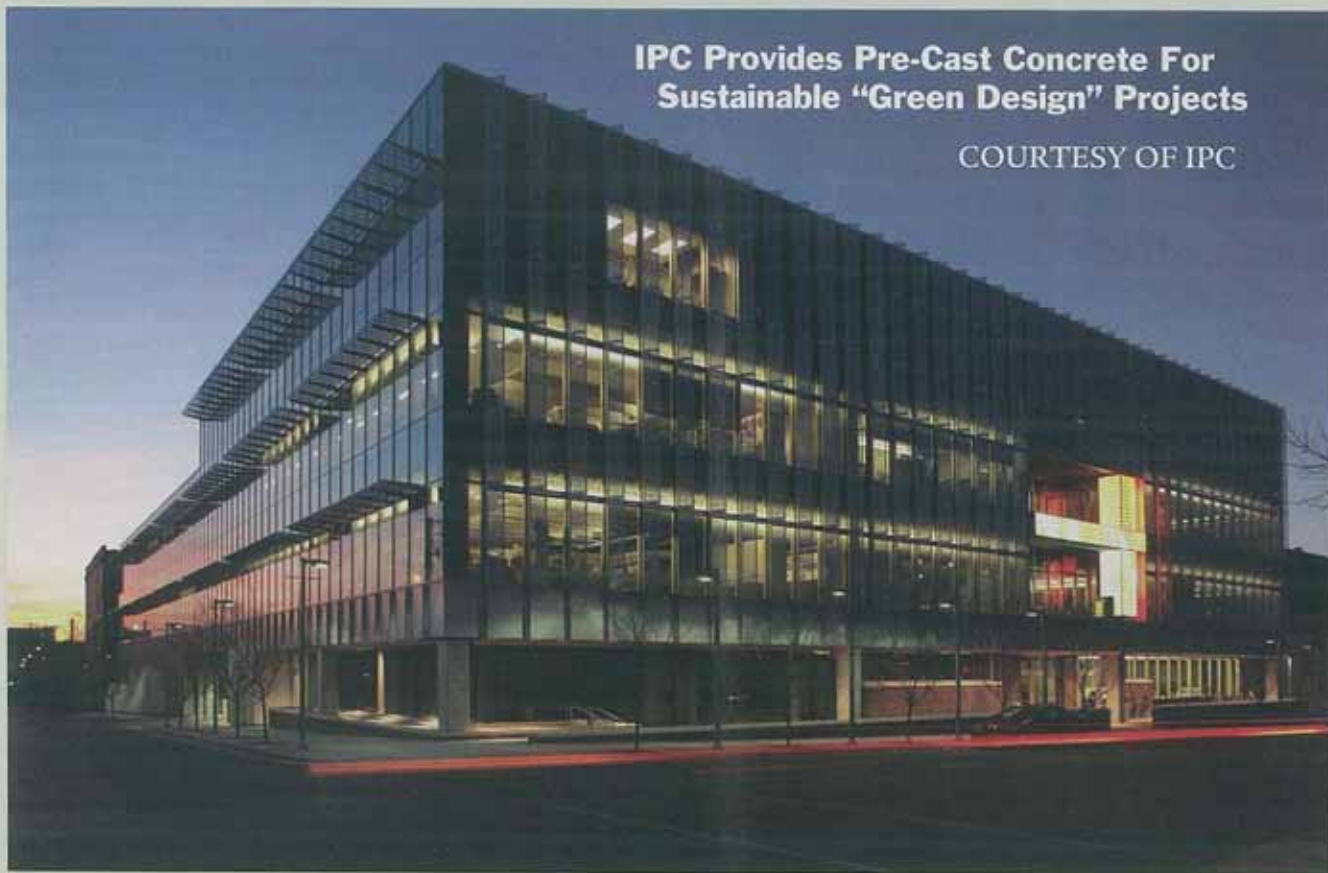


LEEDing The Way

IPC Provides Pre-Cast Concrete For Sustainable "Green Design" Projects

COURTESY OF IPC



The 95,000-square-foot HOK Sport Venue Event in Kansas City, Mo., has sustainable design elements including a sustainable site, regionally harvested IPC pre-cast materials, and an open floor plate made possible and supported by pre-cast double-T components.

IPC, a Midwest manufacturer, is becoming an industry leader in providing pre-cast concrete for sustainable, green design and Leadership in Energy and Environmental Design (LEED)-certified structures.

With global warming continuing to be a hot button issue, sustainable, green design has come to the forefront for

its use of products and materials that provide greater energy efficiency and reduce pollution. The result is energy savings and a healthier environment.

"The characteristics of pre-cast concrete naturally fall in line with sustainable, green design," said Dan Doran, manager, sales and marketing for IPC. "Our raw materials are harvested locally, utilize recycled content when



Left: Alberici's new headquarters in St. Louis is one of only nine "new construction" buildings in the world to receive the U.S. Green Building Council's LEED Platinum certification rating, the highest rating a structure can achieve.

IPC

Founded in 1956, IPC (www.ipcprecast.com) is a wholly owned subsidiary of Cretex Corporation, a privately held company based in Elk River, Minn. Cretex employs approximately 2,000 people in numerous locations across the Midwest, including Des Moines, Iowa, with plants in Des Moines, Iowa Falls and Burlington, Iowa.

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appropriate and serve a local marketplace in an energy efficient manner.

"Sustainable, green design starts with the architect," Doran said. "It's the architect's creative design, working hand-in-hand with an owner, builder or developer's vision that produces projects that are not only functional and structurally sound, but also environmentally friendly."

