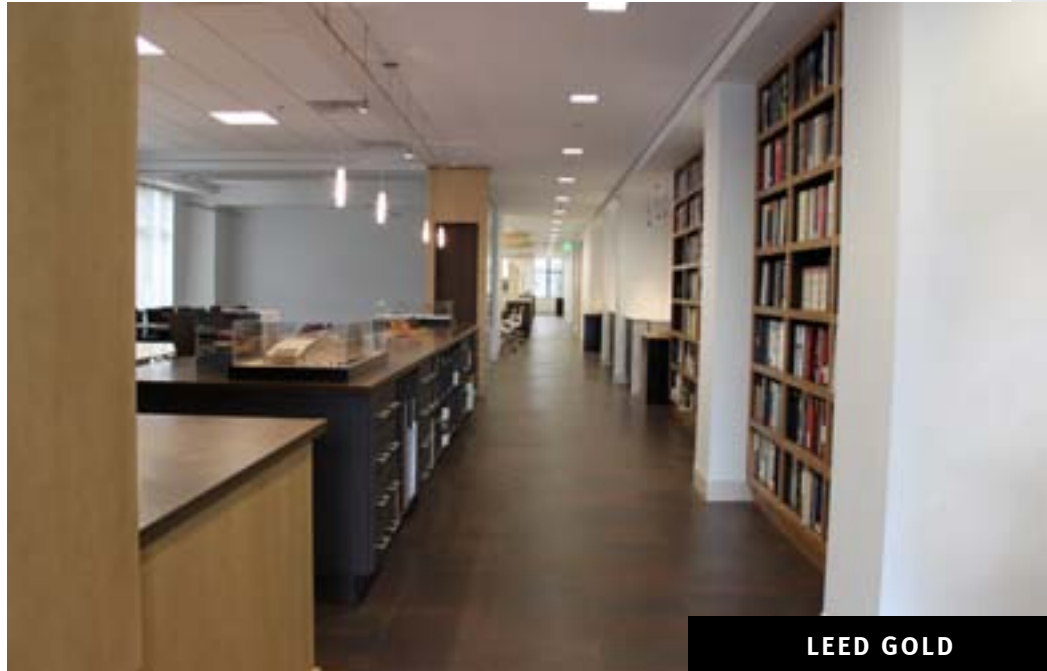
LEED CI CERTIFIED

VOA ASSOCIATES INCORPORATED WASHINGTON DC OFFICE

VOA ORLANDO, FL VOA Associates Incorporated relocated its Orlando operation to new, larger quarters in the Village Center at Baldwin Park. The new space, in a three-story Class A office building, is located near the corner of New Broad Street and Meeting Place in downtown Baldwin Park.

