

AUDUBON AGAIN RAISES THE STANDARD FOR GREEN WORKPLACES



With its new home office in New York City, **Audubon is once again in the vanguard of environmentally responsible design and operations.**

The new headquarters was designed to meet demanding LEED® certification standards and it excelled, achieving a LEED Platinum ranking. The 27,500 square foot rental space at 225 Varick Street won the highest point total of any commercial interior in the world evaluated by the U.S. Green Building Council.

Audubon set out to meet changing 21st century office needs by creating an innovative work environment that reflects its more than 100 years of commitment to nature and sustainability.

Audubon secured 27,500 square feet of rental space at 225 Varick Street because the structure presented opportunities to integrate the highest standards in sustainable design, plus access to mass transit.

Audubon's new home includes innovative systems ensuring greater energy efficiency, responsible waste management and reduced water consumption. Carefully selected materials minimize the toll on the environment through durability and the use of recycled content.

The result: a new work space that is good for the environment, comfortable and productive for Audubon staff, and that will deliver financial benefits for Audubon and its conservation mission well into the future.

Staff members enjoy a healthier work environment, with improved air quality, optimized lighting and individual comfort controls.



Sustainable Features

Energy efficient systems focused on resource conservation

- Low flow and automatic fixtures reduce water usage.
- ENERGY STAR appliances are being used for a majority of the office needs.

Under-floor air distribution system

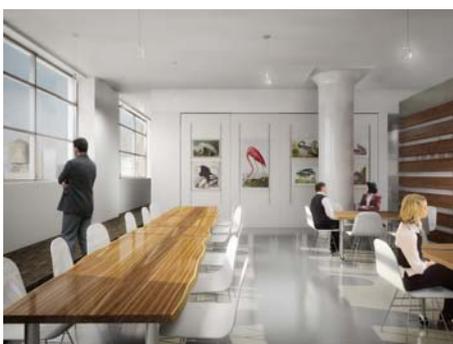
- Utilizes the natural buoyancy of air to heat and cool the space which requires less fan energy as compared to ceiling supply and return systems.

Sophisticated sensors and controls

- The interior lighting design uses indirect lighting fixtures, low wattage bulbs, and a daylight harvesting system that automatically adjusts light levels depending on incoming natural light.

Daylight penetration for the entire floor

- Large windows and furniture open-plan design allow the sun to provide cost and pollution-free lighting.



The large open space presented the opportunity for an open floor plan with great day lighting and energy-efficient lighting systems. Chairs, wood trim and tables are made from recycled elements, as is material on the ceiling and floor.

“We believe that what we’ve done here will be a model that can be replicated by more and more businesses and organizations. ...”

John Flicker
Audubon President

Numerous environmentally-friendly choices and features contributed to Audubon home office’s LEED Platinum Certification, the highest category. [The four levels include Gold, Silver and Certified, respectively.] Developed and administered by the U.S. Green Building Council, LEED Certification is the industry standard for green buildings around the world. The accumulation of points began during design and construction and continues as the space is occupied and managed.

A Continuing Tradition

Audubon’s new home office continues a long tradition of commitment to innovation in green office design. Audubon’s former headquarters at 700 Broadway was considered New York’s first “green building”. It was converted in the early 1990’s prior to the establishment of LEED Certification standards.

Amid changing needs and opportunities, the money-saving Varick Street renovation reflects Audubon’s commitment to using every available dollar in the service of its conservation mission and goals, and to serving as a green model for other organizations and business.

Now in its second century, Audubon connects people with birds, nature and the environment that supports us all. Our national network of community-based nature centers, chapters, scientific, education, and advocacy programs engages millions of people from all walks of life in conservation action to protect and restore the natural world. www.audubon.org

Interior design and architectural services: FX
Fowle
Engineering services: Flack & Kurtz
Sustainability consulting services: YRG
Consulting
Owners representative: Bovis Lend Lease
General Contractor: Citadel Construction
Furniture: Herman Miller

Use of recycled and locally produced materials

- The office incorporates materials such as steel, drywall, carpet, and acoustic ceiling tiles selected for their high level of recycled content to reduce the need to extract virgin materials.
- Wherever possible, materials manufactured within a 500 mile radius have been selected to reduce the embedded energy associated with transporting materials.
- Most wood used on the project is either salvaged or certified by the Forest Stewardship Council to support sustainable growing practices.
- Cork and bamboo have been used on the project to support the use of rapidly renewable resources.
- Reducing the amount of landfill bound waste generated by this project was a top priority.
- A Construction Waste Management Plan diverted more than 75% of construction debris away from landfills.
- The furniture was specifically chosen for sustainability in manufacturing.

High indoor environmental quality

- Indoor air quality is boosted through the use of low emitting paints, glues, adhesives, sealants, carpets, composite woods and furniture systems.
- A green cleaning program is being adopted to ensure that only environmentally-safe clean solutions are used to further protect the indoor air quality for occupants.

