



FOR IMMEDIATE RELEASE

ASK Studio design efforts awarded LEED Gold for CyRide Office Building

Ames, Iowa, July 29, 2009 – ASK Studio of Des Moines demonstrates once more their commitment to protecting the environment with the award of LEED Gold Certification for the CyRide office addition designed for the City of Ames Transit Authority. Brent Schipper AIA, LEED AP, principal of ASK Studio, presented the transit board with the plaque and noted, “The building represents the future of building technology, while remaining within a strict public budget.”

The recognition from the USGBC caps a multi-year process begun to improve the efficiency through facilities of this quality transit agency. The building has been previously awarded an AIA Iowa Award for Sustainability, and is now the only Iowa project to receive both an AIA Sustainability Award and the USGBC Gold Certification. “ASK Studio’s design efforts for the CyRide Office Building LEED certification demonstrates tremendous building leadership,” said Rick Fedrizzi, President, CEO and Founding Chair, U.S. Green Building Council.

Leadership in Energy and Environmental Design (LEED) certification provides an internationally recognized framework for measuring how well a building performs across all impacts that have the greatest effect on the environment. LEED was developed by the U.S. Green Building Council (USGBC) to facilitate the identification and implementation of green building solutions. “The urgency of USGBC’s mission has challenged the industry to reach further than ever before and the CyRide Office Addition serves as a prime example of just how much we can accomplish,” said Rick.

The CyRide Office Addition was designed by ASK Studio to achieve LEED Certification for energy, lighting, water, and material use as well as incorporating a variety of other sustainable strategies. LEED verifies environmental performance, occupant health and financial return. The design of the CyRide Office Addition took inspiration from the workings and operations of the buses. As a mass transit agency, the CyRide operation provides reliable, high quality public transportation for the people of Ames and Iowa State University with over 4.6 million passengers in 2008 alone. It is the combination of reliable, efficient machinery and the quality passenger experience that makes CyRide successful as an organization, likewise, it is the combination of attention to efficient and durable machinery of the building and the quality of the occupant experience that makes the CyRide Office Addition successful as a project.

Machinery

The CyRide Addition, through thoughtful site development, efficient use of water and energy, and the careful selection of materials, proves itself to be a highly efficient green machine. The decision to occupy the same location as the original offices allowed for the continued use of over 60,000 square feet of existing bus storage and maintenance space while also allowing for the continued use of parking and drive lanes. No additional parking capacity was added as part of this project.

The two floors of the CyRide addition were situated on a very compact footprint to maintain open space and provide on-site habitat. This was also done to allow for future flexibility and growth.

The landscape habitat is comprised of no-mow grasses, which need very little attention throughout the year, and hearty ornamental grasses which were selected to decrease the frequent maintenance required of a typical lawn. Also, a variety of trees were selected to provide food for birds and add



attractive accent colors to the landscape. Native or adapted plants were used throughout the landscape thereby limiting the need for irrigation. All irrigation is provided by rainwater collected from the roof in a 4,000 gallon underground storage tank.

In addition to the use of a water efficient landscape, plumbing fixtures were selected to further reduce water usage totals by 40% of the amount allowed by the Energy Policy Act (EPAct) of 1992. This is achieved through the use of sensors at the sinks, dual-flush toilets and ultra low-flush urinals.

Energy efficiency is first achieved by providing a highly insulated building and highly efficient mechanical and electrical systems, but with the help of the nearby resources and some clever innovation, the design team was able to invent their own means of achieving energy efficiency. The building is heated and cooled through the use of water-source heat pumps that are tied into the adjacent cooling towers for the ISU power plant in a unique way. In researching the opportunities for efficiency it was determined that the process water in the cooling towers maintains a steady temperature throughout the year making it the perfect source to exchange heat. In the winter, the office addition is heated with waste heat from the power plant, while in the summer the heat from the office is dumped into the cooling towers, minimally adding to their load and eliminating the need for a series of geothermal wells.

Building materials were carefully selected to minimize environmental impact and to provide lasting durability. Twenty-six percent of the materials used in the project were extracted, recovered and manufactured within 500 miles of the final building, thereby supporting local economies and limiting the environmental impact of transportation.

The amount of recycled content in the products was also an important factor when considering building impact. The total recycled content in the materials used was 12% post-consumer and 16% post-industrial. Products with high recycled content ranged from the steel structure to the zinc siding panels to the MDF cabinets.

User Experience

ASK Studio's careful selection of materials also extended to providing a high quality experience for the CyRide staff. Materials were carefully selected to minimize the introduction of toxic chemicals into the indoor environment. All interior adhesives, sealants, paints, coatings and carpets were low-VOC products that provided a remarkably low-odor environment immediately upon move-in. No urea-formaldehyde cabinets, doors, or interior plywood products were used to provide a healthy work environment.

