

## OHM Professional Offices



### LOCATION

Columbia, Missouri

### DESCRIPTION

12,000 sf new office building

### COMPLETION DATE

November 2014

### CONTRACTOR REFERENCE

Professional Contractors & Engineers, Wade Horn  
573-442-1113

### DESIGN SERVICES PROVIDED

Architectural / Interior Design: Pre Design, Schematic Design, Design Development, Construction Documents, Construction Phase Services, BIM, Sustainable Design

OHM Professional Offices showcases many green-building strategies and contains three tenant spaces, one of which is SOA's office. The other tenant spaces house an engineering firm and a furniture dealership. With all of the occupants being design professionals, featuring sustainable products and practices was a high priority for the project.

The building site demonstrates many resource-conserving strategies. The parking lot contains 18 geothermal wells to heat and cool the building and all exterior lighting is both LED and 'Dark Sky' compliant. Stormwater runoff from the parking lot is channeled into a bioswale planted with native and adapted vegetation to filter pollutants before entering the storm sewer system. Runoff from the roof, however, is captured in a 10,000 gallon tank buried underground. The water from this reservoir is then used for landscape irrigation and flushing toilets; OHM is the only commercial building in Columbia with such a system.

On the interior of the building, natural daylight from insulated, low-e, tinted windows and SolaTube skylights, engender a healthy and productive indoor environment. Combined with LED lights, this lighting strategy is very efficient and minimizes heat gain. A highly insulated wall system, along with an Energy Recovery Unit also contribute to overall efficiency and good indoor air quality. While all of these strategies align with LEED design principals, they also just make good economic sense. The building's energy cost is only \$22/day, which is less than one-third the cost of an average office building! OHM Professional Offices was also awarded with an Energy Star rating of 98, meaning it performs in the 98th percentile of office buildings nationwide.

SOA is proud to inhabit a building with so many green features and exhibit the financial and environmental benefits of ecological design.



Rainwater Tank Installation



SolaTube Skylight with Electric Butterfly Baffle

**2015 AIA Merit Award with Environmental Sustainability Citation**

**2015 City of Columbia Mayor's Climate Protection Agreement Award**

**Energy Star 98**