

GREEN BUILDING

THE NAVY LEAGUE BUILDING

2300 Wilson Boulevard
Arlington, Virginia



GREEN HEADQUARTERS

AGC announced that it has chosen The Navy League Building in Arlington, Va., as its new headquarters. The building exemplifies Green Construction advances and is on track to receive a high "Silver Rating" under the Leadership in Energy & Environmental Design (LEED®) Green Building Rating System upon the project's completion in October. AGC's new headquarters, located at 2300 Wilson Boulevard, will be one of only a handful of LEED-certified projects in Virginia. There are only four LEED-certified buildings in Virginia and fewer than 200 nationwide.

Site... The site meets quality growth principles, which include sensitivity to the following criteria: location, building density, design, diversity, transportation, accessibility, environment and community. This redevelopment project is "transit-friendly," located one block from the Arlington Courthouse Metro station and on multiple bus routes. The building will incorporate other transportation alternatives: bicycle storage and changing rooms for the building's occupants, charging stations for electric automobiles within the four-tier underground parking deck, and preferred parking for car and vanpools. To encourage the utilization of transportation alternatives, parking capacity will meet only the minimum local zoning standards.

Water... The building has a very advanced water efficiency system that aims to minimize the amount of potable water consumed by the project while simultaneously reducing the amount of storm water runoff from the site. A storm water detainment system will catch rain-water and store it in a large vault at the basement level so that it can be used for irrigating trees and shrubs on the property as well as for flushing the building's toilets. Low-flow fixtures, dual-flush toilets, and waterless urinals will cut water use by over 30 percent, compared to conventional office buildings. The combination of the storm water reuse system and the high water efficiency plumbing fixtures allows the building to use approximately 60 percent less potable water overall.

Energy... Building HVAC systems will increase heating and cooling efficiency, reducing operating costs and air pollution. Additionally the heating, cooling and refrigeration systems will not use any ozone depleting CFCs or HCFCs. An Energy-Star Rating roofing system will decrease temperatures at the roof level. This roof system helps reduce both the radiant heat load of the building and lowers temperature at the roof thereby alleviating the impact of the building on urban heat islands. Exterior lighting will be designed to minimize light pollution and assist national dark sky initiatives. Overall building energy use will be approximately 20 percent less than conventional office buildings.

Green Materials ... The contractor will salvage or recycle 75 percent of the waste from demolition, construction and land clearing. Twenty percent of the building materials will come from within a radius of 500 miles, and at least 50 percent of the wood-based materials will be Forest Stewardship Council certified.

Indoor Air Quality... Low-emission adhesives, paints and carpets along with exhaust systems designed to remove airborne particulate matter will improve indoor air quality.

Energy Savings
~ \$75,000 / year

Water Savings
~ \$5,000 / year

Higher Market Value

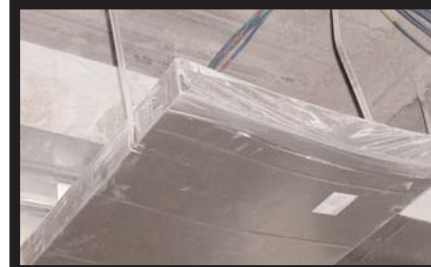
Personnel Cost Savings



Storm Water Detainment System



On-Site Recycling



Indoor Air Quality

General Contractor: James G. Davis Construction