CITY OF DUNEDIN
NEW COMMUNITY CENTER - LEED CERTIFICATION

Dunedin's new Community Center was planned and designed, and is being constructed in conformance with the U.S. Green Building Council's (USGBC) LEED Rating System.

At this time, the project team, comprising the City of Dunedin, Collman-Karsky, Inc. (project designer), Creative Contractors, Inc. (project construction manager) and Green Time LLC (LEED specialist) is striving to achieve a Silver Level of LEED Certification. Such a level would be a major accomplishment for this project and this community.

LEED is an acronym for Leadership in Energy and Environmental Design. The USGBC created LEED to:

- "define 'green building' by establishing a common standard of measurement
- promote integrated, whole-building design practices
- recognize environmental leadership in the building industry
- stimulate green competition
- raise consumer awareness of green building benefits
- transform the building market"

LEED standards present a basis assessing building performance and meeting sustainability goals. LEED emphasizes "sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality" LEED promotes "green building" practices through project certification, professional accreditation, training and practical resources. With LEED standards, the USGBC seeks to enhance the way buildings are designed, built and maintained, with emphasis on environmental and social responsibility. Additional information on the USGBC and LEED can be obtained from the USGBC website – www.USGBC.org. LEED certifications provides a basis for confirming the extent to which a project has been planned, designed, constructed and maintained with emphasis on environmental attention and, especially, energy efficiency.

Project planning and design emphasized the organization of the building material, orientation and energy use to encourage natural lighting, to minimize electrical demands for lighting and air conditioning, to optimize indoor air quality and to encourage continued recycling of materials used in building activities. The project incorporates the use of non-ozone depleting refrigerant with a design to be 30% more energy efficient than the national standard. Project construction has continued to respond to LEED requirements with the use of regionally manufactured materials, optimal use of recycled constituents in building materials, recovery for reuse of scrap building materials and the incorporation of low VOC emitting products for enhanced indoor air quality.

The project team has maintained vigilant attention to LEED requirements during project implementation. During construction, the LEED monitoring program addresses major criteria including:

- Sustainable Site (15 parameters),

- Water Efficiency (4 parameters),
- Energy & Atmosphere (11 parameters),
- Materials & Resources (14 parameters),
- Indoor Environmental Quality (17 parameters), and
- Innovation & Design Process (5 parameters).

Among the more obvious impacts of Green Building design and construction for LEED compliance are:

- The building is designed and constructed with a number of multi-use rooms to encourage support of many community activities without a need for a larger building.
- The building is oriented on the site to optimize the use of natural sunlight and to minimize the impact of construction on the adjacent lake and vegetation.
- The building site is organized to emphasize the use of less asphalt for parking areas and increased landscaping for stormwater management.
- The building construction materials incorporate substantial percentages of recycled (and recyclable) materials and very low VOC emitting materials.
- The building is designed to withstand severe weather conditions, including strong and energy efficient glass, for an extended service life;
- The building lighting and HVAC control systems (including a high efficiency chiller system) are all planned and organized for low energy use.
- The building is equipped with a standby electric power generator that may be used for peak power cost control as well as for maintaining electric power in the building in the event of a Progress Energy outage.

By incorporating the emphasis of LEED compliance into the project during its planning and design stages, we consider that LEED has contributed to the project value without a negative impact on the project's costs.