



UNIVERSITY CITY CITY HALL
UNIVERSITY CITY, MISSOURI

50% of construction waste diverted from landfills

Single-glazed window sashes converted to
Insulated glass, saving energy

Smart panels turn
lights on/off according to the time of day, improving energy efficiency

LEED® Facts

University City City Hall Renovation
University City, MO

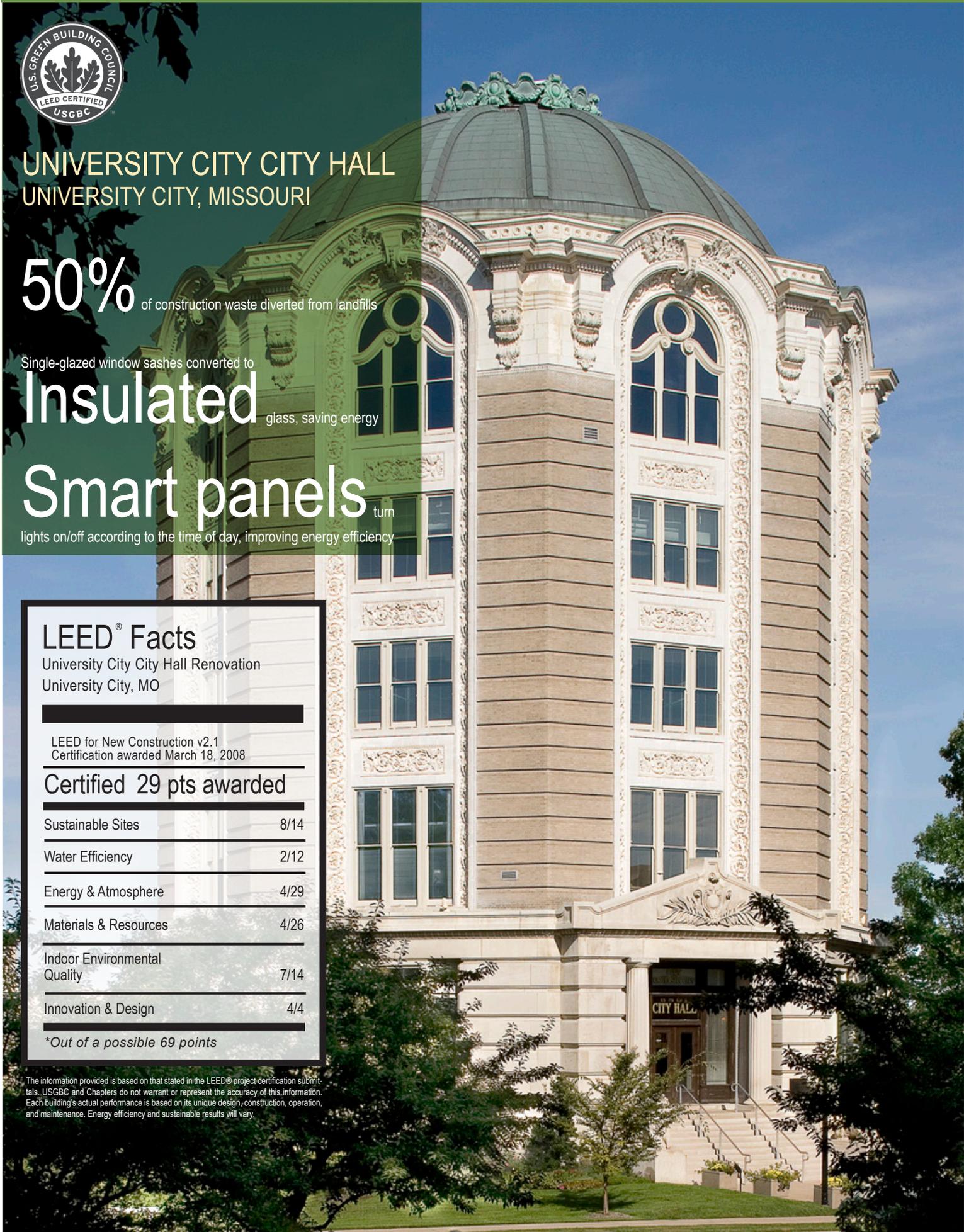
LEED for New Construction v2.1
Certification awarded March 18, 2008

Certified 29 pts awarded

Sustainable Sites	8/14
Water Efficiency	2/12
Energy & Atmosphere	4/29
Materials & Resources	4/26
Indoor Environmental Quality	7/14
Innovation & Design	4/4

**Out of a possible 69 points*

The 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.



