BUILDING A SUSTAINABLE FUTURE

Growth and development fuels economic development to sustain financial resources for a community, but it is also important that a community keep an eye towards the future and sustainable measures for the next generation. The City of Sandy Springs is committed to creating a sustainable community including efforts to help reduce pollution, improve energy efficiency, preserve green spaces, and reduce waste. The City is an ENERGY STAR Partner, and City Hall was constructed with that partnership and commitment to environmental, economic, and social stewardship; to yield cost savings to the city taxpayers through reduced energy demands; provide healthy and productive work environments for staff and visitors; and to contribute to the City's goals of protecting, conserving and enhancing the region's environmental resources, setting a community standard of sustainable and energy efficient buildings.

Underground Cistern

Sandy Springs was named for the springs which served as a gathering spot for early settlers. Fountains are a striking feature at City Springs. Beneath the heart of the City Green is a 300,000-gallon cistern which captures 100 percent of the drainage from the onsite buildings and is used to irrigate the green spaces at City Springs as well as provide water to supply the five on-site fountains. The cistern consists of 180 precast concrete panels that measure 100 ft x 60 ft x 10ft. Water collected from the rooftop drain system is divided into two chambers with "dirty" water used for irrigation and "clean" water used for the fountains. The stormwater collected by the cistern substantially reduces the amount of storm water introduced into the city's storm drains. During dry periods, the cistern is designed to hold enough runoff water to supply the entire complex for just over two weeks.

Cool Roof

The 295,000 sq ft City Springs building was constructed with a Thermoplastic polyolefin (TPO) Cool Roof. The roof elevations were constructed with an environmental-friendly, single ply roofing membrane. It is wind resistant, near puncture proof, has extremely strong seams, and because of its light white color, it is very energy efficient. The roof elevations on the building total approximately 65,000 square feet.

Parking Innovations

Prior to the development of City Springs, much of the main campus was an asphalt parking lot. Today, that space is covered by a four-acre City Green. Parking is tucked underneath the development with an underground parking deck, providing City Springs with ample parking while reducing stormwater runoff and adding green space to the area.

The parking deck is outfitted with the latest technology and designed for efficiency. Each parking space is

Centrifugal Magnetic-Drive Chiller Plant

outfitted with a changeable light. Guests at City Springs can easily find open parking spaces which are marked with green lights. Red lights indicate filled spaces, and blue lights indicate spaces available for handicapped guests. LED boards throughout the deck keep drivers informed of the meaning of each color. The deck also contains three dual-adaptor electric-vehicle (EV) charging stations for public use.

The parking deck is a shared space for guests, city staff and residents of the apartments located at City Springs. To maximize the spaces available for guests to use, city staff and residents share a designated area of the parking deck, with those spaces marked with a purple light. In the morning, as residents head out to work, those spaces are filled by city staff coming to work at city hall. In the evening, city staff empties those spaces, and the residents at The Aston return home to fill those slots.

Energy Efficiency

Building Automation Systems (BAS) is the foundation for modern building energy management. This intelligent technology connects the mechanical and electrical systems at City Springs, enabling the City to communicate on a single platform to deliver needed information. Included in that system is the Centrifugal Magnetic-Drive Chiller Plant which features state-of-the-art design and active magnetic-bearing technology. The Chiller Plant lowers the total cost of ownership over the life of the equipment due to reduced energy and maintenance costs. The equipment is highly efficient, utilizing industry-leading low entering condenser water temperatures, offering as low as 0.175 kW/ton at full capacity and below 0.1 kW/ton at part load.

The lighting fixtures throughout the building are LED fixtures, with the majority of fixtures controlled by electronic room controllers, vacancy sensors, and|or occupancy sensors. Additionally, offices located on the external parts of the building are equipped with daylight sensors, allowing the lights to be maintained at a dimmed status.

Recycling

Through an agreement with our waste haul provider, the City utilizes a single stream recycling system. The system allows all recyclable materials to be easily disposed of in one central location. Recycling containers are located throughout the building, including the elevator waiting areas, breakrooms, and at the City Green. Each of these recycling containers is emptied into a single recycling compactor located on the Service Level of the building.

Hot Water Heater

The building is equipped with a tankless natural gas domestic water heater system, which provides hot water on demand throughout the facility. This style of heating system brings added efficiency, giving the city a 99 percent efficiency rating as the water is heated only when needed.