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ARTICLE

Work Spaces... Office Efficiency

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As a group of commercial and industrial real estate brokers, the owners and employees R.B. Murray Company know the benefits of building green. They often suggest environmentally conscious building styles to their clients, so their decision to build their own new office space this way was natural. The company's new 6,500-square-foot office is the first complete building in its new development project, TerraGreen Office Park. The park is an innovative development that aims to create a healthy, productive and sustainable work environment in Springfield. R.B. Murray is one of seven offices that are planned for the park.

The R.B. Murray Company building was designed to enhance water conservation and lower utility costs by incorporating the use of dual flush toilets, waterless urinals that will save 40,000 gallons of water per unit per year and low-flow faucets. The building also includes windows angled to take advantage of natural lighting and a white roofing membrane that reflects intense sunrays and minimizes heat gain through the roof. At least 75 percent of the building's spaces are day-lit and have views to the exterior. There is a bicycle storage area provided, along with a changing room and shower, giving associates the option to bike to work rather than drive. Adhesives and sealants, paints and coatings and carpet systems with low or no VOC's were used throughout, and locally sourced materials were incorporated to minimize the negative impact of shipping materials over long distances, among other things.



FLY FLOOR
The floor is recycled flyash concrete, which is the residue from the combustion of ground or powdered coal.

SOLAR POWER
The angle of exterior windows helps tenants take advantage of sunlight and minimize the use of artificial light.



HEAT THINGS UP
Ductwork allows quick air delivery from six different strategically placed high-efficiency heat pumps.