

SAABE February Building Tour

Join your fellow building engineers on Thursday, February 9th at 11:30 a.m. as we take a tour of DayMark Realty Advisors' Fountainhead Business Park II (4545 Horizon Hill). We will meet in the lobby at 11:30 a.m., take a tour of the building and then have lunch (lunch will be provided).

The Fountainhead Business Park II building earned LEED Silver certification from the U.S. Green Building Council in 2010 and received an Energy Star Rating in 2011 of 89.

Energy Savings

- Installed occupancy sensors in the restrooms, break rooms and copy rooms to reduce energy usage
- Interior Light Retrofit
 - Replaced 32 watt bulbs with 25 watt bulbs
 - Replaced 32 watt ballasts with 19 watt ballasts
 - A rebate from CPS Energy reduced the cost of the project by 35%
 - Light retrofit reduced energy consumption by 21 watts per fixtures resulting in an energy cost savings of approximately \$1,000 per month equating to a payback period of 2.5 years

Water Savings

- Aerators were changed from 2.5 gpm to 1 gpm (provided at no cost by SAWS)
- Diaphragms in all of the urinals were changed from 2.5 gallon to 1 gallon (provided at no cost by SAWS)
- The aerator and diaphragm replacements reduced the water usage by an average of 22%
- 12 grass islands in the parking lot were converted to decomposed granite reducing the irrigation water usage

Landscaping

- Propane mulch mowers are used.
- Green certified products that meet LEED specifications used for fertilizing, weed control, etc.

Cleaner Indoor Environment

- MERV 13 air filters were installed to reduce particulates in the building's air distribution system which improves the occupant's healthy by providing a cleaner indoor environment
- 10 foot long mats were installed at each of the entrances into the building to capture dirt and dust particles.

Waste Stream Audit

- Waste reduction of over 55% after a waste stream audit
- Changed from an 8 yard container being serviced 5 times a week to a 6 yard container being serviced 2 times a week

- Recycling programs for aluminum cans, paper, cardboard, etc.

Renewal Energy Certificates

- Fountainhead Business Park 2 was able to offset 100% of the building's carbon footprint with renewable energy credits.

Green Cleaning

- Green certified vacuum cleaners with the proper filtration system and noise levels less than 70 dBA for sound
- Microfiber cleaning cloths and cleaning procedures
- Green certified cleaning products that meet LEED specifications

Ongoing and Future Projects:

- LED light retrofit the pole lights in the parking lots
- Replace existing stairwell fixtures with Lutron PowPak stairwell fixtures
- Retrofit can lights to LED

If you plan on attending the building tour, please contact Tom Lasater at (210) 501-3434 or lasater.tom@att.net.