

NEWS RELEASE

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FOR IMMEDIATE RELEASE

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FORT WORTH, TEXAS – Construction recently completed on a state-of-the-art facility in Granbury, Texas, is reflecting a national trend of heightened interest in sustainable design. Durant Toyota is one of the latest businesses to choose green building practices in designing its new Granbury automotive dealership.

Soaring energy costs and increased materials prices have prompted building owners and facility managers of both large and small buildings to search for alternative ways of reducing long-term operating costs while contributing to an overall goal of reducing environmental impact. The major objective of sustainable design is to construct buildings that are economical to build, efficient to operate, serviceable over a long term, and minimally invasive from an environmental standpoint, both during and after construction.

The U.S. Green Building Council, a non-profit organization formed to advance sustainable building practices, has taken the lead in promoting a “global adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted tools and performance criteria,” according to the group’s website.

One of its most effective tools is the LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™. This voluntary national certification system considers sustainable site development, water savings, energy efficiency, materials and resources selection, and indoor environmental quality when awarding a LEED rating, which includes Certified, Silver, Gold, and Platinum levels. Each level is based on a total number of points earned within different LEED categories.

As part of an overall effort by Toyota Motor Sales, U.S.A., Inc. to embrace environmentally friendly design, Durant Toyota enlisted Cauble Hoskins & Loose Architects and Fort Worth engineering and surveying firm Baird, Hampton & Brown, Inc., a leader in LEED study and design, to design its new 27,000-square-foot facility.



DELIVERING INNOVATIVE DESIGN SOLUTIONS

Together, Cauble Hoskins & Loose Architects and Baird, Hampton & Brown, Inc. designed the facility using the latest technology to reduce energy consumption, limit water usage, minimize life cycle maintenance costs, and provide a comfortable, healthier environment for Durant Toyota's customers and employees.

Of the many high-tech green systems employed, one of the most environmentally friendly was a geothermal water source, heat pump system used for the facility's heating and cooling needs.

"Through a system of water loops installed underground, heat is exchanged with the earth," explains Richard Watters, P.E., Baird, Hampton & Brown's Project Manager. "In the summer, we reject heat from the building into the earth, using it as a thermal battery. In the winter, we pull heat from the earth and use that to heat the space. In using this technology, we were able to dispense with an outside condensing unit that otherwise would have used electricity and released heat into the atmosphere."

To ensure a healthy environment, an air monitoring system in the building monitors air quality and sounds an alarm if CO² or other toxins exceed preset levels established by the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE).

During design, Baird, Hampton & Brown constructed a complete computer model of the building. The firm's engineers used the model to gauge how much energy the building would use throughout the year. This process, which allowed them to fine tune the design with the architect, helped decide when energy-saving measures, such as increased insulation or reduced/increased air conditioning airflow were warranted. When combined with the building's energy-efficient mechanical systems, the building is expected to realize a 10.6 percent energy savings above and beyond what is currently recommended by ASHRAE. This is estimated to result in an annual operating cost savings of about \$7,400.

"What we bring to the table is the comfort of the individual as well as energy savings," notes Watters.

Low-flow plumbing fixtures and special aerators were used to obtain an estimated 37 percent reduction in the expected water consumption of the building, which equates to a savings of approximately 24,800 gallons of water per year.

Other technologies included a rainwater capture system and an air conditioning condensate water collection system, which deposits the water into a cistern for use in irrigating the facility's landscape. This way, no potable city water is used.

Landscape design consisted of native Texas plants that are drought tolerant and use less water than non-native species. A permeable paver system was used to filter rain water as it passes through the parking lot paving, which also reduces the quantity of rain water that leaves the building site and enters the storm sewer system. Parking lot lighting was also designed to limit the amount of light that passes beyond the building property line, reducing light pollution.

Baird, Hampton & Brown is currently seeking LEED Silver certification for the facility.

In a commitment to designing sustainable building systems and building sites that can help reduce the impact construction has on the environment, Baird, Hampton & Brown, Inc. has completed several other sustainable design projects, among them the City of Fort Worth Public Health Building, Texas Christian University Scharbauer Hall, new corporate office and warehouse for the Miller Company, Grand Prairie Fire Rescue Station, Sherwin Williams retail store, and a store for a national coffee retailer. Many of these facilities have been awarded or are in the process of seeking LEED Silver certification.

Since 1992, Baird, Hampton & Brown, Inc. (BHB) has provided innovative design solutions to public- and private-sector clients throughout Texas. The firm's multi-discipline environment consists of registered professionals skilled in land surveying, civil engineering and site development, MEP engineering, and design and construction administration. BHB's survey, civil, and MEP teams work together to provide clients with concise, well-coordinated, complete solutions. One of the firm's hallmarks is its ability to offer the momentum, resources, and experienced professionals of a large firm with the flexibility, personal client service, and access to corporate leadership of a small firm. BHB is a proud member of the U.S. Green Building Council.