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Autodesk East Coast Headquarters achieves LEED-CI Platinum Certification Sustainable design drives energy efficiency for Autodesk's new AEC division home



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CAMBRIDGE, MA – December 14, 2009 – Autodesk, Inc. (NASDAQ: ADSK), a world leader in 2D and 3D design, engineering and entertainment software, announced that the interior of its architecture, engineering and construction (AEC) solutions division headquarters in Waltham, Mass., was recently certified LEED-CI Platinum by the U.S. Green Building Council. The official certificate of recognition will be presented to Autodesk at GreenBuild 2009 in Phoenix, Ariz.

Designed by KlingStubbins, constructed by Tocci Building Corporation, and managed by Jones Lang LaSalle, Autodesk's Waltham facility was an interior retrofit project of an existing 61,000-square-foot speculative office building that earned 46 LEED credit points, exceeding the 42-credit level required for Platinum rating. The building also achieved LEED Gold certification on its exterior shell.

To earn LEED Platinum status, project stakeholders implemented sustainable design, digital design-to-fabrication and integrated project delivery (IPD) as part of an overall building information modeling (BIM) process.

Maximizing Daylight through Building Information Modeling

A crucial component to LEED certification is daylighting, with Platinum certification requirements mandating at least 90 percent of workspaces be illuminated with natural daylight. By linking the building's Revit Architecture 3D model with Autodesk Ecotect analysis software, KlingStubbins carefully analyzed where daylight would fall within the facility and determined which design option satisfied the goal. The result is an open, collaborative floor plan with low partitions and individual workstations positioned along the building's perimeter. Artificial lights in these areas are controlled by daylight sensors that automatically adjust for customized task lighting. Separate control zones for solar exposure enable localized management, while system automation ensures employees receive an even amount of daylight across the building.

"It was clear from the very beginning of the project that designing for a LEED Platinum rating was extremely important for Autodesk," said Scott Simpson, senior director at KlingStubbins' Cambridge office. "Using BIM

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technology, we modeled the mechanical, electrical and plumbing systems, natural and artificial lighting levels, and energy consumption that helped us achieve this ambitious goal.”

Tocci Building Corporation worked alongside the design team to make the interior’s digital 3D models construction ready. Using Autodesk model-based technology, both architect and contractor were able to graphically depict, analyze and explain optimal solutions effectively communicating intent and reducing wasteful reinstallations and change orders.

“Knowledgeable and design-smart owners like Autodesk are often natural collaborators,” said John Tocci, CEO of Tocci Building Corporation. “Autodesk understood the models and our process, so they were poised to help our team troubleshoot and stretch the technology as far as it could go and in the process, infuse sustainable building principles and practices throughout the entire project’s execution.”

Managing Systems for a More Energy-Efficient Building

As several of the LEED categories require built-in monitoring and control equipment to encourage sustainable operations, Autodesk incorporated multiple operations systems into the building’s initial design, enabling the company to accurately measure future energy efficiencies downstream. Using the data-rich 3D models created using Autodesk Revit Architecture during the project’s design, Autodesk now employs an intelligent building management system to modulate lighting, HVAC and sound systems in response to space demand.

“This facility is a touchstone for the AEC industry,” said Phil Bernstein, FAIA, Autodesk vice president of building industry strategy & relations. “Its continuing success proves that integrated green design can carry efficiency throughout a building’s lifecycle. By driving out inefficiencies during the design phase, we were able to reinvest in the project for even greater long-term performance.”

Beyond design applications, the facility earned additional LEED credits for:

- Procurement of renewable energy and its close proximity to essential community services
- Use of 24.5 percent recycled building materials
- EnergyStar-rated equipment and appliances
- Bicycle storage with changing and shower facilities
- Low-flow water fixtures, including dual-flush toilets (to save an estimated 260,000 gallons of water while reducing overall water usage and reliance on municipal service)

In addition, Autodesk continues to supplement energy-efficiency strategies with the purchase of green power.

To further demonstrate its commitment to sustainable technologies and green design within its own organization, Autodesk revitalized its office space in Mclean, Va., achieving LEED Gold certification. Project teams used 17 percent of salvaged materials for this 7,000-square-foot tenant improvement project.

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KlingStubbins provides professional services in all major disciplines within the realm of architecture, engineering, interiors, planning, and landscape architecture. The firm consists of more than 450 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 nationally recognized leader in sustainable design and an innovator in project delivery. KlingStubbins can be found online at www.klingstubbins.com.

Tocci Building Corporation, Woburn, MA, is a premier construction services firm established in 1922 that provides integrated project delivery (IPD), design/build and construction management services to national and regional clients building throughout the East Coast regions of the United States. The firm, a leader in application of advanced construction technologies including building information modeling (BIM), builds commercial, residential and institutional projects valued from \$10M - \$200M. Tocci can be found online at www.tocci.com

Autodesk, Inc., is a world leader in 2D and 3D design, engineering and entertainment software for the manufacturing, building and construction, and media and entertainment markets. Since its introduction of AutoCAD software in 1982, Autodesk continues to develop the broadest portfolio of state-of-the-art software to help customers experience their ideas digitally before they are built. Fortune 100 companies as well as the last 14 Academy Award winners for Best Visual Effects use Autodesk software tools to design, visualize and simulate their ideas to save time and money, enhance quality, and foster innovation for competitive advantage. For additional information about Autodesk, visit www.autodesk.com.

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