

AUDUBON AGAIN RAISES THE STANDARD FOR GREEN WORKPLACES



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 25,000 square feet of rental space at 225 Varick Street, a converted printing building now filled with loft-style offices. Audubon chose this particular space because it presented opportunities to integrate the highest standards in green design.

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.

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

The organization's new headquarters was designed to meet today's demanding LEED® certification standards and will rank among the city's greenest, leased office spaces.

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.

Underfloor air distribution system

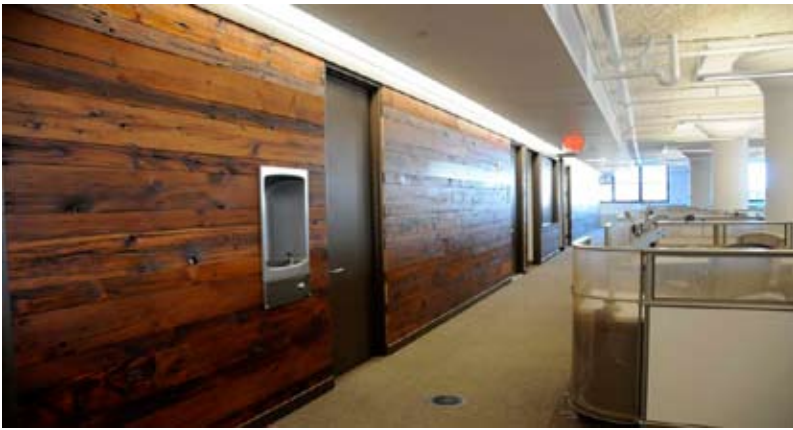
- Utilizes the natural buoyancy of air to heat and cool the space which requires less fan energy as compared to ceiling supply and return systems.

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.

SEEKING GREENEST GRADES

Numerous environmentally-friendly choices and features contribute to the Audubon home office's anticipated points for LEED Certification in the Commercial Interiors category. Developed and administered by the U.S. Green Building Council, LEED Certification is the industry standard for green building across the country. The Commercial Interiors program is among the newest, with 216 spaces currently certified and 1,000 more currently registered for the intensive certification process. The accumulation of points begins during design and construction and continues after the space is occupied. Determination of whether a building qualifies for certification takes six to eight months after the project is completed.

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 relocation and renovation reflect 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 businesses.

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 (FSC) 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.

Interior design and architectural services: FX Fowle
Sustainability consulting services: YRG Consulting
General contractor: Citadel Construction

Engineering services: Flack & Kurtz
Owners representative: Bovis Lend Lease
Furniture: Herman Miller