

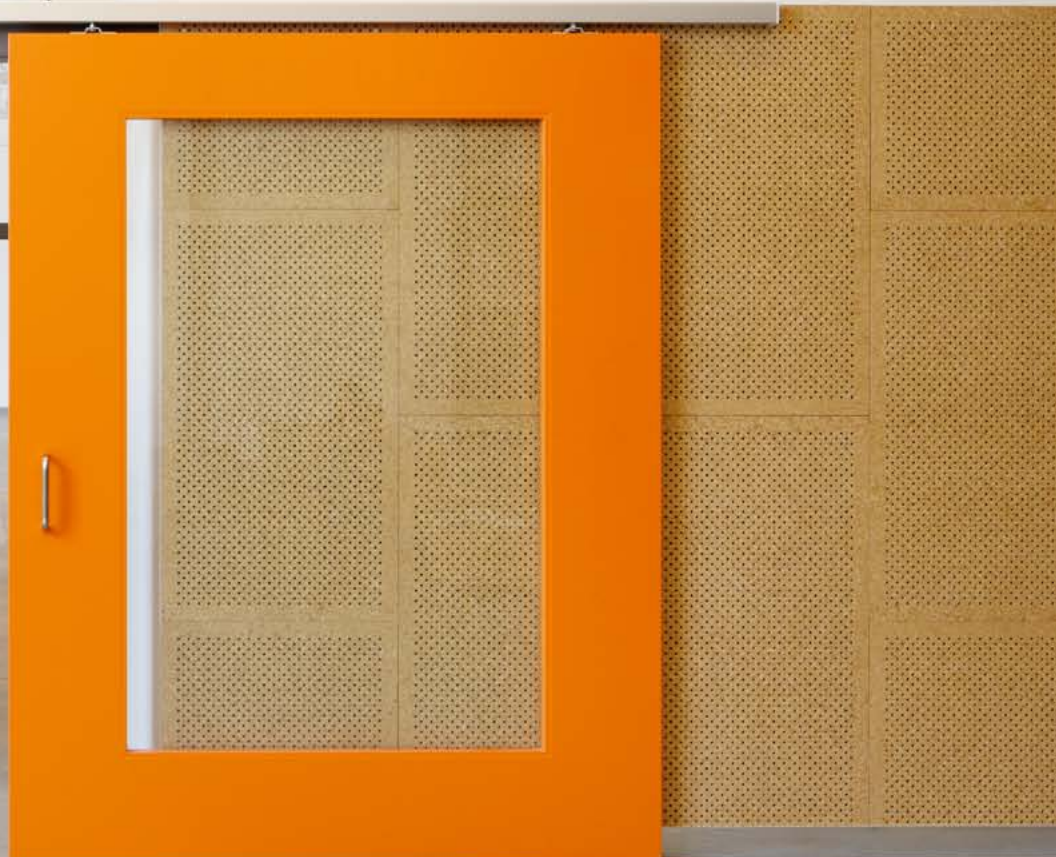


Green Dot Awards 2011

Children's Institute Inc.

KoningEizenberg

Thomas and Dorothy Leavey Foundation Art Room



Project Site

Project Completion Date

March 2011

Project Size

Bldg A: 29,889 sq. ft.

Bldg B: 19,089 sq. ft.

Total

48,978 sq. ft.





After



Entry

Project Description

City / Los Angeles, CA

Program / 47,000 sq. ft.

Client / Children's Institute, Inc.

Completed / April 2010

EPA % Energy Reduction / 63

kBtu/Sf.Ft./Yr / 75

This adaptive reuse of three industrial buildings created the headquarters for Children's Institute, Inc.—a non-profit organization that assists children and families exposed to violence. The campus is split by an alley with the north site focusing on preschool and early childhood services and the south site anchored around a community center offering educational programs (art, technology, nutrition, and after-school) as well as counseling services. Therapy rooms are dispersed around community spaces to make visits an everyday, rather than clinical, experience. These innovative strategies deinstitutionalize the services' traditional delivery and build trust in a neighborhood in need of both counseling and community programs. The project easily achieved a LEED silver rating and exceeded CA Title-24 by 14% through renovation of a brownfield site, increased daylighting and passive shading, introduction of planting and permeable surfaces, and efficient HVAC systems and lighting.

