



## U.S. ARMY RESERVE CENTER GAINESVILLE, FLORIDA

**16.4%** reduction in energy costs  
(LEED)

**41.0%** reduction in water use

**71.8%** of construction waste  
diverted from the landfill

### LEED Facts

U.S. Army Reserve Center  
Gainesville, Florida

LEED for New Construction Version 2.2  
Certification awarded October 22, 2009

**Silver** **36**

Sustainable Sites 10/14

Water Efficiency 4/5

Energy & Atmosphere 5/17

Materials & Resources 4/13

Indoor Environmental Quality 10/15

Innovation & Design 3/5

\*Out of a possible 69 points

## U.S. ARMY RESERVE CENTER

# Improving Quality of Life for Soldiers

### PROJECT BACKGROUND

This project involved the renovation of a two-story office, 1940's era building that achieved LEED NC Silver Certification. The 25,000 SF Training Building houses offices, physical readiness area, library reading room, and fitness center and locker room. The project received the Restoration & Adaptive Reuse Award from the City of Gainesville Beautification Board in 2009.

### MAKING OLD NEW AGAIN

The facility is designed to meet ADA-ABA and UFAS requirements and was designed with current Building Codes and Life Safety requirements. Spaces were arranged so that areas where soldiers primarily gather in the building are in the most protected areas.

The rework of the facility included new HVAC, electrical & telecomm systems along with a new high albedo reflective roof and exterior coating system. The existing windows were replaced with a combination blast resistant glazing and glass block. A new storefront entry feature, driveway, and parking were re-worked to the North side of the building with new offices, classrooms, assembly room, and fitness room at the interior. The make-over included new interior finishes, and refinishing of the original wood floors on the second level. These renovations assisted in providing an improved environment for the office and training function in the facility.

### STRATEGIES AND RESULTS

The facility is configured in a traditional E shape, maximizing the day lighting and cross ventilation potential as was the common practice for the construction time period. The majority of load-bearing walls were maintained in the Training Building. Lights were reused where feasible and relamped. The plumbing is new and includes flow sensor low flow fixtures and faucets. All paints, adhesives and carpet contained low VOCs.

Bicycle racks and shower/changing facilities were provided for occupants. Preferred parking for low-emitting/fuel efficient vehicles was also provided. During construction, a stormwater management plan was implemented to reduce impervious cover, promote infiltration, and capture and treat the storm water runoff which resulted in a 25% decrease in storm water runoff. The contractor also implemented a construction waste management plan that diverted 75% (191 tons) of on-site generated construction waste from the landfill.

The design reduced potable water use by 41% and energy efficiency was increased 15% above the 2004 ASHRAE standards required to meet LEED certification. Dedicated areas were allocated for the collection and storage of recycling materials, including cardboard, paper, plastic, glass, and metals.

### ABOUT U.S. ARMY RESERVE CENTER

The two-story masonry structure was originally constructed for the US Navy in the 1940's. During the last fifty years, the facility has served as a training and staging complex for the Army Reserve units located in North Florida.



U.S. Army Engineer District, Louisville

**Architect:** KBJ Architects, Inc.

**Civil Engineer:** Brown and Cullen

**Commissioning Agent:** TLC Engineering for Architecture

**Contractor:** Q.B.S., Inc.

**Landscape Architect:** Janet O. Whitmill, R.L.A.

**LEED Consultant:** TLC Engineering for Architecture

**MEP Engineer:** TLC Engineering for Architecture

**Structural Engineer:** Atlantic Engineering Services

**Project Size:** 24,000 square feet

**Total Project Cost:** \$5,000,000

**Cost Per Square Foot:** \$208

**Photographs Courtesy of:** KBJ Architects, Inc.

### ABOUT LEED

The LEED green building certification program is the national benchmark for the design, construction, and operations of green buildings. Visit the U.S. Green Building Council's Web site at [www.usgbc.org](http://www.usgbc.org) to learn more about LEED and green buildings.

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