The construction concept was to build “a building within a building”.

• The exterior had reached the end of its useful life and needed to be replaced. In most respects, these materials were replaced with precisely their original profiles.

• Working within the exterior historic tax credit parameters meant the interior building had to be that much more efficient if the project was to realize its potential as a link from the past to the future.

• Maintaining the exterior profile is a great thing for the fabric of the neighborhood; the building continues to serve as an aesthetic connection to the time when Richmond was the first city in the US to have an electric trolley.
Sustainable building processes, materials, and finishes were used throughout the building including:

• Site work design is such that most of the rainwater stays on site. Native species were planted so that no additional irrigation will be needed once the plants are established.

• The majority of the framing and the exterior trim and plywood sheeting is FSC (Forest Stewardship Council) certified.

• The floors on the first level are polished concrete. There are cork and Marmoleum floors on the second level.

• The cabinetry is constructed from Dakota Burl which contains 84% pre-consumer recycled sunflower hulls.

• Counters are made from fine flake aluminum scrap, reclaimed pine flooring, and stainless steel with significant recycled content.

• Paints are non-toxic with no VOCs (Volatile Organic Compounds).

• Tile is manufactured incorporating recycled glass components.

• In addition to a waterless urinal, all of the plumbing fixtures are “ultra low-flow” making it possible to achieve every LEED water conservation point.

• Accent shelving, the bathroom vanity, and the conference table are constructed from salvaged timber that was originally on the site.

• Every potential load was scrutinized including the lighting systems. With the exception of (3) T-5 fluorescents, every interior light in the building is an LED (Light Emitting Diode). A variety of fixtures were customized to mitigate both energy and expense including a stage light chandelier with twelve LED lights that use less energy than it would take to power two 75-watt conventional bulbs.

• Motion and day-light sensors have been incorporated to ensure efficiency.
Energy modeling predicted energy savings of approximately 63% below code baseline, with the photo voltaic arrays providing approximately 23% of power needs. Results to date show that the building is generating more power than it is using (>100%) and the net electric meter is in fact running backward!
Additional features that make this building energy efficient include:

- Special framing techniques
- **Icynene** foam and rigid foam insulation
- Insulated windows
- Mechanical equipment within the conditioned space
- Energy recovery ventilators
- Geothermal heating and cooling
- A high efficiency hot water heater that utilizes hot water recovered from the geothermal system
- Web-based monitoring systems
Operational practices designed to make this building a healthy, comfortable, and inspiring place include:

- Use of Green Seal Certified housekeeping products
- An office recycling program
- An on-site vegetable garden
- Composting
- Bike rack, shower and changing area to promote alternative modes of green transportation
- Ongoing best practice education

The building received the “Green Innovation Award for the Best Green Commercial Project in 2010” from the Virginia Sustainable Building Network and is currently being reviewed for LEED platinum certification.

Our vision is to provide progressive resources to our clients, our employees, and the community at large. We anticipate having dinners and meetings for a variety of groups including the nearby Maggie L. Walker Governor’s High School, Valentine Richmond History Center, Virginia Commonwealth University, Green Drinks, James River Green Building Council and other organizations interested in making a difference. It is a perfect place to discuss where we have been as a community and where we want to go.