UNIVERSITY CITY CITY HALL RENOVATION

City Hall is First LEED® Certified Municipal Building in St. Louis Region

Blending History and Sustainability

HISTORICAL BACKGROUND

Completed in 1904 as operational headquarters for E.G. Lewis's Women's Magazine, University City City Hall carries strong associations with the Louisiana Purchase Exposition hosted by St. Louis in the same year. This event drew millions of visitors to a largely unpopulated section of the city, providing the impetus both for the erection of City Hall and the development of University City. City Hall remains the St. Louis area's finest office building giving full expression to the Beaux Arts ideal of integrating the allied arts of architecture, sculpture, and painting. City Hall illustrates the then-progressive notion of City Beautiful as it was the first building constructed in University City's formally planned civic center.

PROJECT BACKGROUND

Trivers Associates was charged with the sensitive introduction of modern building requirements into a historic setting. This complete renovation included the modernization of the mechanical, electrical, plumbing, and fire protection systems in conjunction with the implementation of sustainable design strategies. Continuous occupation of renovated spaces required early consideration in the design and programming due to the required construction phasing. Development of a detailed phasing plan, coupled with swing space allocation, and other critical path considerations were continually addressed in the project's engineering and design. Foremost in Trivers' consideration was the preservation of the historical accuracy of the building while employing green practices.

STRATEGIES AND RESULTS

Based on requests from the City, the Trivers team designed a renovation plan that successfully maintained the integrity of the historic architecture while lessening environmental impacts. The LEED® Certification of City Hall was the result of a number of green design and construction features that positively impacted the project and the broader community. Sustainable, energy saving strategies include: 1.) the introduction of smart panels, which turn lights off and on according to the time of day to improve energy efficiency; 2.) the conversion from existing single-glazed window sashes to insulated glass to save energy; 3.) the installation of waterless urinals and dual-flush flushometers to assist in water conservation; 4.) the implementation of an energy efficient mechanical system which provides ample outside air to improve indoor air quality; 5.) the diversion of 50% of construction waste from the landfill through recycling; 6.) the maximization of interior daylighting which reduces the need for interior electric lighting. Every aspect of the restoration was designed to reduce energy output and save on utility costs.

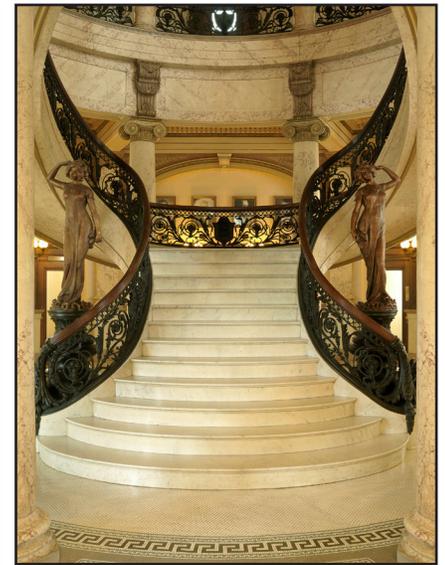
ABOUT UNIVERSITY CITY CITY HALL

With a diameter of 84 feet, the octagonal tower rises to a height of 135 feet from a rusticated limestone basement and first story. The upper bearing walls have similar light tones of buff-gray brick and light cream terra cotta. The interior features a grand staircase and a steel column and beam structural system. The building's crowning feature is a graceful copper dome that houses a hand-lift mechanized searchlight.

In March, 2008, City Hall was awarded a LEED® Certified rating by the U.S. Green Building Council (USGBC) for its sustainable building renovation – one of the first municipal facilities in the State of Missouri to obtain this certification.

“University City is to be congratulated for achieving LEED® Certification for the renovation of its City Hall. The certification sends a message that University City and Trivers care about the health of the building's users and employees. Everyone's comfort, safety and well-being will benefit from the fresh air and natural day light.”

-Rick Fedrizzi, President, CEO, Founding Chair, U.S. Green Building Council



Architect: Trivers Associates
Commissioning Agent: William Tao & Associates
Contractor: Vince Kelly Construction
Interior Designer: Trivers Associates
LEED® Consultant: William Tao & Associates
MEP/FP & Structural Engineers: William Tao & Associates
Owner: City of University City
Project Size: 34,344 Square Feet
Photographs Courtesy: Alise O'Brien Photography

ABOUT THE USGBC-MISSOURI GATEWAY CHAPTER

The mission of the USGBC-Missouri Gateway Chapter is to initiate, develop and accelerate implementation of green building concepts, technologies and principles that promote environmentally responsible, profitable and healthy places to live and work.



<http://www.usgbc-mogateway.org>

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