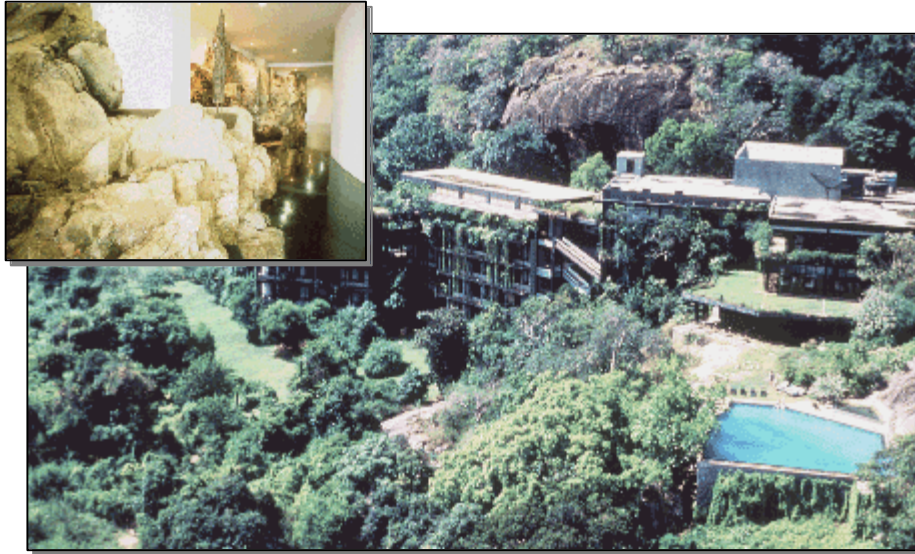


# Kandalama Hotel

Dambulla, Sri Lanka



**Notes from the Project Team:** *LEED proved to be a valuable tool. It was reassuring how relevant the rating system was even in this foreign domain.*

## ❑ Sustainable Sites

- **Educational Model:** *Interpretive trails & demonstrations for visitors*
- **Storm/Waste Water:** *Treatment plant; stormwater used for irrigation*
- **Resource Protection:** *Reduced allowable footprint by 75%; built on stilt columns with uninterrupted natural rainwater flow*
- **Alternative Transportation:** *Bus and bike are means of transport for most all staff; showers and changing areas are provided*
- **Reduced Heat Island:** *80% planted roof reduces heat island and provides habitat*

## ❑ Water Efficiency

- **Water:** *Deep well water for potable uses; waste water recovery and reuse from on-site treatment plant used to irrigate gardens*
- **Storm/Waste Water:** *Roof water is routed to treatment plant & returned as potable; biologically treated wastewater is reused for irrigation*

## ❑ Energy and Atmosphere

- **Domestic Hot Water:** *Solar water heating saves 80,300 kWh/year*
- **Energy:** *Meets ASHRAE/IESNA Standard 90.1-1989*
- **HVAC:** *Rocky ridge used for passive cooling, increasing HVAC efficiency*
- **Controls/Monitoring:** *Individual automated control of lighting and power*
- **Lighting:** *Natural lighting in open corridors; overall density 1.1 w/ft<sup>2</sup>*

## ❑ Materials and Resources

- **Structure:** *Concrete frame; 73% of building materials manufactured locally, within 300 miles of site*

## ❑ Indoor Environmental Quality

- **Smoking:** *Separate ventilation areas for smoking*

Owner: Aitken Spence Hotels, Ltd.

Project Team: Architect: Geoffrey Bawa  
Engineers: Milroy Perera & Deepal Wickramasinghe Associates  
Contractor: Link Engineering Pvt Ltd  
Consultant: Green Technologies, Inc.

### Building Statistics:

Completion Date: 1994  
Cost: \$11 Million  
Size: 253,000 gross square feet  
Footprint: 10.57% area ratio  
Construction Type: Concrete  
Use Group: Commercial Hotel  
Lot Size: 55 acres  
Annual Energy Use: 2,860,000 kWh/year  
Occupancy: 162 beds