

Allbritton  
Sustainable Design Talking Points

- Submitted 47 points, LEED GOLD certification, gold is 39 to 51 points
- 82% of all debris, demolition and construction, was recycled, largest component of material removed from the building which is not recycled is painted wood
- All of the wood base removed was salvaged and reused
- Heat island affect was minimized through green roof plantings on flat roofs and the use of high albedo materials, like concrete sidewalks and the pavers on the terrace
- Light pollution was reduced through modeling of interior lighting at night for selection of fixtures and use of full cut off fixtures on the exterior
- Landscaping requires no irrigation and is native
- Water use was reduced by 40% through use of low flow urinals and dual flush toilets
- 75% of the existing structure was reused
- 20% of all materials used in the building are recycled
- 20% of all materials used in the building were extracted, processed and manufactured within 500 miles of the building
- Only wood from sustainably managed forests was used for any of the millwork
- 75% of the spaces in the building have daylight
- 90% of the spaces in the building have outside views
- 100% of occupied spaces of a controllable thermostat and operable windows

Energy and Environment

- The building does not recycle any air, all of the ventilation air is 100% outside air
- The outside air travels through an 85% efficient heat wheel, so 85% of energy of exhaust air is recovered
- Only low emitting materials were used, adhesives, caulks and paints, formaldehyde free composite sheet wood products
- Lighting is controlled by sensors that check occupancy for on/off function
- Light levels are maintained by photocells that dim the lights when sunlight is available
- The mechanical system is slaved to the occupancy sensors, daytime temperature set backs are controlled by the occupancy sensors
  - Heating set point is 68 users are given a +/- 2 degree F variability option
  - Cooling set point is 76, users are given a +/- 2 degree F variability option
  - Setbacks are -2 and +3 during occupied operation and +/- 10 for heating and 5 for cooling in unoccupied mode
- Nighttime and unoccupied setbacks are programmed in and can be overridden by occupancy sensors for off hours heating and cooling
- The use of active chilled beams combined with a dedicated outside air system makes this building 30% more efficient than a standard building
- 14,000 cf of outside air was flushed for every SF of building area prior to occupancy for indoor air quality assurance