

## Lexington Green Scene Highlights the Success of Concrete in LEED Building

On May 5th, 2010, the Kentucky Chapter of the United States Green Building Council held its monthly Lexington Green Scene at the new Kentucky Eagle Inc. Distribution Center off Innovation Drive. The new facility for Kentucky Eagle Inc. earned the LEED Certified designation and became the first LEED Certified Beverage Distributor in the United States. Architect of the facility, Gary Hisel with Gray Construction, gave tours of the new facility for those that were in attendance. The event also allowed those in attendance to sample a few of the 292 brands that Kentucky Eagle Inc. distributes. Kentucky Eagle Inc. now operates entirely out of this 190,000 square foot facility with 164 vehicles that service 1400 accounts in 37 counties in Kentucky with over 5.5 million cases a year in sales.



This project utilized concrete in much of its design which contributed towards the LEED Certification. Back in 2009, the KRMCA hosted a live demo at the construction site for the facility. This demo showed a laser screed in use. The laser screed was used on this project for the parking lot of the entire facility which includes 2 buildings. It also highlighted the use of tilt-up wall panels that were being erected the day of the demo. Both of the buildings were constructed with the tilt-up walls. Because of the Solar Reflective Index of the concrete pavement and the insulation provided by the tilt-up wall system, concrete was able to contribute towards the LEED Certification on the Kentucky Eagle Inc. Distribution Center. Part of the facility is a refrigerated storage area to house the beverages that need to stay at a constant temperature. Without the use of concrete, this refrigeration method wouldn't have been successful. Because of the high insulation, this portion of the facility is cooled based off of a beer bottle. There is a thermometer inserted in a beer bottle that indicates to the HVAC system when to kick on to keep the beer at the required temperature. *See picture for this technology.*

Concrete was utilized because the Owner and President of Kentucky Eagle Inc., Ann Bakhaus McBrayer, liked the look of stone, wood and other natural resources. She requested that the project utilize as much stone and natural look as possible even going so far as to have a barn on the property recycled so that she could use the antique wood planks for the flooring in her office. Her daughter, Tate Russell, even had her say in some of the design choices. Tate, unlike her mother, was more akin to the look of glass and metal, so these products were also utilized in the project.

Without the use of concrete in this project, which consists of all the perimeter walls and some interior walls and the majority of the pavements (minus the parking area for the administration portion of the facility which is asphalt), LEED Certification may not have been achieved. Ann told the audience that the extra costs involved in the LEED Certification process will be paid off in two years with the money that she is saving on energy costs. Thanks to Ann Bakhaus McBrayer and Kentucky Eagle Inc. for the opportunity to tour and visit this wonderful new facility. With more and more construction designs being sustainable or modeled toward LEED Certification, the use of concrete in these projects is going to continue to grow, giving the ready mixed concrete industry in Kentucky a larger market share in the months and years to come.