A key part of the design process was re-thinking program organization to reveal opportunities for creative and collaborative community engagement. On a tight budget (\$10.5 million), the design provides required amenities that add a sense of identity and welcome and express sustainable ideals.

At the preschool a needed elevator was added and clad with bold sunflower graphics to create an inviting

community marker. This design element was also an opportunity to employ sustainable technology in the form of an energy efficient, machine room-less elevator, which consumes approximately half the energy of conventional traction machines and about one third the energy of hydraulic machines. The preschool includes an edible garden that provides a teaching opportunity for inner-city children while also adding permeable surfaces to the site. New landscaping throughout the site is watered by efficient irrigation that reduces water use by 50%. Playground surfaces contain recycled content and paving throughout the site employs NaturalPave, a light colored hardscape product with no petroleum based products.

On the southern site, the community center's west-facing entry elevation is the only source of daylight for the building. Shade for the harsh exposure was achieved by reconfiguring an existing loading dock canopy into a vine-covered arbor that also defines an outdoor garden patio running the length of the building—a respite in a dense urban setting. Other architectural elements were also "up-cycled" as fencing and site screening. The buildings include preferential parking for energy efficient vehicles and onsite bicycle storage and showers to encourage bike commuting. Electrical usage is reduced by the inclusion of energy efficient lighting control systems, including lighting controlled by occupancy sensors, dimmers, and timers. A 30% reduction in interior water use was achieved with the use of low flow/ dual flush water closets, low flow urinals, and low flow motion censored faucets.

Inside, a "curiosity box" backdrops the lobby, wrapping the technology center with images. The graphics,

featuring the neighborhood and origami instructions, provide conversation starters for staff introducing children to a new environment. The project employs environmentally friendly materials that are rapidly renewable, made with recycled content, and/or void of petroleum products like Forbo linoleum, Prodec recycled rubber playground surfaces, Trex decking, NaturalPave hardscape, wheatboard, and carpeting with recycled content, as well as low emitting adhesives, paints, carpet systems, and composite woods. 10% of all materials used have recycled content and 10% are regionally sourced and produced within 500 miles of project. Additionally, over 50% of wood based materials are FSC certified lumber.

More than 85% of existing exterior walls, floors, and roofs were reused and overall construction materials were minimized by maintaining exposed structural components and finish surfaces (exposed concrete floors and exposed steel and wood structure and finished ceiling surfaces). During construction more than 75% of waste was diverted from landfills and indoor air quality was maintained at LEED standard. The buildings also reduce Heat Island Effect through the use of white roof membranes and light colored, high reflectance pedestrian traffic coatings, and paving materials, and shading by newly planted trees. In addition to new trees on the site, the project planted the maximum amount of street trees on surrounding streets allowed by Los Angeles City Urban Forestry Officials.



Providing Services in Target Community

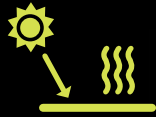


Re-Use of Brownfield Site



Construction Waste Management
(+75% diversion)

High Reflective
Surfaces Limit Urban
Heat Island Effect



Efficient HVAC



Energy Efficient
Machine-Room-Less
Elevator



Edible Garden with
Nutrition Program



New Permeable Surfaces



Maximizing Daylight
from West

W



Bike Storage & Showers



Low-Emitting & Renewable
Source Materials



Low Flow Fixtures



Passive Shading



New Street Trees



Efficient Light Fixtures &
Lighting Control System



Re-Use of Materials



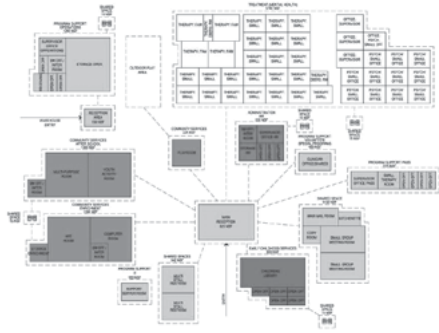
Orange Grove



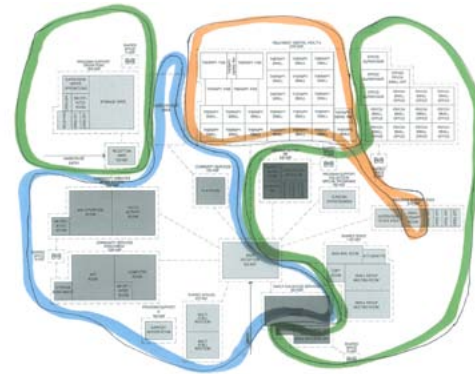
50% FSC Certified Lumber

Sustainable Features

1 Owner's Program



2 Re-grouping



Community Space

Preschool
Teen center
Family resource center
Events
Drop-in programs
Training
Art
Technology
Nutrition