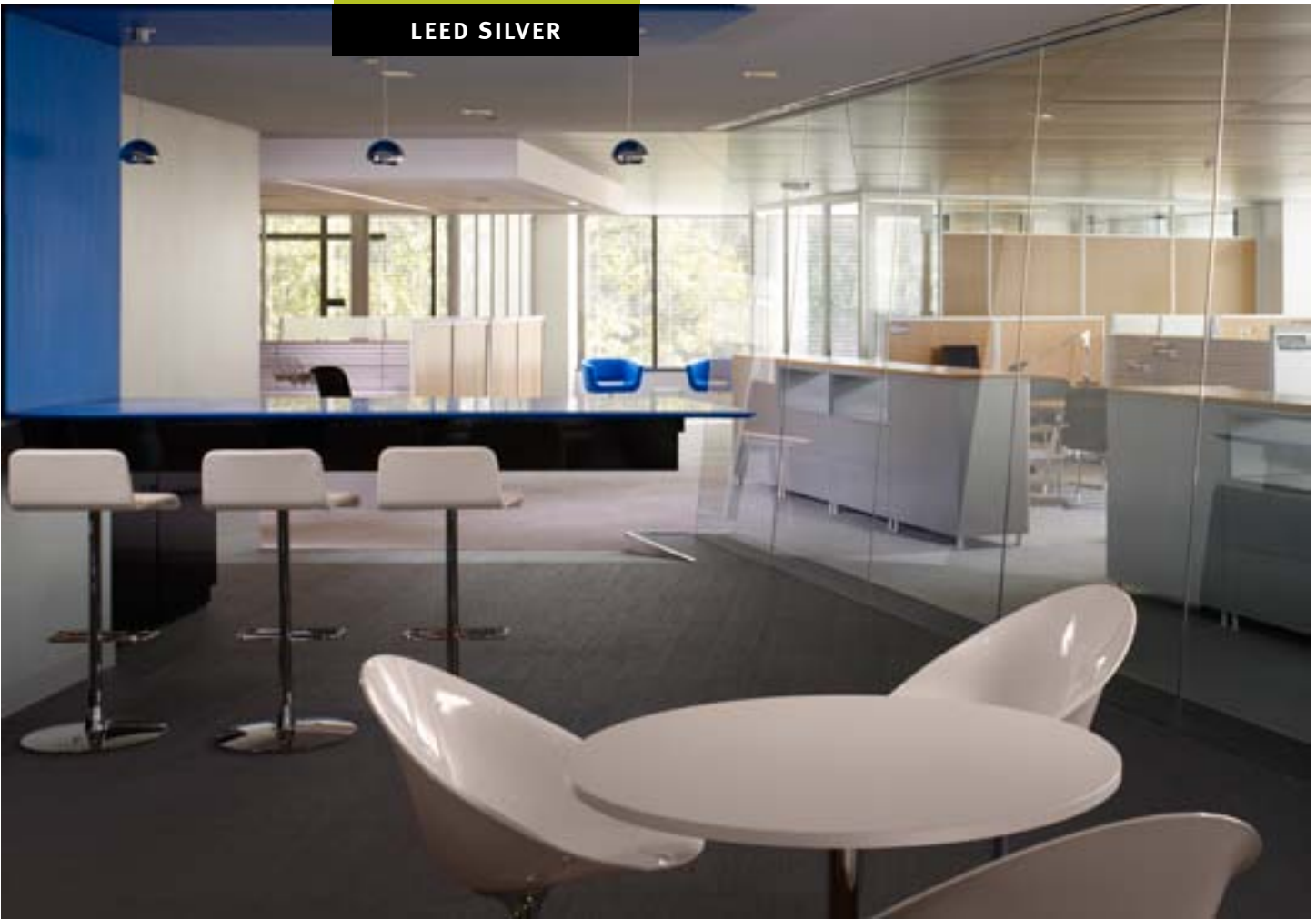
VOA's new location offers more than 3,000 square feet of additional space to accommodate increased staff, nearly doubled since 2003, and more conference space for team meetings and client visits. In accordance with the firm's philosophy that sustainable design is a core value, the move itself, as well as all interior furnishings, finishes and general workplace habits emphasize sustainability, connectivity and workplace innovations. The space boasts enhanced training facilities featuring eco-friendly / sustainable materials, furnishings, flooring and finishes proposed for LEED Gold certification, including new, state-of-the-art "Envelop" workstations by Herman Miller featuring low partitions to foster better team communication.

Tall, wide windows punctuate the space, most noticeably in the main entry, where a dedicated library / conference area with coffee bar, complete with on-staff librarian, welcomes guests and the community. The concept of visibility and transparency translates both literally and figuratively.

**LEED GOLD**

VOA ASSOCIATES INCORPORATED ORLANDO, FL OFFICE





Moving from a more traditional private office environment at their former Detroit space toward a more collaborative workplace culture, Volkswagen and VOA emphasized open workstations with minimal private offices located on the interior, to allow maximum daylight to enter. Glass walls for break areas and interior offices bring daylight into the center of the building. Coffee break lounges and teaming rooms occupy every floor. The result is a more engaging work environment with maximum daylighting, reduced energy requirements, and a highly efficient floor plan.

The VOA design team utilized sustainable concepts throughout the design and construction of Volkswagen's new U.S. Headquarters supporting Volkswagen's emphasis on sustainability in its products and facilities. Transparency was emphasized throughout the space, both to create a more open workplace as well as a more environmentally sustainable one. Private offices and conference rooms are all glass-fronted and use demountable partitions with recycled aluminum materials. Low-emitting paints and adhesives, energy saving appliances, and the use of local vendors and consultants whenever possible were all strategies used during the design to help the build out achieve the client's requirements for sustainability. Finally, motion sensors and a highly efficient lighting design will help reduce energy consumption and costs through the facility's life cycle.



BUILT

LEED GOLD



KINOWERKS

Kinowerks creates magic for movie audiences. Their artists use sophisticated equipment to produce high-quality films and special effects, and they frequently work around-the-clock to meet challenging deadlines. The clients asked their architects to transform an aging Chicago industrial building into an inspiring, energy-efficient home for their staff.

