

LEED Case Study: Good Shepherd - Institute for Healthy Living, Longview, Texas



Use of windows and shade structure to provide daylight, while reducing glare and solar heat gain. Use of “solatube” as a mean of bringing day light to interior spaces. Certified woods used throughout, as well as recycled materials used for table tops.

Project Description: Good Shepherd Health Systems, Inc. is a new 75,000 square foot wellness center constructed on their new Hawkins Road Campus in Northeast Longview, Texas. The goal is to provide fitness, wellness, education and rehabilitation services that augment the future health care-related developments that are envisioned in the adjacent lots.

Good Shepherd Health Systems recognized the need to provide a wellness center with an environment that complements the main mission of the new wellness center to promote healthy living. It is essential that this facility is designed to be conscious of accessibility, indoor air quality, healing and soothing aspects, along with the standard design practices of this type of building. Also, Good Shepherd Health Systems values design aspects which are sound, sustainable and flexible towards the future and which strive to reduce non-renewable energy consumption.

Project Highlights: The Good Shepherd Institute for Healthy Living and the Longview Community will benefit from special design enhancements drawn from (5) broad categories of sustainability (Site, Energy, Water, Products and Air Quality) as they apply to the overall design construction and operations. These benefits will include savings in long term operational expenses, reduced consumption of energy and natural resources, increased consumption of recycled or renewable resources, reduced landfill volumes, and many improved environmental health factors.



The use of sustainable and recycled material throughout the project interior finishes.



Extensive use of Solatube to bring daylight to the interior spaces.

Key Metrics

Total Capital Cost: \$17,722,047.00

Building Size: 75,000 sf

Annual Energy Use: 13,587 (MBTU)

Annual Energy Cost Savings over ASHRAE 90.1 2004 Baseline: \$43,674

Annual Energy Use Reduction over ASHRAE 90.1 2004 Baseline: 22.9%

Indoor Water Use Reduction over EPA 1992 Baseline: 49.3%

Outdoor Potable Water Use: No potable water used for irrigation

Construction Waste Landfill Diversion Rate based on weight:

Pursuing LEED NC v2.2 Gold

Date Completed: October of 2008



Project Team

Owner: Good Shepherd Health Systems, Inc.

Operator: Craig Ayers

Architect-of-Record: Ohlson Lavoie Collaborative

Project Manager and Landscape Architect: Vaughn Landscape Architect

HVAC Engineer: The Ballard Group

Lighting Design: AE Design Group

Energy Modeling: The Ballard Group

Civil Engineer: Johnson & Pace Incorporated

Commissioning Agent: Command Commissioning

General Contractor: M.J. Harris, Inc.