Workspace

Team based administrative space

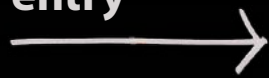
Wellness

Therapy
Support services



3 Social Setting

entry



Community Space

Wellness

Workspace

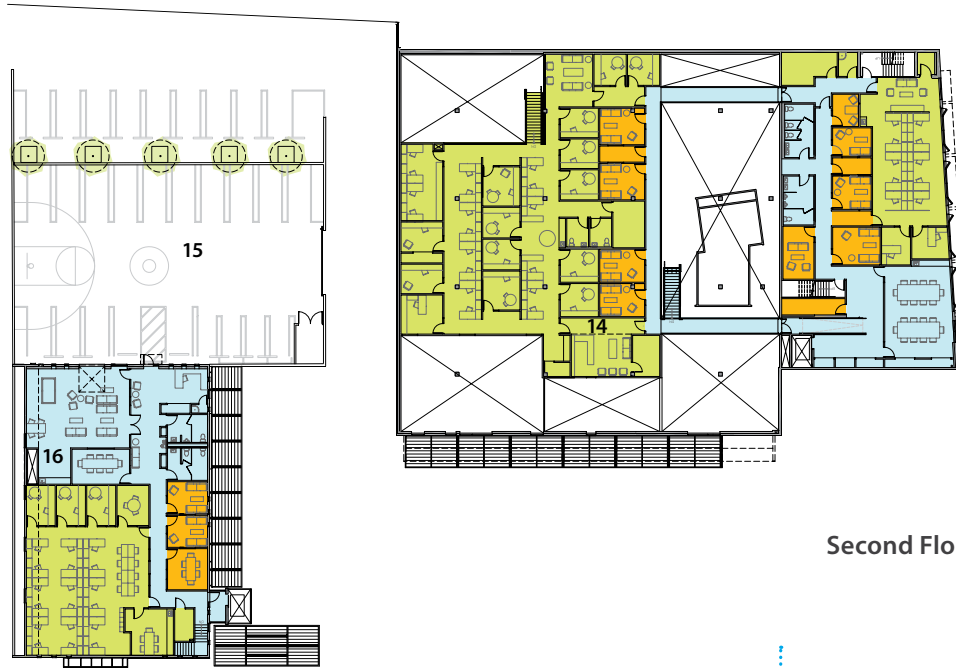
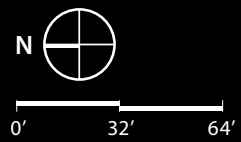


From Program to Social Setting

KEY

- Workplace
- Wellness Program
- Community Space

- 1 Entry
- 2 Curiosity Box Around Tech Center
- 3 Art Room
- 4 Big Room/Space
- 5 Activity Room
- 6 Cafe/Nutrition
- 7 Family Resource Center
- 8 Deliveries
- 9 Patio/Garden
- 10 Orange Grove
- 11 Edible Garden
- 12 Preschool
- 13 Play Yard
- 14 Workplace Reception
- 15 Half Court/Parking
- 16 Teen Center