This LEED NC Gold renovation maximizes architectural quality and user comfort, and minimizes infrastructure, equipment and energy use. Radiant-floor heat and localized fan coils minimize ductwork. In tall spaces, fans provide air movement to minimize temperature fluctuation. Exposed bowstring roof trusses support skylights with motorized shades that harvest daylight and minimize electricity consumption.

Kinowerks was also motivated to pursue sustainable strategies to simplify operations. The volume and complexity of building equipment requires constant monitoring to prevent energy waste and excessive operating expenses. The project includes a user-friendly computerized management system for climate control, light and equipment control, and building security.

While these mechanical features serve the owner's practical needs, the rich colors and textures washed in natural light from above are pleasing to the eye. Sustainable materials, including terrazzo with recycled content and reclaimed wood from the floor of Lake Superior, are incorporated into the colorful palette of finishes and furnishings.



BUILT

LEED GOLD

CITY OF OVIEDO PUBLIC WORKS

LEED GOLD Under a continuing services contract, VOA provided feasibility studies, planning, programming, permitting, architecture, and interior design services for this new 5,346 SF office building. The sustainable and energy efficient building was certified LEED Gold in 2010.

Work for this project involved a feasibility study / needs analysis for the Department of Public Works and other departmental services located within the existing Oviedo City Hall. VOA provided facilitation of workshops with the various department users and administrators, provided presentations, and final recommendations to the City of Oviedo.

HIGH PERFORMANCE To achieve LEED Gold certification, the team incorporated a number of environmentally sustainable elements, such as highly reflective roofing materials, a changing room, showers and bicycle storage for 5 percent of the occupants, an open-grid pavement, high-efficiency air-conditioning systems and under floor delivery for the conditioned air, as well as occupancy sensors that turn lights off in unoccupied spaces. It is estimated that there will be a reduction in electrical energy costs of 30 percent by utilizing daylight controls, adding insulation in the walls and roof, incorporating high-performance glazing and shading on south facing windows, and providing accessible floor systems for the delivery of electrical power, high-technology wiring, and conditioned air.

RAINWATER HARVESTING One of the project's hallmarks is the rainwater harvesting process, which collects rainwater from the roof through a system of sculptural, stainless-steel, stair-stepping trays that create a cascading waterfall appearance, then pipes it to the on-site retention pond for use as landscape irrigation. When combined with the building's high-efficiency plumbing fixtures, it is estimated that there will be an approximate 50 percent savings in water consumption per year.

ENERGY EFFICIENT The final outcome was the design and construction of a new \$1.9 million, LEED Gold design Administration Building that is estimated to be 30% more energy and water efficient, ensured minimal impact on the environment for the life of the project and increased employee communication and work flow.



RAIN CATCHERS AT CITY OF OVIEDO PUBLIC WORKS





UNIVERSITY OF WISCONSIN OSHKOSH, HORIZON HALL

STUDENT HOUSING VOA Associates and associate architect Berners-Schober Associates of Green Bay, WI completed design of this 165,000 s.f. student residence hall at the University of Wisconsin at Oshkosh. The facility will house 350 beds, with a combination of suite-style and traditional-plus units for four students configured in a five-story building. Additional apartments will accommodate residence hall staff. Student lounges will be provided on all residence floors. Other spaces on the main floor include meeting rooms, a computer lab, study spaces and a recreation area with a kitchen. A partial basement houses mechanical, electrical and plumbing equipment and additional common areas including bicycle storage space.

SUSTAINABLE FEATURES

- » energy modeled form
- » glass selection and shading for exposure
- » heat recovery for exhaust systems
- » water conserving fixtures
- » rain gardens and complete on site storm water management

GREEN ROOFS The residence hall features several sustainable design features, including green roofs and a geothermal well field.

The Oshkosh campus is part of a State of Wisconsin pilot program to make the campus energy independent by 2012. The design team has been challenged to reduce the building's energy consumption to 60% lower than what is required by code. VOA/BSA is working with an energy modeler to integrate all of the project's sustainable design strategies. The building is on track to receive a LEED Gold Certification from the USGBC when completed in September 2012.





Sage Hall demonstrates the University of Wisconsin Oshkosh's commitment to building a greener campus while serving the academic missions of the departments inside. The orientation of the building's offices and classrooms, and the placement and sizes of their windows are coordinated to harvest daylight and reduce heat gain.

