

**MORAN SHIPPING AGENCY'S
CORPORATE HEADQUARTERS
PROVIDENCE, RHODE ISLAND**

98% Building Reuse

**Historic
Preservation**
& sustainability

LEED® Facts

Moran Shipping Agency's
Corporate Headquarters
Providence, RI

LEED for New Construction
Registered with the certification goal of Gold.

Certified 51*

Sustainable Sites 11/14

Water Efficiency 4/5

Energy & Atmosphere 12/17

Materials & Resources 10/13

Indoor Environmental
Quality 12/15

Innovation & Design 2/5

**Out of a possible 69 points*

The information provided is based on that stated in the LEED® project certification submittals. USGBC and Chapters do not warrant or represent the accuracy of this information. Each building's actual performance is based on its unique design, construction, operation, and maintenance. Energy efficiency and sustainable results will vary.

MORAN SHIPPING AGENCY'S CORPORATE HEADQUARTERS

First Geothermal Well in Downtown Providence

Registered with the US Green Building Council with Gold Certification as the goal.

PROJECT BACKGROUND

The 13,000 square foot former Rhode Island Medical Society Building (c. 1912) was renovated to provide a new LEED certified corporate headquarters for the Moran Shipping Agency. The program features several private offices, a glass-walled conference room that is suspended within the former library stacks, an operations' center, an administrative area in the large vaulted former auditorium, and a new glass and brick enclosed stairwell addition.

STRATEGIES AND RESULTS

A significant aspect of the project has been the integration of sustainable design with the preservation of a historic building. The project team incorporated many sustainable design strategies as a means of meeting LEED standards, while also complying with the Secretary of the Interior's Standards for Historic Preservation. The project as applied for LEED certification through the USGBC. Sustainable design solutions include:

- Restoring the original operable historic wood windows and then adding exterior energy-efficient exterior storm panels
- Installing two geothermal deep wells on a very tight urban site to provide heating and cooling for the building
- Controlling runoff from the small adjacent parking lot using bio-swales
- Maximizing natural daylight and views and incorporated daylighting controls.
- Incorporating energy-efficient mechanical systems and water-conserving plumbing fixtures
- Utilizing recycled and non-toxic building materials including studs, gypsum board and insulation
- Installing a light colored, reflective TPO roof to help reduce heat island impact
- Selecting low-VOC paint, carpet with high recycled content, and Green Guard, cradle-to-cradle, certified chairs interior finishes and furnishings
- Preserving a building that is within ¼ mile of a commuter rail stop and bus connections

ABOUT MORAN SHIPPING AGENCY:

Since 1937, Moran Shipping Agencies has provided unparalleled agency and maritime consulting services to many of the world's most prominent ship owners, operators, charterers and brokers, servicing all types of vessels ranging from the newest LNG carriers to the smallest fishing boat. With 20 full-service, company-owned offices, Moran offers complete vessel agency attendance services in over 90 ports in North America, including all U.S. East and Gulf Coast ports and on the West Coast in Long Beach and San Francisco.



Architect: Durkee, Brown, Viveiros & Werenfels Architects
 Contractor: E. W. Burman
 Structural Engineer: Odeh Engineers, Inc
 M/E/P: Consulting Engineers: Wozny/Barbar & Associates, Inc
 Geothermal Design: ICDS, LLC
 Civil Engineer: Horsley Whitten Group
 Owner: Moran Shipping Agencies, Inc.
 Owner's Project Manager: Julie Klump

Project Size: 13,000 SF

Photographs Courtesy of: Heidi Gumula - DBVW Architects

ABOUT LEED

The LEED Green Building Rating System is the national benchmark for the design, construction, and operations of high-performance green buildings. Visit the U.S. Green Building Council's website at www.usgbc.org to learn more about how you can make LEED work for you. www.usgbc.com | 202.828.7422

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