



**KENTUCKY ASSOCIATION OF COUNTIES
OFFICE - TRAINING FACILITY
FRANKFORT, KENTUCKY**

saves **275,000** kWh of electricity per year

storm water drains through **Pervious** concrete

84% of construction waste diverted from landfills

LEED® Facts

**Kentucky Association of Counties Office
Frankfort, Kentucky**

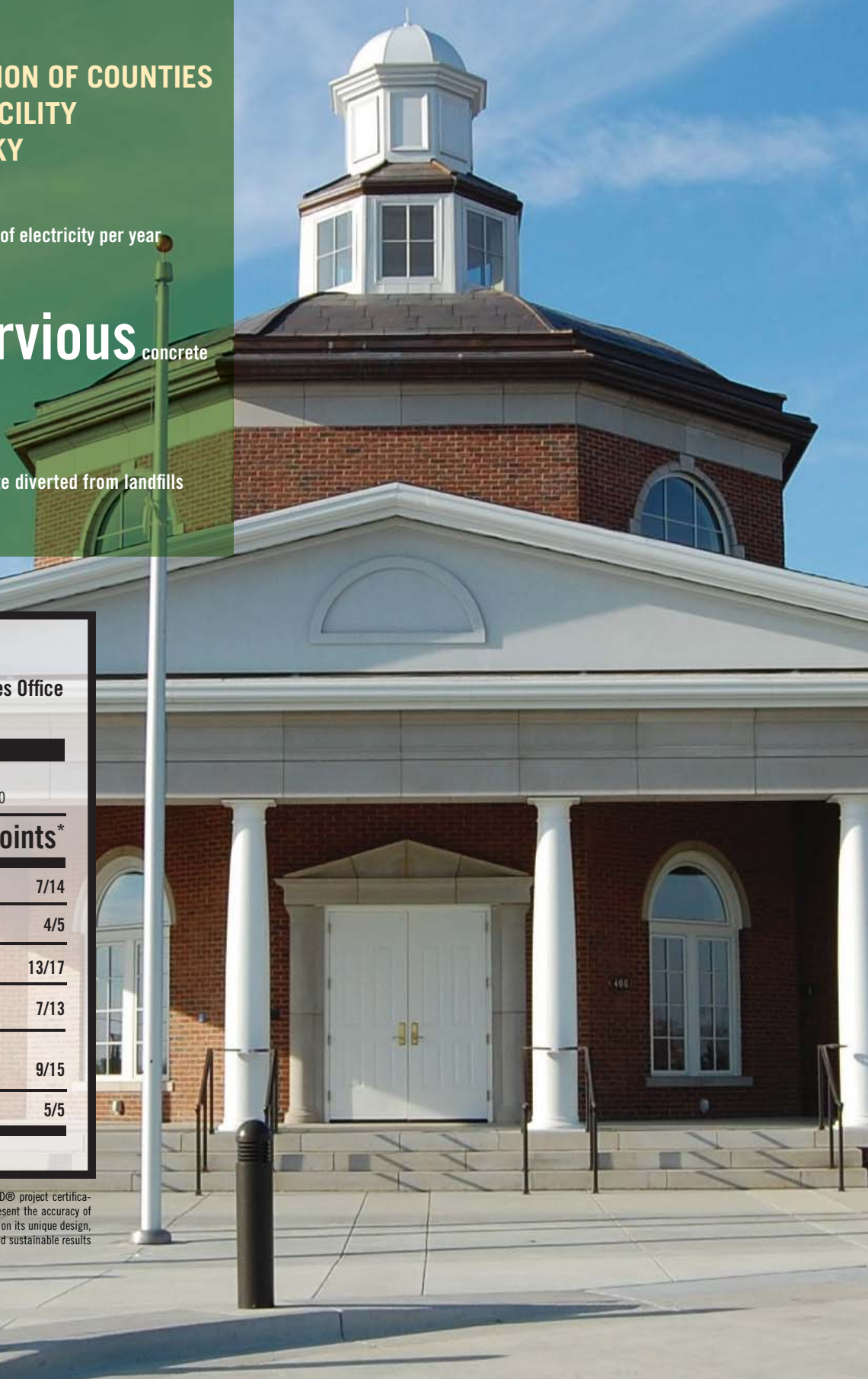
LEED for New Construction, 2.2
Certification awarded September 17, 2010

Gold 45 points*

Sustainable Sites	7/14
Water Efficiency	4/5
Energy & Atmosphere	13/17
Materials & Resources	7/13
Indoor Environmental Quality	9/15
Innovation & Design	5/5

*Out of a possible 69 points

The information provided is based on that stated in the LEED® project certification submittals. USGBC and Chapters do not warrant or represent the accuracy of this information. Each building's actual performance is based on its unique design, construction, operation, and maintenance. Energy efficiency and sustainable results will vary.