Within this strategy, faculty offices and classrooms are located together on all four floors to facilitate the interaction of students and faculty, instead of a hierarchical arrangement locating faculty offices above classrooms. A landscaped interior courtyard brings daylight into the building while serving as a central gathering place for building occupants.

WISDOM OF NATURE The three largest lecture halls are located in a separate one-story wing so that these large volumes can be "powered down" when not in use. This wing carries a green roof above, visible from upper floor classrooms in Sage Hall and neighboring academic buildings. Circulation around the courtyard allows occupants to also see banks of rooftop solar panels, which heat water for restrooms and the building's radiant floor heating system. The foreground of the building on all sides features rain gardens, and ornamental cast stone spandrel panels depicting common native plants. The borders of the panels carry the words "Wisdom of Nature" to reflect the purposeful academic work that takes place in Sage Hall and the sustainable goals of the broader campus community.

LEED GOLD



815 CONNECTICUT AVENUE, WASHINGTON, DC



815 CONNECTICUT AVENUE, WASHINGTON, DC



815 CONNECTICUT AVENUE, WASHINGTON, DC

At 815 Connecticut, VOA is providing base building architecture and interior design services for LEED Gold certification. This approach includes implementing the latest technological advances and green initiatives, institutionalizing the standard for future design and creating a symbol for the future of architecture in the District. VOA is accomplishing this with the following solutions:

EXTERIOR REPLACEMENTS. The existing exterior precast panel skin is being replaced with a new curtain wall system. The small 2' x 4' windows are being replaced with a continuous horizontal curtain wall system from floor to structure that meets the daylight and views requirement of a zone of windows between 2'6" to 7'6" above the floor. A solar farm has been built on the functional cornice of Photo voltaic panels that caps the building façade. These panels collect 6,000 kWh annually. The central plant has been renovated with new energy efficient cooling towers and an energy management system. This will result in a 65% energy savings.

ENERGY EFFICIENT MATERIALS. From larger ADA-approved restrooms, with energy-efficient lighting and water-reducing plumbing to elevator lobbies made with wood, stainless steel, carpet and gypsum ceilings—all materials in each facet of the building provide a consistent aesthetic, important in a trophy status property.

ATTRACTIVE DESIGN. The proposed design for the lobby is inspiring and highly functional to attract and retain tenants. It will stretch into a two-level grand space that is memorable and dynamic and a new vestibule that will open onto a tree-lined section of the Avenue. Larger windows allow more natural light and reduce energy costs. Additional features will include certified wood walnut panels on the walls and terrazzo flooring with recycled glass chips. A dynamic ceiling feature will be created to house the lighting, which will be used to highlight the wood paneled walls. The overall design is both modern and monumental.

VOA defines sustainability in terms of economics, the environment and our community. VOA is committed to creating high-performance environments through the integration of sustainable financial strategies, design practices, and community relations.

VOA'S SUSTAINABILITY ACTION PLAN FOUR AREAS OF FOCUS

- » Business Strategy
- » Sustainable design goals including a process for evaluation and measurement.
- » Staff training and education
- » Sustainable operations for VOA offices

AIA 2030 VOA SUSTAINABLE PLAN ATTRIBUTES

VOA engaged in a participatory approach which has been coauthored by principal leadership based on firm wide input. The plan addresses both short term tactical goals and long term strategic goals. The plan is also intended to be iterative. VOA is committed to addressing and improving our strategies, goals and tactics annually.

VOA recognizes that architectural and interiors focused projects may have different areas of concentration and resulting metrics regarding sustainability. VOA will develop metrics over time that are meaningful to our clients and innovative in ways that enhance their business practices.



GREEN ROOF AT LEXINGTON CONDOMINIUMS, CHICAGO, IL



AIA **2030** Commitment





GREEN ROOF TERRACE AT UNIVERSITY CENTER, CHICAGO, IL



GREEN ROOF TERRACE AT KINOWERKS, CHICAGO, IL

VOA LEED PROJECTS

HEALTHCARE

- » Northern Illinois University - Proton Therapy Center, DeKalb, IL - projected to achieve LEED NC Certification
- » Novo Nordisk, Washington DC, LEED CI Silver Certified
- » Prentice Women's Hospital – LEED NC Silver Certified
- » Shoreline Health Center, Corpus Christi, TX - LEED NC Eligible