Second Floor



Lake Street

Ground Floor

Temple Street



The Alvarado Family Lobby

you are here

John W. Cronin Family Resource Center

Lobby



Design and Innovation Technology Center

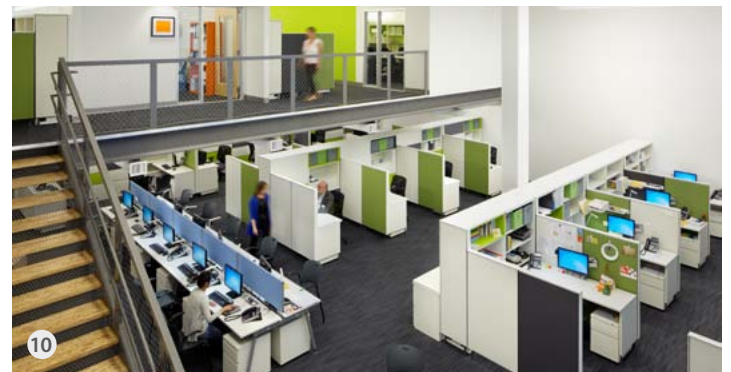
The image shows a large white wall in a modern interior space, featuring a grid of origami diagrams and circular air vents. The diagrams are arranged in three columns, each showing a sequence of steps for creating a specific origami model. The first column shows a bird, the second a bat, and the third a dog. Each diagram is accompanied by a circular air vent. Below the diagrams, there are three orange circular icons with the words 'bird', 'bat', and 'dog' next to them. The bird icon is on the left, the bat icon is in the middle, and the dog icon is on the right. The diagrams are numbered 1 through 9, indicating the sequence of steps for each model. The bird diagram has 9 steps, the bat diagram has 9 steps, and the dog diagram has 5 steps. The wall is part of a larger room with a wooden floor, a staircase in the background, and a person walking on the stairs. The ceiling is covered in white plastic sheeting, and there are several long fluorescent light fixtures hanging from it.





you are here

Stairs at Entry



1 Tech Center

2 Family Resource Center

3 Art Room

4 Community Space

5 Family Resource Center

6 Patio

7 Origami Workshop

8 Preschool

9 Patio

10 Workplace



The Kavin Big Room

Big Room



Preschool North Site



The image shows the exterior of a modern building at dusk. The building has a white brick facade and a blue metal structure. A sign above the entrance reads "children's institute inc" in orange lowercase letters. Below it, another sign reads "THE COLLEAGUES BUILDING" in pink uppercase letters. The entrance is a glass door leading to a brightly lit interior with a reception desk. There are plants and a concrete path in the foreground. A blue car is visible on a balcony above the entrance.

children's institute inc

THE COLLEAGUES BUILDING

Firm Profile

KoningEizenberg

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Koning Eizenberg Architecture is known for its imaginative, site specific and people-oriented approach to the design of places of everyday living. Established in 1981 by Hank Koning FAIA, FRAIA, LEED AP, and Julie Eizenberg, AIA, with Brian Lane, AIA, LEED AP assuming a managing principal role in 2003, and Nathan Bishop LEED AP in 2011, the firm combines a discipline of tight budgets and a hands-on pragmatism with a commitment to sustainability and the value of informal social spaces. The firm's fresh, contemporary aesthetic brings design excellence to a wide range of building types, from housing to community centers, schools to hotels, recreational facilities to retail, and work places to museums. The breadth of this experience translates into an ability to generate creative solutions for unique situations with budgets that conventionally sustain only generic solutions.

The firm is often selected to work on projects that require creative thinking to tackle complex issues of programming, site use, and contextual fit. Its groundbreaking work in housing and community-based projects has achieved international recognition. To its credit, the firm counts more than 70 design awards and several successful national design competitions. An influential approach to design has earned Koning Eizenberg recognition and the principals are often called upon to lecture, teach, and participate on panels and in forums worldwide.

As long-term advocates of sustainability we continue to deliver groundbreaking LEED accredited projects like the Children's Museum of Pittsburgh (largest LEED Silver Museum in the US upon completion), Virginia Avenue Park (the first LEED Silver park to be completed in the US), and the award winning Century Building and Bike Center (expected LEED Gold in Pittsburgh). The Children's Institute Westlake Campus in Los Angeles is projected to obtain LEED Silver certification in early 2011. We have six LEED certified architects on staff and while not all of our projects pursue LEED certification, we design with sustainability in mind.

Remarkably diverse in appeal, Koning Eizenberg projects have been widely published in professional journals, books and general interest periodicals, both in the United States and abroad, including two monographs, *Koning Eizenberg Buildings* (Rizzoli, 1996) and *Architecture isn't just for special occasions* (Monacelli 2006) which provide a more in-depth look into the philosophy of the firm.