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## Beaufort building eco-friendly center

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### Building green

#### THE COST

- The premium for the average building is about 2 percent, or an extra \$3 to \$5 per square foot.
- The average building will then see a return of about 30 cents per square foot each year.

#### FEATURES

Some of the green features at 1600 Burnside:

- 75 percent of construction waste will be recycled.
- Each unit will have low-flow plumbing systems, energy-efficient appliances and thermal and lighting controls.
- The design of the building maximizes the use of natural light.
- Covered bike storage, showers and changing rooms will be built into retail spaces to encourage employees to ride to work. Residential occupants also will have covered bike storage.

and Environmental Green Building Rating System. That meant making certain 20 percent of the money spent on materials went to recyclable goods and 10 percent of the materials used were extracted, processed or manufactured less than 500 miles from the site, among other requirements.

"You're supporting the local economy, and you're also reducing transportation," Gloster said.

But making a building as green as 1600 Burnside takes more than special fixtures and an eye for design. It takes extra money.

The environmentally friendly features of the building will cost 303 Associates an extra \$1.80 to \$2 per square foot, said owner Dick Stewart. That raises 303's initial investment in the 21,000-square foot project to \$3.5 million.

It will take nearly two years to see a monetary return in decreased utility bills and maintenance costs, Stewart said.

With an economy in recession and real estate markets depressed in many cities, it's easy to question the worth of building green.

Andy Banks, owner of the Banks and King construction firm in Beaufort, said his company has started doing more green projects in the past three or four years. The extra cost of building green, however, often is too much for people buying a home for the first time.

"First-time buyers are probably the folks that need ... utility savings the most, but they are less likely to be able to afford that additional 3 to 5 percent in construction costs to get it," Banks said.

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BEAUFORT -- When construction is complete in May on the 1600 Burnside development at the Beaufort Town Center, the three-story structure will be one of the "greenest" buildings in the county.


But it won't be easy to see that just by looking.

There won't be solar panels on the roof or wind turbines planted into the marshy soil out front, both popular images of a green building movement that is gathering momentum around the country.

It's what's inside the walls and beneath the roof that makes the difference, said Lauren Gloster, a sustainability consultant with Energy Ace Inc.

Gloster worked with developer 303 Associates to ensure the building would earn full certification on the nationally recognized Leadership in Energy and Environmental Green Building Rating System. That meant making certain 20 percent of the money spent on materials went to recyclable goods and 10 percent of the materials used were extracted, processed or manufactured less than 500 miles from the site, among other requirements.

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