The efficiency of the heating and cooling system was effectively balanced with the provision of increased ventilation of the building interior through the use of multiple carbon dioxide sensors tied into the mechanical system and the introduction of an energy recovery ventilator (ERV). The ERV unit is utilized to pre-condition the incoming air by transferring the exhaust air temperature and humidity to the incoming fresh air stream, thereby reducing the amount of work required at the heat pumps.

Through use of the ERV, the mechanical system was able to be designed to provide 40% more ventilation air than required by code while saving in excess of 25% of the energy allowed by code. The increased fresh air provides a healthier and more comfortable work environment that has been found to increase employee performance and retention.



Radiant heaters were provided below windows to supplement the primary heating system and a thermostat is provided at most workspaces to provide a high level of individual control over each employee's personal thermal environment.

In addition to providing a high quality thermal environment with large amounts of fresh air, the building provides a quality lighting environment by implementing daylighting and a sophisticated electric lighting system. Nearly all individual offices in the building are daylit. The occupants are afforded individually controlled daylighting, task lighting, and general lighting, while the lighting control system is automatically dimmed with the daylight harvesting sensors.

Leading the Way in Green

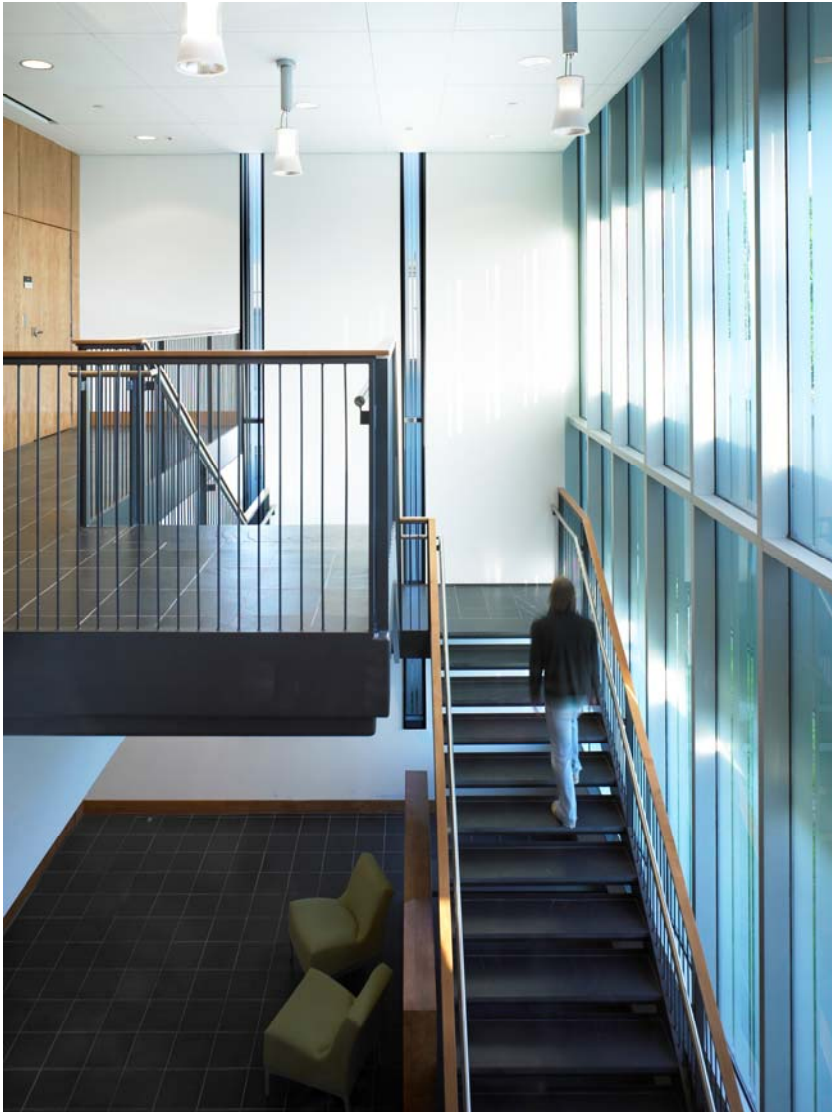
The CyRide Office Addition is the first municipal building in the state to receive LEED Gold certification and represents what communities can do to be more environmentally responsible when building. "Building operations are nearly 40% of the solution to global climate change challenge," said President of the USBC, Rick Fedrizzi. "While climate change is a global problem, innovative companies like ASK Studio are addressing it through local solutions." There are 21 LEED Certified buildings in the state of Iowa, only five others are LEED Gold certified and no other had achieved a higher LEED level at the time of certification. Since certification, one building in the state has achieved platinum certification. Brent Schipper, AIA, LEED AP states, "The CyRide facility represents one of the most green structures recognized by the USGBC in the state of Iowa to date. It will serve as an example for other buildings to follow."





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