



**KENTUCKY EAGLE DISTRIBUTION CENTER AND OFFICE
LEXINGTON, KENTUCKY**

40% bigger facility + LEED = lower utility bills

83.7% of construction waste (817 tons) was recycled or otherwise diverted from landfills

wood from local old **tobacco** barns was reused as office flooring and a sun screen frame

LEED® Facts

Kentucky Eagle Distribution Center and Office - Lexington, KY

LEED for New Construction
Certification awarded December 23, 2009

Certified 29 points*

Sustainable Sites	6/14
Water Efficiency	4/5
Energy & Atmosphere	3/17
Materials & Resources	7/13
Indoor Environmental Quality	6/15
Innovation & Design	3/5

*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 EAGLE DISTRIBUTION CENTER

Leading the way to LEED 2012 for Warehouses & Distribution Centers

Beer Distribution Center Goes Green

PROJECT BACKGROUND

In June 2008 a Request for Proposal (RFP) was sent out to three design builders by Kentucky Eagle, Inc. in conjunction with Anheuser-Busch Facilities Group for a new investment-grade sales distribution facility to replace an outgrown and aging facility in Lexington, Kentucky. Gray Construction won the project based upon their design experience with three previous beer facilities around the country and their specific solution for Kentucky Eagle. Since site design and work had already started under contract directly to the owner, a short and intensive design and pricing phase with two simultaneous architectural designs ensued. After evaluation by the owner, a final design was chosen and construction documents were created and permitted. Construction commenced on 8/11/08 and was completed on 7/24/2009.

LEED GOALS

As directed in the RFP, the new building was to “reflect the strong quality image of both Kentucky Eagle and Anheuser-Busch, Inc.” Additionally, by carefully focused effort, Gray Construction provided LEED Certified at no additional cost.

STRATEGIES AND RESULTS

Gray Construction has 22 LEED Accredited Professionals on staff ranging from design and construction through administration. The first task of this group is always to assign a LEED team to work on the project checklist to determine the potential points that can be obtained. Since site design and construction had already been started by the owner prior to Gray’s selection as the design-builder, some sustainable site points were already unobtainable. In addition, since the majority of the building was a controlled environment warehouse (CEW) many of the Energy and Atmosphere points were not economically feasible from a mechanical standpoint.

Starting with those “opportunities”, the team determined that a super insulated CEW with a minimum of R-18 Thermomass concrete tilt-walls and a 100% low solar reflectance index (SRI) R-24 TPO roof were needed for energy efficiency, humidity and thermal control. Maximizing the green space on the site and using the already designed retention basin as a source allowed the building to use zero gallons of potable water for irrigation.

Special emphasis was taken to use recycled and regional materials that reflected the owner’s two main business interests of horses and beer. Wood was salvaged from an old tobacco barn on the site and reused as flooring in the owner’s office. Heavy timbers salvaged from a local horse barn were also inserted as the framework for the sun screen of the Beer Garden where outdoor public and private events are held frequently. With many second and even third generation workers for this family owned business, it was important that special care was taken with material and color palettes to create a comfortable and safe work environment.

ABOUT KENTUCKY EAGLE, INC.

Kentucky Eagle, Inc. received confirmation of the award of LEED Certified on December 23rd, 2009 making it the first LEED Anheuser-Busch Beer Distribution facility in the country and a forerunner of the upcoming LEED 2012 for Warehouses and Distribution Centers. Kentucky Eagle has played host to a USGBC chapter event and been written up in numerous publications on “green design.” Kentucky Eagle continues to show off their LEED Certified building every chance they get and is proud not only of what they have built, but are strong advocates of green design and LEED certifications as the right thing to do.

“GREEN, it’s the right thing to do for the environment, Kentucky Eagle, Inc. employees and the family business. And if I’d known how much it was going to be good for business, I’d have gone ‘green’ even more.”

Ann McBrayer, Owner



Architect: Gray Construction
Civil Engineer: EA Partners
Commissioning Agent: Murphy Company
Landscape Architect: EA Partners
LEED Consultant: Gray Construction
Lighting Designer: Amteck of Kentucky, Inc.
MEP Engineer: Murphy Company
Structural Engineer: Freeland Harris Consulting Engineers
Project Size: 188,024 sf

Photographs Courtesy of: Gray Construction

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.usgbkentucky.org
888-KY-USGBC