EDUCATION

- » 601 Forest, Ann Arbor, MI– Projected to achieve LEED NC Gold Certification
- » IDEA Public Charter School, Washington, DC - Projected to achieve LEED NC Silver Certification
- » Old Town School of Folk Music, Chicago, IL - Projected to achieve LEED NC Silver Certification
- » One Museum Park West, Chicago, IL - Projected to achieve LEED NC Certification
- » Roosevelt University, Chicago, IL - Projected to achieve LEED NC Silver Certification
- » University of Wisconsin, Oshkosh Campus, Oshkosh - Academic Building, WI – Projected to achieve LEED NC Gold Certification
- » University of Wisconsin, Oshkosh Campus - Residence Hall, Oshkosh, WI - Projected to achieve LEED NC Gold Certification

CULTURAL

- » Spertus Museum, Chicago, IL – LEED NC Silver Certified

COMMERCIAL / CORPORATE INTERIORS

- » 135 S. LaSalle, Chicago, IL - LEED EB Certified
- » 815 Connecticut Avenue Renovation – Designed for LEED EB Gold Eligibility
- » Building Owners and Managers Association International (BOMA), Washington, DC - LEED CI Certified
- » Burlington Northern Santa Fe Railway Company, Government Affairs Office, Washington, DC - LEED CI Eligible
- » CACI Commonwealth Center, Arlington, VA - LEED CI Silver Certified
- » Council on Foundations, Arlington, VA - LEED CI Certified
- » Earth Tech Corporate Headquarters, Chicago, IL – LEED CI Certified
- » IBM Bethesda, Bethesda, MD - LEED CI Gold Certified
- » IBM Dulles Station West, Herndon, VA - LEED CI Silver Certified
- » IBM Hamilton Square, Hamilton Square, NJ - LEED CI Gold Certified
- » International Code Council, Washington, DC - Projected to achieve LEED CI Silver Certification
- » Metavante, Orlando, FL - LEED NC Gold Certified
- » MillerCoors Corporate Headquarters, Chicago, IL - LEED CI Silver Certified
- » Province Restaurant, Chicago, IL - LEED EB Gold Certified



FRONT YARD GREEN SPACE AT KINOWERKS, CHICAGO, IL

VOA LEED PROJECTS

- » Ravenswood Kinowerks, Chicago, IL – LEED NC Gold Certified
- » United Here Local 25, Washington, DC - LEED CI Gold Certified
- » VOA Corporate Headquarters, Chicago, IL - LEED CI Silver Certified
- » VOA Orlando Office, Orlando, FL - Projected to achieve LEED NC 3.0 Gold Certification
- » VOA Washington Office, Washington, DC – LEED CI Certified
- » Volkswagen Group of America U.S. Headquarters – LEED CI Silver Certified

RESIDENTIAL

- » Lake Park Crescent – Projected to achieve LEED Gold Certification
- » Lexington Park Condominiums, Chicago, IL – Projected to achieve LEED NC Certification
- » One Museum Park West - Projected to achieve LEED NC Certification
- » River Village Pointe, Chicago, IL – LEED NC Certified

GOVERNMENT

- » 7th District Chicago Police Station, Chicago, IL – LEED NC Gold Certified
- » 12th District Chicago Police Station, Chicago, IL – Projected to achieve LEED NC Gold Certification
- » Barrier Island Environmental Learning Center, Volusia County, FL - LEED NC Eligible
- » NASA Headquarters Washington, DC - Projected to achieve LEED Silver Certification

DEPARTMENT OF DEFENSE

- » 8th Air Force Headquarters, Barksdale AFB, LA - LEED NC Eligible
- » 8th Marine Corps District Administrative Facility, Ft. Worth, TX - LEED NC Certified
- » Air Support Ops Squadron Complex, Ft. Riley, KS - Projected to achieve LEED NC Silver Certification
- » Ammo Storage Facility (AGM), Ft. Benning, GA - LEED NC Eligible
- » Ammo Storage Facility (ASR), Ft. Benning, GA - Projected to achieve LEED NC Silver Certification
- » Applied Instruction Facility, New Orleans, LA - LEED NC Registered
- » Armed Force Reserve Center, Bossier City, LA - Projected to achieve LEED NC Silver Certification
- » Armed Force Reserve Center, Bristol, PA - Projected to achieve LEED NC Silver Certification
- » Aviation Training Facility (ASR), LEED NC Certified
- » Barracks Complex Hunter AAF-48, Hunter Army Airfield, GA - LEED NC Silver Certified
- » Barracks Complex Hunter AAF-72, Hunter Army Airfield, GA - LEED NC Silver Certified
- » Barracks Custer Hill, Ft. Riley, KS - LEED NC Silver Certified



