

# CASE STUDY AUSTIN-BERGSTROM INTERNATIONAL AIRPORT (AUS) CITY OF AUSTIN – DEPARTMENT OF AVIATION

RATING: ★ ★ ★



© Robert Gomez

"Austin Energy Green Building is a good fit for the dynamic nature of development at the Airport because it allows for local collaboration and opportunities for innovative strategies."

Kane Carpenter
Environmental Manager, Austin-Bergstrom International Airport (AUS)



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# **TOP FEATURES:**

» Reuse of 50% of an existing stru	ctur
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- » Outdoor employee seating area with shade and vegetation for beneficial open space
- » Widespread use of low-emitting sealants, adhesives, flooring, furniture and composite wood products
- 17.7% energy cost savings over the baseline
- » Two Level 2 EV charging spaces and 10 EV capable spaces
- » Subscribed to Austin Energy's GreenChoice® and participating in the demand response program

# **PROJECT DESCRIPTION:**

This project saw the renovation of an existing one-story steel frame building, formerly used as the airport's Learning and Resource Center, into new office spaces for the Career and Development Center. The building now houses employment services personnel for the Department of Aviation, airlines and vendors at the airport.

The project is the first airport-owned building to pursue an Austin Energy Green Building (AEGB) rating, serving as a pilot project for AUS to continue to pursue AEGB ratings for new buildings on the airport campus.

#### **ENVIRONMENTAL FEATURES:**

Starting with an existing building, the project emphasized materials reuse and sustainable sourcing. Overall, the project maintained 100 percent of the building's structural elements, 83 percent of exterior envelope elements (replacing only as necessary when installing new and larger windows) and 30 percent of interior non-structural brick walls. The renovation maintained the original terrazzo flooring wherever possible. For the purchased interior materials, low emitting materials were prioritized in four categories: sealants and adhesives, composite wood and agrifiber, furniture and flooring.

The site design strategy included the planting and preservation of native vegetation, water-efficient irrigation, retaining the existing parking and adding electric vehicle charging spaces and bicycle parking. The landscape architect selected a mix of native shrubs for about a quarter of the total landscaped area and retained two existing trees while adding 12 new trees around the site. The irrigation system includes collected rainwater from roof gutters applied directly to planting beds, rain sensors and a purple pipe irrigation system for future connection to the City's reclaimed water loop.

Without creating additional parking spaces, two spaces were converted to support Level 2 electric vehicle charging, with 10 more converted to EV-capable spaces fully equipped with upgraded transformer size, dedicated panel capacity and conduits for future charging ports.

The design prioritized a positive experience for employees using the building. The two primary building entrances are equipped with walk-off mats and a vestibule, reducing intrusion of outdoor pollutants into the office space. A shaded outdoor break area, next to the employee cafeteria, provides comfortable outdoor dining space surrounded by vegetation. Daylighting sensors inside the rooms with exterior windows dim the electric lights when sufficient natural light is available.



# **PROJECT PROFILE**

Zip Code » 78719 Neighborhood » AUS Building Area » 21,300 GSF Rating Date » August 2021 Owner » Austin-Bergstrom International Airport Architect » PGAL Sustainability Consultant » Studio 8 Architects Construction Manager » Austin Commercial MEP Engineer » Jose I. Guerra, Inc. Landscape Architect » Asakura Robinson Structural Engineer » Encotech Engineering Consultants Civil Engineer » Garza EMC

Austin Energy Green Building cultivates innovation in building and transportation for the enrichment of the community's environmental, economic and human well-being.

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