



KCI TECHNOLOGIES, INC. BUILDING IN SPARKS, MD IS AWARDED GOLD

U.S. Green Building Council (USGBC) has awarded Cignal Corp and KCI Technologies, Inc. the Leadership in Energy and Environmental Design (LEED) GOLD certification. With a tiered rating system ranging from basic Certification to Silver, Gold, and Platinum, GOLD represents the second highest level of achievement.

“The lease agreement with KCI mandated us to achieve at least Silver LEED certification; however, we were determined to exceed our tenant’s expectations”, says Cignal Corp VP Joe Maranto. As Cignal’s first LEED project, the learning curve proved less painful thanks to the goodwill exhibited by local CEO Francis Smyth. Early in 2007, the CEO of the first privately owned facility in Baltimore County to achieve GOLD certification by USGBC graciously offered Cignal staff an opportunity to tour its headquarters in Hunt Valley. “Mr. Smyth’s words of encouragement were all the inspiration required to pursue GOLD”, said Maranto.

The following week, Cignal’s team of experts including architects, civil, mechanical, and electrical engineers, interior designers, LEED professionals, construction personnel, and commissioning agent met to establish some of the ground rules to ensure a seamless review process. At the initial progress meeting, Cignal articulated their intention to attain GOLD. After all, if we missed GOLD, we could be assured of meeting the less stringent requirements for SILVER. Conversely, if we were able to achieve SILVER, we would only be six points away from realizing GOLD.

Construction costs for a LEED eligible building are at least 10% higher than conventional construction. There are also a number of professional fees which are a critical part of the submission. Finances aside, there are however, a compelling number of reasons to build to Green standards. Green buildings enjoy a status that can enhance their marketability for lease and sale, and an increasing number of government leases require LEED certification. This is especially important in the Maryland suburban office market where the Federal government and its contractors lease a significant amount of privately owned space.

Following nearly a year of documentation and review, Cignal had earned sufficient design points to keep the project on track. The next step involved the construction submission and review which USGBC completed in a matter of weeks.

With all of the work behind them, Cignal sincerely believes the environmental benefits of building to Green standards will have a positive impact on future generations. Waste disposal of metal, concrete, brick, gypsum board, and cardboard was reduced by diverting more than 75% of their construction debris away from local landfills for production into recycled products; interior finishes were selected from recycled materials and products derived from rapidly renewable resources; indoor air quality is significantly enhanced by reducing chemical and pollutant emissions by eliminating carpet adhesives, and using low VOC paints; water and waste water are reduced by using low flow devices and state of the art plumbing fixtures; greenhouse gases are being decreased by purchasing energy from renewable resources, energy consumption is also reduced with motion detectors, light sensors, and by maximizing natural light. Fundamental and enhanced commissioning ensure all of the building’s energy related systems were installed, calibrated, and optimized for peak performance.

Cignal Corp would like to personally thank and congratulate the LEED team of engineering and design professionals, construction personnel, subcontractors, commissioning agent, USGBC, and especially KCI staff whose untiring efforts were the cohesive element in achieving GOLD certification. A special note of thanks is directed to Terry Neimeyer, KCI’s CEO, for having the acumen to incorporate LEED certification as a condition of their lease with Cignal.