

# The Telfair Building

114 Barnard Street  
Savannah, Georgia

To provide energy efficiency, day-lighting, and water conservation, yet provide a competitive market rate for tenants and a comfortable working environment for employees.

To preserve and maintain the historical integrity of the building.

First LEED Certified Commercial Interiors Project in Savannah



## QUICK FACTS

**Location:**  
Telfair Square  
Savannah, Georgia

**Developer:**  
Melaver, Inc.

**Contractor:**  
MFI Construction, LLC

**Architects:**  
Scott Barnard, AIA,  
Documenting Architect

Cowart Coleman

**Completed**  
November, 2005

**Size:**  
4,800 SF

**Awards Recognition:**  
LEED CI Silver  
*Commercial Interiors*  
January, 2006

First LEED CI Project  
in Savannah

**Building Tenants:**  
Melaver, Inc.  
Melaver Family  
Roly Poly  
Alligator Soul  
U.S. Postal Office  
Friedman & Martin

### Transportation Alternatives

Numerous transportation alternatives are available:

- Preferred parking for employees who carpool is provided on site
- Bike racks and showers are available for employee use
- Within 1/4 mile of 12 bus lines for mass transit

### Indoor Air Quality & Controls

All paints and finishes applied throughout the building were low VOC (volatile organic compound) products. Low VOC paints, sealants and adhesives were used throughout to reduce indoor air pollution. Reducing VOC's decreases the potential for lung tissue damage, headaches, and eye, nose and throat irritation.

For added comfort and increased energy efficiency, individual temperature and lighting controls are available for employees.

### Energy Efficiency

Energy Star appliances, computers, and monitors are in use and reduce energy consumption. Office lighting retrofit cut lighting power use by 66%.

The Melaver, Inc. Office operates on 100% Green Power. Green power is an environmentally friendly electricity product that is generated from renewable energy sources, in this case, wind power.

High efficiency HVAC systems utilize less energy as they heat and cool the building. The systems cool with a Freon replacement product called Puron® NU-22, which is a chlorine-free and ozone-friendly refrigerant gas.

### Water Use Reduction

Dual flush toilets and low flow aerators on each sink reduce water use by 44%, saving 40,000 gallons of water annually. The building as a whole uses 45% less water than a standard office building.

A Sustainable Property  **melaver, inc.**  
DIFFERENCE

# The Telfair Building

114 Barnard Street

## The Telfair Building Project Team



### Owner/Developer

Melaver, Inc.  
114 Barnard St., Suite 2B  
Savannah, GA 31401  
912.236.0781

### Architectural Services

Paul McKeever  
Cowart Coleman Architects  
107 E. Gaston St.  
Savannah, GA 31401  
912.236.1372

### Commissioning Agent

Brenda Morawa  
BVM Engineering  
2009 Mclendon Ave.  
Atlanta, GA 30307  
404.378.2983

### Heating & Air Systems

Michael Lemack  
Air Services Refrigeration  
126 Cottonvale Road  
Savannah, GA 31405  
912.232.5500

## LEED FACTS

The **LEED** (Leadership in Energy and Environmental Design) Green Building Rating System is a feature-oriented rating system where credits are earned for satisfying specified green building criteria.

The five major environmental categories of review include: Sustainable Sites, Water Efficiency, Energy & Atmosphere, Materials & Resources, and Indoor Environmental Quality.

Certified, Silver, Gold, and Platinum levels of green building certification are awarded based on the total credits earned.

The LEED standard has been adopted nationwide by federal agencies, state local governments, and interested private companies as the guideline for sustainable building.

Members of the U.S. Green Building Council representing all segments of the building industry developed LEED and continue to contribute to its evolution.

### About USGBC

The U.S. Green Building Council is the nation's leading coalition of corporations, builders, universities, government agencies, and nonprofit organizations working together to promote buildings that are environmentally responsible, profitable and healthy places to live and work. Since its founding in 1993, the Council has grown to more than 5,400 member companies and organizations, a 50-person professional staff, a broad portfolio of LEED products and services, the industry's popular Greenbuild International Conference and Expo, and a network of 67 local chapters, affiliates, and organizing groups.

