



CASE STUDY
**TEXAS MUTUAL INSURANCE COMPANY
CONSOLIDATED HEADQUARTERS**

GREEN BUILDING RATING:
★ ★ ★ ★

“We’re focused on our team. There are a lot of companies coming into Austin and we’re competing with them to hire, and keep, the best employees. We looked at five different locations, but we kept coming back to Mueller because they’re creating a healthy environment to work and live — that’s a great thing.”

— Rich Gergasko
CEO, Texas Mutual Insurance Company

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GREEN BUILDING RATING:
★ ★ ★ ★

TOP FEATURES:

- » Highly insulating envelope, LED lighting and Austin Energy chilled water service result in 43.6% modeled energy cost savings
- » Walkable, bikeable, entertainment and lifestyle hub located in LEED ND Gold certified Mueller neighborhood
- » Electric sit/stand desks at every workspace increase occupant health
- » Accessible green roof with views to downtown and an interior courtyard with native plants
- » Central social staircase with living lichen wall stretches multiple floors

PROJECT DESCRIPTION:

Texas Mutual chose Mueller for its new headquarters because the mixed-use and mixed-income redevelopment of the former municipal airport provides a healthy environment in which to live, work and play. The four-story building includes ground floor retail space, currently occupied by restaurant and child care facilities, as well as on-site parking in the adjacent garage. As one of the first members of Austin Green Business Leaders, Texas Mutual's development of an AEGB 4-star rated and LEED Gold certified building further demonstrates the company's pledge to community and employee health.

ENVIRONMENTAL FEATURES:

Biophilic design elements throughout the building support healthfulness, happiness and productivity through a connection to nature. Daylight filters into interior spaces through full-height glazing and open offices, which bolster occupants' regulated sleep-wake cycles. The windows also frame quality views of Mueller's Branch Park and the 15,000 sq. ft. interior courtyard, a refuge from the bustle of the town center. A 9,500 sq. ft. roof terrace has sweeping views of downtown providing space for both respite and prospect. Spanning two floors at the building core, a lichen wall heightens the connection to living elements.

Other health and safety features include an on-site gym, mother's rooms, quiet rooms and social staircases that promote cardiovascular health by encouraging stair rather than elevator use. Ergonomic workstations throughout 100 percent of the office with computer screens mounted on adjustable stands, sit/stand desks and customizable ergonomic chairs reduce employees' health risks from excessive sitting or poor posture. The two main entrances to the building utilize a vestibule or revolving doors and walk off systems, providing both an air seal to reduce the amount of non-filtered outdoor air introduced into the building and a reduction in the amount of contaminants brought in by foot traffic. A Green Housekeeping program supports employee and environmental health by maintaining a clean and non-toxic space that avoids waste.

The building's HVAC system receives chilled water from Austin Energy's Mueller District Energy System and helps reduce the building's modeled annual energy use by over 40 percent when compared to a baseline building. Energy-efficient and daylight-responsive LED lighting and an efficient thermal envelope round out the energy efficiency strategies employed. Water savings are increased by incorporating non-potable water, reclaimed to irrigate the landscaping.



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PROJECT PROFILE

Zip Code » 78723
Neighborhood » Mueller
Building Area » 274,864 sq. ft.
Rating Date » February 2019
Owner » Texas Mutual Insurance Company
Architect » Studio8 Architects
General Contractor » Harvey-Clearly Builders
Owner's Representative » Square One Consultants
Development Consultant » Catellus Development
MEP Engineer » Bay & Associates
Landscape Architect » TBG
Commissioning » EEA Consulting Engineers
Structural Engineer » Cardno Structural Engineering
Civil Engineer » Doucet & Associates
Workspace Consultant » Workplace Solutions
Plantscape Design » Interior Gardens
Sustainability Consultant » Office for Local Architecture (OLA)

LEED BD+C Gold

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

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