

We pulled together a Dream Green Design Team, with most of the consultants certified as LEED Accredited Professionals, unheard of talent for a project this size. The team consisted of myself as LEED project administrator; Aris T. Allen, Jr., of Allen & Associates, Inc., our building Design and Construction Consultant; Zora Lathan, our town manager, who brought her expertise as an environmental consultant to the team; a building Commissioning Agent; a specifications and LEED design consultant; energy modeling consultants; a photovoltaic (aka solar panel) consultant; and a civil engineer.

The design team approach paid homage to a central principle of green building design: early consultation and continued communications amongst all those involved in design and construction of the facility for an integrated and comprehensive approach to design of the building, well before construction



Articles in this issue of *Municipal Maryland* are based on responses received to MML's requests in the *e-Bulletin* seeking information on how Maryland cities and towns are promoting environmental responsibility. Please continue to share your programs and experiences with MML for our research files and possible use in future publications so that you can learn about what your colleagues are doing to help the environment.

Leadership in Energy and Environmental Design (LEED™) is a green building rating system developed by the U.S. Green Building Council, a national, non-profit organization whose members represent building owners. LEED promotes a whole-building approach to sustainability.

begins. This approach provides for optimization of the building design components, as outlined in the LEED certification rating system, developed to ensure sustainable site planning and execution; safeguarding water and water efficiency; optimizing energy efficiency and using renewable energy, where plausible; conservation of materials and resources used in construction; and ensuring good indoor environmental quality. These were the design considerations that we discussed at our first team meeting. This "design charrette" meeting of the dream team was held, appropriately, at the Chesapeake Bay Foundation's Philip Merrill Environmental Center, the first Platinum Certified facility in the nation, and our neighbor across the creek.

That was the beginning of our quest for green. The figure on pages 10-11 is a graphic representation of the many green features of our town hall, certified as only the second facility in the state of Maryland to receive a rating of Platinum, the highest rating possible. Residents are pleased with the quality of construction of the facility and the outstanding architectural design that affords views to the outside and lets in abundant sunlight. We are finding new uses to enjoy the space. Operationally, the extra efforts resulted in added benefits of super insulation; the green roof; dual paned low-e windows; a four zone HVAC system (only the rooms being utilized at a given time need be heated and cooled); a pellet stove that uses a renewable, bio-based fuel; and the use of a ground source heat pump (geothermal) system. During the first year of use, the total energy consumed by the facility was 1993 kW hours, equivalent to \$232, and comparable to the monthly energy consumption for a residence.

Highland Beach has continued our environmental stewardship, including replacing all of the mercury vapor street lights in the community with more energy efficient sodium vapor lamps. This resulted in an energy reduction of 40 percent, with a corresponding reduction in costs. Our story and accomplishments demonstrate what can be done for a small facility. Imagine the opportunities for similar accomplishments if replicated by municipalities across the state of Maryland. ■