



**AMB MORGAN BUSINESS CENTER
BUILDING 100
BLOOMINGDALE, GA**

32% reduced energy use

Water savings: **2** million gallons per year

84.6% construction waste diverted from the landfill

LEED® Facts

**AMB Morgan Buisness Center
Bloomingsdale, GA**

LEED for Core and Shell
Certification awarded October 27, 2008

Gold	36*
Sustainable Sites	8/15
Water Efficiency	5/5
Energy & Atmosphere	9/14
Materials & Resources	7/11
Indoor Environmental Quality	3/11
Innovation & Design	4/5

**Out of a possible 61 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.

AMB MORGAN BUSINESS CENTER BUILDING 100

Speculative Industrial Facility Offers Definite Savings for Tenants

PROJECT BACKGROUND

With significant expansion underway, the Port of Savannah, Georgia has become the fastest growing seaport in the U.S. Parallel to this growth is the demand for industrial real estate, including warehouses and distribution centers. AMB Morgan Business Center - Building 100 is a 347,000 square foot speculative industrial facility that is the first of four buildings in the master-planned business park, which is expected to total more than three million square feet of LEED certified distribution space when fully developed.

A GREENER DISTRIBUTION CENTER

Recognizing that building green would make the industrial facility more appealing to potential tenants who are implementing their own sustainable business practices, AMB decided to pursue LEED for Core and Shell certification for AMB Morgan Business Center - Building 100. The speculatively developed facility would boast considerable cost savings on operating expenses and healthier work environments for potential tenants.

Managing project costs in a very competitive rental market was critical to the success of this speculative development. By focusing on sustainable strategies that were also cost-effective, project costs were only \$.70 per square foot. The project selected high albedo materials, including white-painted facades, cool roofing and concrete driveways, to reduce heat island effect and save on cooling costs. Along with sensor-controlled lighting and HVAC systems, tenants of Building 100 are projected to save nearly \$100,000 annually in energy costs alone.

With managing water resources a key concern in the Georgia area, the project set its sights on reducing water consumption. Landscaping with drought-tolerant native plants outside of the building and water-efficient plumbing fixtures inside helped reduce water usage by 67 percent, or 2,000,000 gallons annually, enough to provide drinking water for the City of Bloomington, with a population of 2,700 people, for over 3 years.

ABOUT AMB PROPERTY CORPORATION

Based in San Francisco, California, AMB Property Corporation is a leading global owner and developer of industrial real estate, focused on major hub and gateway distribution markets in the Americas, Europe and Asia. AMB invests in properties located predominantly in the infill submarkets of its targeted markets. The company's portfolio is comprised of High Throughput Distribution facilities—industrial properties built for speed and located near airports, seaports and ground transportation systems.

“AMB created a market-leading distribution center that set the bar for future projects here, as well as for others in this market. Our customer response has been very positive, as we are providing them with a cost-effective solution to corporate mandates requiring greener supply chains. Through these efforts, AMB has demonstrated the expertise to develop energy-efficient, sustainable buildings in price sensitive markets.”

John R. Morgan, AIA ,
Vice President, Development



Architect: Randall-Paulson Architects
Civil Engineer: Thomas & Hutton Engineering
Commissioning Agent: Shumate Mechanical
Contractor: The Conlan Company
Developer: AMB Property Corporation
Interior Designer: Randall-Paulson Architects
Landscape Architect: Thomas & Hutton Engineering
LEED Consultant: Lott + Barber
Energy Modeling Consultant: Energy Ace
Owner: AMB Property Corporation
Project Size: 343,000 sq. ft.
Total Project Cost: \$14.7 million
Cost per Square Foot: \$43

Photography Courtesy of: AMB Property Corporation

ABOUT LEED

The LEED® green building certification system is the national benchmark for the design, construction, and operations of high-performance green buildings. Visit the U.S. Green Building Council's Web site at www.usgbc.org to learn more about LEED and green building.



www.usgbc.org
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