



**Natural Resources Council of Maine  
3 Wade Street  
Augusta, Maine**

The Council's move from our former State Street location to this building in October of 1998 capped a year of research and planning by our Building Committee, architects, and energy consultant, plus three months of renovation work.

By "recycling" this existing building rather than building a new one on open land, we did not add to development sprawl, contributed to the vitality of the existing urban core of Maine's capital, and avoided unnecessary consumption of building materials. We shortened our walk to the State House, state agencies, and services. We accepted the challenge of renovating a 12,000 square-foot space formerly used by four firms into a home for a single group requiring flexibility to meet changing needs for offices, workspaces, and meeting rooms. We increased the space available to our staff, members, volunteers, interns, and allies, and provided a more accessible, efficient, comfortable, and safe environment in which we all could work together.

We were guided throughout our renovation project by a directive from our Board of Directors to find cost-effective and environmentally responsible materials and design solutions available to anyone in Maine. We incorporated as many of these material and solutions as possible into our project, as well as non-toxic materials and systems to protect the health of the building's occupants. We describe the highlights of these below, and invite visitors to view those that are not too far "behind the scenes" and to ask questions of our staff.

### **HEATING/VENTILATION/AIR CONDITIONING**

- We replaced old electric resistance coils in a hot air heating system with hot water coils heated by an LP gas boiler with induced draft exhaust. We increased our energy efficiency and lowered the environmental impact of our fuel, and can convert to even cleaner natural gas, if it becomes available. (Operating cost savings will pay this back in four years.)
- We improved the ventilation system layout for greater energy efficiency and occupant health and comfort.

### **LIGHTING**

- We removed all existing light fixtures, and a local electrician is reusing them on other sites.
- Our new fixtures feature highly energy-efficient fluorescent tubes and electronic ballasts; the tubes are manufactured using much less mercury than conventional fluorescent tubes. (Thirteen year payback. Supplier of these and other lighting products: RaNor, Inc., Jay, ME)
- Throughout the building, occupancy detectors shut off lights when people have left an area. (Three year payback)
- We added skylights over second-floor common areas to provide natural light. Light intensity sensors automatically dim interior lights in these areas to compensate for increased natural light levels, saving energy and providing even lighting levels. (Six and a half year payback.)

### **INSULATION**

- We increased our attic insulation cap by adding cellulose (recycled newsprint) to existing fiberglass, decreasing our heat loss and conserving energy. (Three year payback)

### **SUNSHADES**

- We will install these (they resemble window screens) to our south-facing windows during warm weather to reduce our air-cooling needs.

### **NON-TOXIC PAINT**

- To minimize harm to interior air quality, we used only ultra-low volatile organic compound (VOC) paints with no heavy metal content.

## **FLOORING**

- **Most of interior (both levels):** We installed a new carpet product with pile embedded in a backing of 100% recycled carpet. Manufacturer Collins & Aikman will reclaim it at the end of its useful life and recycle it directly into new carpet and other products. We installed it with a system that keeps moisture from being trapped under the carpet, prevents mold growth and resulting air quality problems, and eliminates wet adhesives that can give off harmful gases.
- **Resource and conference rooms (second level):** Cork, a natural, renewable material that is sustainably harvested and offers resilience and sound-deadening qualities. (Supplier for this and products described below: Paul G. White Tile, Portland, ME)
- **Kitchens (both levels):** "Marmoleum," a natural product manufactured from linseed oil and cellulose (sawdust) with no synthetic materials made from nonrenewable petroleum products.
- **Public and staff entrances:** Tough, long-lasting mats of recycled truck and bus tires.

## **"GREEN CERTIFIED" WOOD**

- Wherever possible, we used wood certified as having come from sustainably managed forests. (Supplier: A.E. Sampson & Son, Warren, ME)

## **REUSE OF SCRAP MATERIALS**

- The Council's staff, friends, and project contractors reused old framing lumber, wood scraps, carpeting, and insulation, saving landfill space and hauling and disposal costs.
- We reclaimed all lighting fixtures for cost-effective re-powering with new electronic ballasts and re-use at other sites.

## **HANDICAPPED ACCESSIBILITY**

- We designed the renovation project in compliance with the provisions of the Americans with Disabilities Act. Both levels of the building have ground level access on low ramped walkways. We placed conference rooms on both levels, and we have an elevator that facilitates easy movement throughout the building's interior.

## **COST SAVINGS**

- We estimate that by investing in the materials, equipment, and design options described in this brochure we are saving almost \$9,000 per year in operating costs while using significantly less energy, with all the attendant environmental, health, and comfort benefits.

## **OUR MOVE AND RENOVATION TEAM**

**Architect:** Rick Renner, Van Dam & Renner, Portland, ME

**Energy Consultant:** Mark Kelley, Harvard, MA

**Construction Firm:** Peachey Builders, Augusta, ME (Ed Spear, Project Manager)

**Interior Designer:** Brad Woodworth, Woodworth Associates, Portland, ME

**Site Location Consultant:** Brian Kent, Kent Associates, Gardiner, ME

Special thanks are due to the following individuals who helped plan and implement our move and renovation project: Council President Ben Lund; Board members Alice Rand and Field Rider; former Board member John Boomer; and staff Renovation Committee members Tim Glidden (Chair), Becky Morse, Carol Cole, Judy Berk, Jeff McEvoy, and Mitch Mitchell.

We also would like to thank the members of our Capital Campaign Steering Committee, Dan Amory (Chair), Ben Lund, Cindy Lang, and Mac Deford, who are raising the funds to cover the costs of our new offices.

