

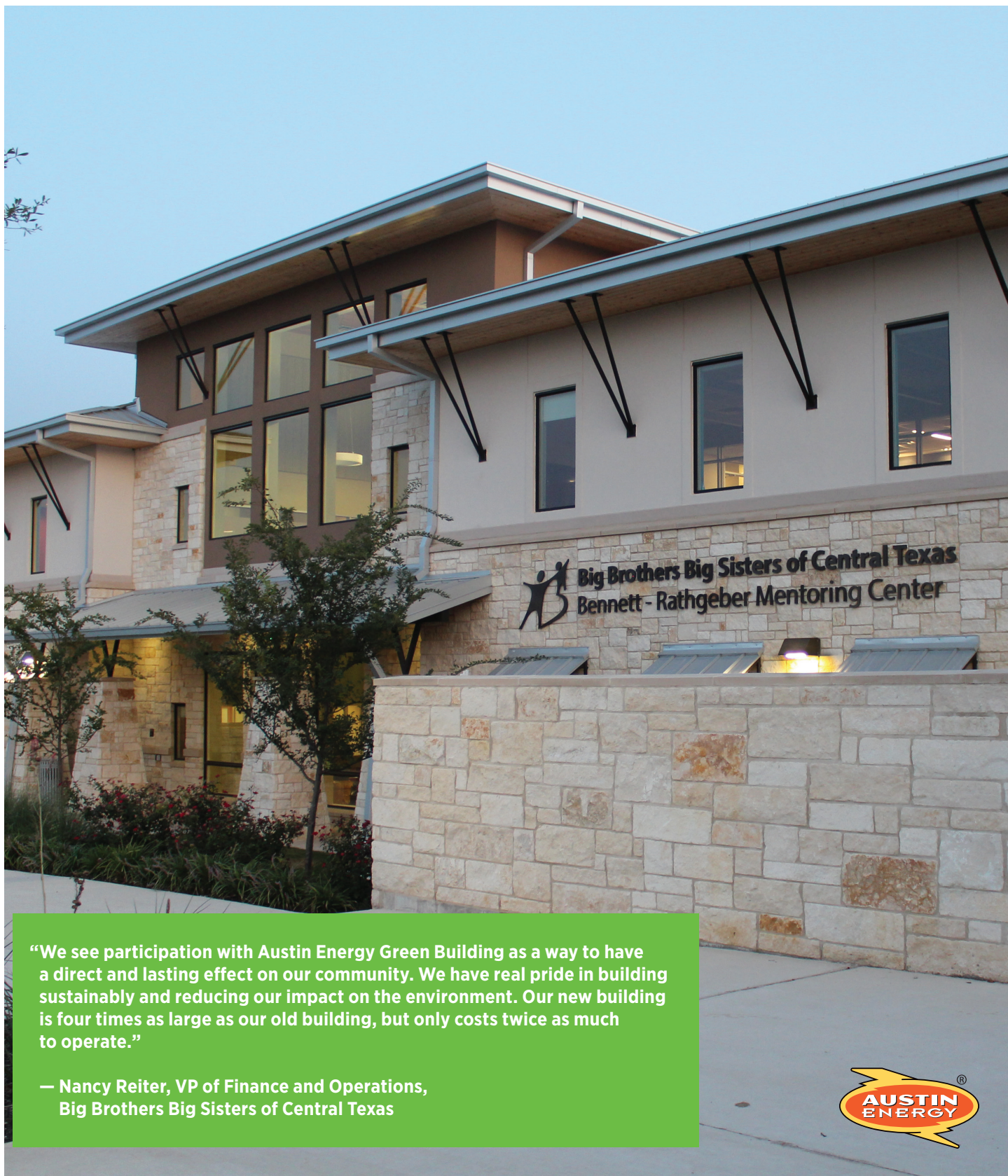


## CASE STUDY

### **BIG BROTHERS BIG SISTERS OF CENTRAL TEXAS BENNETT-RATHGEBER MENTORING CENTER**

GREEN BUILDING RATING:

★ ★ ★



**“We see participation with Austin Energy Green Building as a way to have a direct and lasting effect on our community. We have real pride in building sustainably and reducing our impact on the environment. Our new building is four times as large as our old building, but only costs twice as much to operate.”**

**— Nancy Reiter, VP of Finance and Operations,  
Big Brothers Big Sisters of Central Texas**





## CASE STUDY BIG BROTHERS BIG SISTERS OF CENTRAL TX BENNETT-RATHGEBER MENTORING CENTER

GREEN BUILDING RATING:

★ ★ ★

### TOP FEATURES:

- » Open and accessible stairway encourages physical activity
- » Improved indoor air quality from low-emitting interior finishes & furnishings
- » Reclaimed water use completely eliminates potable water use in outdoor irrigation
- » Building materials selected for a total recycled content of 14% and 52% sourced in Texas
- » 82% of the construction waste was recycled or salvaged, resulting in over 190 tons of construction waste diverted from the landfill

### PROJECT DESCRIPTION:

The Big Brothers Big Sisters of Central Texas Mentoring Center is located in Rathgeber Village. Sited in the Mueller neighborhood, this village offers non-profit organizations headquartered here opportunities to share community resources. The 21,000 sq. ft. two-story building is the new headquarters for the organization and quadruples the amount of space compared to their previous facility, allowing the organization room to grow to serve more children and families. Picking up on the local hill country aesthetic, native limestone and sandstone feature prominently on the exterior, topped by sloped metal roofs, awnings and canopies. Exterior cedar plank ceilings and soffits continue that theme and are carried into the interior building details.

### ENVIRONMENTAL FEATURES:

Physical activity and employee wellness are key components in the building design. The two-story lobby and open stair incorporate circulation, gathering space and informational displays. The prominent, high-visibility location and abundant natural light in the stairway encourage usage and increase occupants' opportunities for physical activity. The Youth Activity Center on the second floor provides a place for mentees to relax, play and gather. The Activity Center also hosts bi-weekly yoga classes open to staff. A Quiet Room is provided for restorative space and allows mothers a private area to pump or nurse.

The space plan incorporates a strategy of core support spaces in the center allowing the perimeter to open all major spaces to natural light, reducing energy use from artificial light. The indoor air quality is benefited by the use of low-VOC paints, coatings, sealants and adhesives. Low-emitting flooring and urea-formaldehyde-free composite wood and insulation were also selected. Gently used office furniture, donated by local businesses, reduces exposure to off-gassing chemicals from new furniture and contributes to both the environmental and fiscal sustainability of the organization.

Dedicated bicycle lanes will be installed adjacent to the project site along Zach Scott Street, providing a connection to the All Ages and Abilities Bicycle Network. Alternative transportation use is further supported by the inclusion of on-site showers and bicycle storage.



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### PROJECT PROFILE

**Zip Code** » 78723

**Neighborhood** » Rathgeber Village

**Building Area** » 21,000 sq. ft.

**Rating Date** » 2017

**Owner** » Big Brothers Big Sisters

**Architect** » O'Connell Robertson

**Interior Design** » O'Connell Robertson

**MEP Engineer** » AYS Engineering

**Structural Engineer** » Texas Design Interests

**Civil Engineer** » Hanrahan Pritchard

**Landscape** » Coleman and Associates

**Commissioning** » O'Connell Robertson

**Construction Manager** » The Burt Group

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

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