

PROJECT INTRODUCTION

Columbia Heights Community Center, located at 1480 Girard St. NW, is just one step Washington, DC is taking towards revival of its neighborhoods. This 47,395 ft² facility is to replace two dilapidated apartment buildings on the site while abutting an existing apartment building that is still in use. The community center will be also following an adjacent park/playground project that was recently completed by the DC Department of Parks and Recreation.

This unique project is a mixed-use facility for learning and recreational activities as well as a satellite office for the DC Department of Parks and Recreation. The educational and recreational activities will be supported by the community center's library, classrooms, computer labs, weight / exercise rooms, and gymnasium.

Recently, the building industry has become aware of the negative impact that construction and new facilities are having on the environment. To combat this issue, the building industry has developed a rating system known as LEED® (Leadership in Energy and Environmental Design®) that building owners can opt to pursue when constructing a new facility. Constructing a LEED® rated building generally increases the initial project cost by 2%, but it has been proven to save the owner over ten times the initial investment over the life of the building¹.

The LEED® system is based on points achieved through environmentally friendly methods of construction. Methods of attaining LEED® certification include points awarded for energy efficiency, air quality, day lighting, and construction waste management with recycling. The overall rating is determined by the following criteria:

Certified 26-32 points **Silver** 33-38 points **Gold** 39-51 points **Platinum** 52-69 points

Columbia Heights will be pursuing a LEED® rated Silver Certification.

The community center, designed by the AE firm Leo A. Daly, will be delivered using the Traditional Delivery Method with a Program Manager (The Temple Group, Inc.) and a General Contractor (Forrester Construction Co.). The original construction schedule lasts for fourteen months, starting in July of 2005 and completing in September of 2006.

In the following project background sections, you will find more information pertaining to the design and construction of this exceptional facility.

¹ Hernando Miranda (Soltierra LLC), "Achieving 'Low Cost' LEED Projects", *HPAC Engineering Magazine*, April 2005.