GREEN ROOF TERRACES AND GARDENS AT BAHRAIN BAY DEVELOPMENT

- » Battalion & Brigade HQ, Ft. Riley, KS - Projected to achieve LEED NC Silver Certification
- » Child Development Center at Custer Hill, Ft. Riley, KS - Projected to achieve LEED NC Certification
- » Child Development Center at MCB, Parris Island, SC - Projected to achieve LEED NC Silver Certification
- » Child Development Center at NAS Jacksonville, FL - Projected to achieve LEED NC Silver Certification
- » Child Development Center at NS Mayport, FL - Projected to achieve LEED NC Silver Certification
- » Cordova on the Rock, Pella, IA – Projected to achieve LEED NC Gold Certification
- » Consolidated Reserve Center, Schenectady, NY- LEED NC Certified
- » EAB Barracks, Ft. Stewart, GA - Projected to achieve LEED NC Silver Certification
- » Elizabeth City Barracks and BEQ, Elizabeth City, NC - Projected to achieve LEED NC Silver Certification
- » Enlisted Dining Facility - MCAS, Beaufort, SC - Projected to achieve LEED NC Certification
- » Enlisted Dining Facility - MCAS, New River, NC - Projected to achieve LEED NC Certification
- » Fort Benning Blood Donor Center, Ft. Benning, GA - Projected to achieve LEED NC Silver Certification
- » Fort Bliss Infantry Brigade Combat Team, El Paso, TX - Projected to achieve LEED NC Silver Certification
- » Fort Gordon Barracks 29705, Ft. Gordon, GA - Projected to achieve LEED NC 3.0 Silver Certification
- » Fort Gordon Barracks 29708, Ft. Gordon, GA - Projected to achieve LEED NC 3.0 Silver Certification
- » Fort Gordon Dining Facility, Ft. Gordon, GA - Projected to achieve LEED NC 3.0 Silver Certification
- » Fort Gordon COF 29701, Ft. Gordon, GA - Projected to achieve LEED NC 3.0 Silver Certification
- » Fort Gordon COF 29719, Ft. Gordon, GA - Projected to achieve LEED NC 3.0 Silver Certification
- » Fort Lewis Brigade Headquarters, Ft. Lewis, WA - Projected to achieve LEED NC Silver Certification
- » Fort Polk Barracks Renovation, Ft. Polk, LA - Projected to achieve LEED NC Silver Certification
- » General Administration Building, Meridian, MS, Projected to achieve LEED NC Silver Certification
- » Joint Air Traffic Control Facility, Ft. Worth, TX - LEED NC Certified
- » Market Style Apartments, Norfolk, VA - LEED NC Certified
- » Military Entrance Processing Station, New Orleans, LA - LEED NC Certified



GREEN ROOF AT PRENTICE WOMEN'S HOSPITAL, CHICAGO, IL

VOA LEED PROJECTS

- » Military Police Building NWS, North Charleston, SC - LEED NC Eligible
- » MP Battalion Headquarters, Ft. Riley, KS - Projected to achieve LEED NC Silver Certification
- » NavRes, Norfolk, VA - LEED NC Certified
- » OCS Mess Hall, Quantico, VA - Projected to achieve LEED NC Gold Certification
- » OCS Headquarters, Quantico, VA - Projected to achieve LEED NC Gold Certification
- » Patriot Battalion Headquarters, Ft. Riley, Kansas - Projected to achieve LEED NC Silver Certification
- » Quantico Training Facility Quantico, VA - Projected to achieve LEED NC Silver Certification
- » Ranger Barracks Renovation, Ft. Benning, GA - Projected to achieve LEED NC Silver Certification
- » Recruit Training Barracks, Parris Island, SC - Projected to achieve LEED NC Silver Certification
- » Security Forces Complex, Barksdale Air Force Base, Louisiana - Projected to achieve LEED NC Silver Certification
- » SSA - BEQ, Naval Station, Pascagoula, MS - LEED NC Eligible
- » UAV Maintenance Facility, Ft. Riley, Kansas - LEED NC Silver Certified
- » Veterans Administration Medical Center Bay Pines, Bay Pines, FL - Projected to achieve LEED NC 3.0 Silver Certification
- » Whitside Barracks, Ft. Riley, KS - LEED NC Silver Certified