

CASE STUDY






LEED Facts:	
BD+C: New Construction v2.2	
Certification awarded: June 15, 2016	
Silver	33*
Sustainable Sites	6/14
Water Efficiency	3/5
Energy & Atmosphere	4/17
Materials & Resources	6/13
Indoor Environmental Quality	9/15
Innovation	5/5
<i>*out of a possible 69 points</i>	

8100 Potranco Road

San Antonio, Texas

This project has saved:

-  9,789 MBtu/year
-  376,865 Gallons
-  571.46 Tons

PROJECT STORY

8100 Potranco Road is a state of the art office building within in a 3-building campus, located in San Antonio, Texas. The building is designed for the use of the Federal Government. As such, the work that goes on within the office building is often related to matters of national importance; therefore, a priority of the project team was to design for safety and security. As evidenced herein, the Potranco Road Business Park represents ongoing sustainability efforts on the part of the Owner and acts as a shining example for other commercial office building developments.

SUSTAINABILITY HIGHLIGHTS

In 2005, Corporate Office Properties Trust (COPT) made the commitment to sustainability and established the goal that every new building in their portfolio would achieve at a minimum a LEED Silver Certification rating. The building at 8100 Potranco Road is an example of this commitment. The envelope and HVAC were fully commissioned to ensure cohesiveness with all other elements of the building, and the interior was designed and planned with tenant comfort in mind. Other elements that contribute to the building's sustainability include the use of gray-water for irrigation, reducing the building's use of potable water, and the selection of materials with a low-impact on the environment. In an effort to provide a quality product for their tenants, a priority was placed on ensuring a high level of indoor air quality for the building occupants, this was achieved through a ventilation system which increased outdoor air flow into the building interior, the use of materials which exceed industry standards for limits of toxic chemicals, and creating a connection to the outdoors by maximizing views for almost all building tenants from their work area.

- Owner:
Corporate Office Properties Trust
- Architect:
Page Southerland Page
- Civil:
Pape-Dawson Engineers
- MEP:
Page Southerland Page
- General Contractor:
Whiting-Turner
- LEED Consultant:
Lorax Partnerships