KENTUCKY ASSOCIATION OF COUNTIES OFFICE

Kentucky's Leadership Supported by KACo's LEED Gold Facility

KACo's New Headquarters Proves to be Green, Sets Standard for Members Statewide

PROJECT BACKGROUND

The Kentucky Association of Counties (KACo) is a non-profit organization that provides an array of insurance, financing, and technical assistance services to Kentucky county governments and agencies. Founded in 1974, KACo's services have constantly outgrown available office space, evolving from a two room rental to a campus of three small buildings to its new, efficient office-training facility located in Franklin County. From project inception, the board of directors pursued LEED Certification to assure the best use of increasingly scarce resources. The project team focused on sustainability, defined as 'useable and intuitively economical', and saw its central task as integrating the expressed needs of the owner with the site's inherent strengths and an environmentally-conscious building design. The board, staff, and many local government officials who have trained at the facility attest that the project team succeeded.

STRATEGIES AND RESULTS

The team relied on market-competitive methods of conserving water and supplying energy to the development through the use of technologically advanced strategies. Low-flow plumbing fixtures reduce the building's strain on municipal water supply by 40%. The training facility's hybrid geothermal multi-zone system, sophisticated lighting controls, and integrated performance monitoring achieve an annual reduction of 275,000 kWh, from ASHRAE's modeled 654,879 kWh. To offset 76% of electricity consumption for a two year period, the board purchased 'green power' Renewable Energy Certificates through Carbon Solutions Group. Designed for an annual electricity savings of \$23,430, the new facility is 58% more efficient than a typical office building, earning exemplary performance for innovation.

To balance the post construction microclimate, the 'heat island effect' was reduced on the roof and the hardscape. Reflective materials, Cool Series shingles, a white aluminum cupola, and copper shingles, cover 100% of the roof's surface and lower the cooling load. On the ground surface, pervious pavement, concrete, and native landscaping keep the ambient temperature lower than the typical parking lot. To offset the reduction of green space from the previously graded site, vegetated bio-swales, open space, and detention basins encourage storm water infiltration and reduce the rate of run-off.

To reduce the project's embodied energy, 30% of the building materials contain recycled content. Due to the project's mid-west shipping location, over 40% were manufactured and harvested within 500 miles of the site. During construction, 84% of all waste was sorted and then sent to recycling facilities. In addition, materials were specified as sustainably harvested and with minimal volatile organic compounds. Alternative transportation is encouraged with carpool and hybrid vehicle parking spaces as well as a bicycle rack, showers and changing rooms. Ultimately, the building has achieved 45 points and has been awarded the LEED Gold Certification Rating.

BEYOND CONSTRUCTION

In addition to efficient systems design, KACo's commitment extends to operating and maintaining their LEED Gold office-training facility by integrating a facility manager into their staff. LEED projects place extraordinary responsibilities on building owners and operators to live up to sustainable strategies. "As a commissioning services provider," said Jim Magee, President of Facility Commissioning Group, "continuous proactive maintenance of LEED certified facilities by building operators creates the greatest beneficial environmental impact by realizing sustainable design objectives on a daily basis. KACo's best practices provide a wellspring of inspiration for the Kentucky county leaders they serve."

"The overall performance of our facility is allowing us to achieve energy savings while supporting a vibrant and productive working and learning environment. The KACo board and staff are very proud of our "LEED Gold Certification" achievement and encourage our members to take on the stewardship challenges of the LEED program in their respective communities."

Denny Nunnelley, *Executive Director, CEO*



Architect: Brandstetter Carroll Inc.
Civil Engineer: Brandstetter Carroll Inc.
Commissioning Agent: Facility Commissioning Group
Landscape Architect: Brandstetter Carroll Inc.
Project LEED APs: Roger Lashbrook, Codell Construction
 Katherine Zurlage, BCI
 Jesse Dixon, BCI
Lighting Designer: Norris and Associates
MEP Engineer: Norris and Associates
Structural Engineer: Poage Engineering
Project Size: 49,200 gross sf
Total Project Cost: \$9 million
Cost Per Square Foot: \$183

Photographs Courtesy of: Brandstetter Carroll Inc.
 Kentucky Association of Counties

ABOUT KENTUCKY USGBC

Our goal is to improve the health and welfare of all Kentucky citizens through a sustainable and responsible built environment. Through education and awareness we encourage the use of sustainable practices that provide our residents with a healthy environment in which to live, work and learn.



KENTUCKY CHAPTER
Greening the Bluegrass

www.usgbckentucky.org
888-KY-USGBC