LEED recognizes pre-cast companies like IPC not only for sustainable, green design, but also for environmental excellence in the use of energy efficient materials.

One of the premier LEED-certified structures in IPC's portfolio of projects is the new Alberici Headquarters in St. Louis, Mo. The U.S. Green Building Council (USGBC) awarded the structure with a LEED Platinum certification rating, the highest rating a company can achieve. That makes the Alberici building one of only nine platinum-rated "new construction" buildings in the world.

Being awarded a platinum certification meant that Alberici had to achieve at least 52 total LEED rating points in six categories:

Sustainable Sites – Addresses such issues as impact on local geology, hydrology and microclimate; occupant effects such as automobile use, storm water control, and utility infrastructure.

Water Efficiency – Conserving water resources and those which lessen the impact on the discharge and treatment of what water they can use.

Energy and Atmosphere – Improving the envelope or "skin" of the building, as well as the electrical and mechanical systems, in order to conserve the use of energy, predominantly served by non-renewable sources.

Materials and Resources – The reuse or specification of products that are made from recycled content (such as IPC's pre-cast 'fly-ash') or rapidly renewable resources such as bamboo, cork and linoleum. Construction waste is also addressed here.

Indoor Environmental Quality – Occupant and safety issues related



Sustainable design elements at 915 Walnut in Kansas City, Mo., include a roof garden supported by an engineered additional pre-cast double-T support and regionally harvested IPC pre-cast materials.

to the circulation of air and off-gassing of harmful pollutants common to building materials and furnishings. Also for achievement in providing daylight and views to the outside for the occupants.

Innovative and Design Process – Recognized for innovative strategies, exemplary performance, and team expertise in sustainable design.

"IPC is honored to have been a part of the award-winning Alberici Headquarters," said Doran. "It's a perfect example of how pre-cast is becoming the product of choice for many architects, builders and owners by providing cost effective, energy efficient and environmentally sound solutions to today's most pressing construction challenges."

Three other IPC projects, located in Kansas City, Mo., that have been recognized for sustainable design achievements are HOK Sport Venue Event, Bartle Hall ballroom expansion, and 915 Walnut parking structure/roof garden.

After spending nearly 18 years in Kansas City's garment district, HOK Sport Venue Event infused a new look into the River Market district with its new building. The building has 95,000 square feet of office space on four levels and features 10,000 square feet of office/retail space on the first floor as well as a three-level, below-grade parking garage with 400 spaces.

Sustainable design elements at HOK Sport Venue Event include: a sustainable site; floor-to-ceiling windows that provide ample daylight and view for nearly every employee to the outside; regionally harvested IPC pre-cast materials; an open floor plate made possible and supported by pre-cast double-T components; a rain water collection system; and low-maintenance concrete floors.

The expanded Bartle Hall Ballroom is 46,450 square feet and spans Interstate 670 in downtown Kansas City with completion slated for early 2007. When completed, it will be one of the 10 largest ballrooms in the nation.

The new ballroom's sustainable design elements include: fountains in the ballroom; a controllable, energy-efficient, day-lighting system known as clerestory that allows natural light in the space that changes when the sun moves; views of the city through the south lobby, which is spatially incorporated into the ballroom; a tall operable partition separating the ballroom and lobby that can be opened to reveal a 38-foot-high glass wall running the entire length of the south wall, giving the ballroom a more open look and feel; regional harvested IPC pre-cast materials; a sustainable site; and an outdoor plaza.

The 915 Walnut parking structure roof garden, attached to one of the

city's most notable landmark buildings in 909 Walnut, features a 16,000-square-foot roof garden atop the garage, seven floors above Walnut Street.

Its other sustainable design elements include: an engineered additional pre-cast double-T support for roof garden construction; an environmentally friendly open-air garden featuring bamboo, trees, roses, and other

flowers; shaded, private cabanas where residents can enjoy the outdoors; regionally harvested IPC pre-cast materials; and a view of the city.

Another IPC project currently under construction is the Gateway Lofts in Des Moines, Iowa, scheduled for occupancy in spring 2007. Located on the western edge of downtown Des Moines, overlooking the Gateway West urban

park, the three-story, 80-unit project with first floor retail space is designed to house professionals who want to live and work in the downtown area. Sustainable design elements include: IPC use of an "insulated concrete sandwich wall system" in the construction for optimized energy performance; a sustainable site; an open-air, park setting; enclosed parking for reduced heat island effect; storm water management; locally harvested IPC pre-cast materials; construction waste management and a unique design of modern glass windows built in the regimented concrete structure providing ample daylight, environmental efficiency, and views to the outside.

"Environmental stewardship is something IPC takes very seriously," says Dirk McClure, regional sales manager for IPC and a LEED® Accredited Professional. "Before 'being green' was even in style, IPC put in practice a number of environmental conscious efforts, including the use of 'fly-ash' (a recycled cement substitute) in our products. Our pre-cast construction limits harmful emissions and minimizes jobsite waste."

IPC adds to these efforts by teaching AIA (American Institute of Architects) "continuing education" seminars and hiring LEED Accredited Professionals such as McClure.

"Important aspects of pre-cast construction that are often overlooked, especially in the area of total project cost, are its safety, cleanliness and efficiency," said Doran. "A single crane and crew of six people can erect a large structure with minimal impact on the surrounding environment. And because of its off-site fabrication, pre-cast minimizes noise, construction waste and jobsite traffic. Sustainable design is IPC's commitment to the environment, to the community and to the pre-cast construction industry." ■

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