

# The Whitaker Building

109-119 Whitaker Street

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

To preserve and maintain the historical integrity of the building and to meet guidelines within the Historic District.

First LEED Certified Project in Savannah.



## Re-Use of Materials

The original historic windows within the structure were refurbished. However, the storefront glass contains film which blocks the transmission of heat and harmful UV rays into the building, which lowers energy usage.

The majority of all flooring materials were original to the building. When it was not possible to salvage original flooring, reclaimed flooring from old buildings in and around the Savannah area were used.

The hefty stair treads on the State Street stairs and the handrail caps throughout the building were milled utilizing wood from the original building structure. The rear stair treads were milled from re-claimed wood within the Savannah area.

## Indoor Air Quality

All paints and finishes applied throughout the building were low VOC (volatile organic compound) products. Reducing VOC's decreases the potential for lung tissue damage, headaches, and eye, nose and throat irritation.

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

## Energy Efficient Lighting

High efficiency lighting has been installed throughout the building, which consumes less energy. The fixtures also produce less heat, which reduces the amount of cooling required in warm weather. Occupancy sensors reduce the amount of electricity needed for halls and common areas.

## Roofing

When replacing the roof, R-30 insulation was utilized, providing insulation well over standard code. This will reduce heat impact in hot weather and keeps the warm heat within the building during cold weather. A highly reflective white roofing membrane helps reduce heat gain during the summer months.

## Earth Friendly Building Materials

Cabinets were constructed with WheatBoard, a product produced by using agricultural waste from wheat straw bound together with formaldehyde-free resins. WheatBoard has been proven to have greater strength and stability over conventional particleboard. Both the binders in the WheatBoard and the adhesives used to apply the laminate tops were water-based low VOC products.

## QUICK FACTS

**Location:**  
Savannah, Georgia

**Developer:**  
Melaver, Inc.

**Contractor:**  
MFI Construction, LLC

**Architect:**  
Dawson Wissmach

**Completed**  
August, 2003

**Construction Cost:**  
\$950,000

**Size:**  
10,000 SF  
Tenants = 9,226 SF

**Awards Recognition**  
Georgia Trust for  
Historic Preservation  
Excellence in  
Rehabilitation - 2004

Historic Savannah  
Foundation Preservation  
Award - 2004

LEED-NC  
Certification: Silver  
January, 2005

**First LEED Certified  
Building in Savannah**

**Publications**  
Eco-Structure Cover  
"Historic Preservation"  
July-August, 2004

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## The Whitaker Project Team



### Owner/Contractor

Melaver, Inc  
114 Barnard St. Ste 2B  
Savannah, GA 31401  
912.236.0781  
Randy Peacock, Construction Manager  
LEED Accredited Professional  
Kristen Hudspeth, LEED Coordinator  
LEED Accredited Professional

### Architect

Neil Dawson, AIA  
LEED Accredited Professional  
Dawson Wissmach Architects  
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Savannah, GA 31401  
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### LEED Technical Assistance

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### 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.

### Plumbing and Mechanical Engineer

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### Electrical Engineer

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### Heating and Air Subcontractor

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### Commissioning Agent

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## 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.

