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## FDA's Jefferson Laboratories, designed by KlingStubbins, is certified LEED Gold

### Former arsenal building transformed for modern day research operations



ARCHITECTURE  
ENGINEERING  
INTERIORS  
PLANNING

*Former chemical weapons facility, Building 50, is modernized to be 21<sup>st</sup> century example of sustainable excellence at Jefferson Laboratories in Arkansas.*

JEFFERSON, AR – August 23, 2010 – KlingStubbins transformed a former chemical weapons arsenal building into the modern day research operations known as Building 50, a seven-story tower at the US Food and Drug Administration's Jefferson Laboratories, located in Jefferson, Arkansas. The firm's collaborative commitment to sustainability qualified the adaptive-reuse building a total of 36 LEED credit points, resulting in LEED-Commercial Interiors (CI) Gold Certification. TME, Inc. was contracted by FDA to head up the tracking of the LEED information.

The Jefferson Laboratories campus was once part of Pine Bluff Arsenal, the US Army's chemical warfare production complex until biological weapons were banned in 1969, halting production. Subsequently, a portion of the complex was re-established as the National Center for Toxicological Research (NCTR) of the US Food and Drug Administration (FDA) and Department of Health and Human Services. KlingStubbins designed several projects at NCTR's evolving campus, including the 146,000-SF Arkansas Regional Laboratory for the Office of Regulatory Affairs and renovations to existing former arsenal buildings (including Building 50).

Previous renovations to Building 50 were implemented in the 1990s, but as FDA staff counts increased, a corresponding need for space was necessary, resulting in the more recent fitout of shell space on floors 2, 3, 4, and 5. The tower was retrofitted to accommodate administrative, financial, and computer operations offices and support space. Existing structural framing of the building envelopes was modified for seismic and wind loads, and the windowless exterior walls were removed and replaced with more thermally efficient construction with windows for daylighting and views of the surrounding countryside. The building's long

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narrow footprint is aligned in a north / south direction easily accommodating individual offices on either side of central core areas, open plan offices, and open break spaces across the full width of the building, where centralized core facilities do not exist. The full width open areas permit natural daylighting into the interior during most of the working day. The office environment takes its cues from the lush, green Arkansas landscape as reflected in selected wood finishes, glass, and fabrics.

Demonstrating the FDA's commitment to the environment, the fitout was designed with the following sustainable strategies:

- Alternate transportation and parking availability
- More than 60% water use reduction through high-efficiency waterless fixtures
- Energy saving through lighting power density reductions of more than 30% from ASHRAE/IESNA Standard 90.1 2004
- Diversion of more than 50% of construction waste from landfill
- Use of nearly 40% of refurbished furniture and furnishings
- Recycled content of over 30% by cost of building materials
- More than 20% of building materials manufactured within 500 miles of the project site, reducing energy related to transportation
- Low VOC materials for increased indoor air quality
- Daylighting to LEED standards for over 95% of occupied space

Although previous renovations to Building 50 were designed and implemented prior to LEED, the project team set forth a goal to achieve the Gold Rating in LEED Commercial Interiors to comply with the Department of Health and Human Services' policy for Sustainable and High Performance Buildings and its purpose "to promote health of the public and our mission activities ... in the planning, acquiring, siting, building, operating, maintaining, and decommissioning of all [of its] facilities."

KlingStubbins provides professional services in all major disciplines within the realm of architecture, engineering, interiors, planning, and landscape architecture. The firm consists of over 400 professionals in its Philadelphia, PA; Cambridge, MA; Raleigh, NC; San Francisco, CA; Washington, DC; and Beijing, China offices. Its areas of market focus and specialization include Corporate/Commercial, Government, Science +

Technology, Higher Education, Hospitality/Entertainment, Institutional/Civic, Mission Critical, and Healthcare.  
The company is a global leader in sustainable design and an innovator in project delivery.

KlingStubbins can be found online at [www.klingstubbins.com](http://www.klingstubbins.com).

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