

Springline Architects

Company Narrative

Springline Architects continually demonstrates leadership through sustainable design and community education throughout the U.S. Virgin Islands. It is clear that the firm takes great pride in providing community education and innovative designs that incorporate environmentally sound ideas to assist in guiding construction in the Virgin Islands in a sustainability direction. Incorporating Platinum LEED Building requirements in their own home offices allows them to lead by example, showing clients, and local community alike, how sustainable design can be incorporated on our island. The ability to achieve a green design in each client's unique project requires an innovative challenge that Springline delivers each time. They often use their offices as an educational tool and example by offering public tours, to educate on energy efficient building methods. Even the projects that have completed that are not LEED certified all strive for the most energy efficiency, and incorporate clever ways to use our climate to guide design to utilize natural ventilation and water and waste control. Being based in an environmentally delicate area here in the Virgin Islands, preservation and green energy are that much more necessary. Springline shows the upmost commitment to uphold that priority.

Springline Architects has worked with Island Green Building Association on initiatives of educating local builders, contractors, and other architects of the importance and ability to build sustainably locally. During which, they highlight the importance to enhance the built environment through well-designed projects and master plans. From overall concepts for the site and the forms of the buildings, to the design of spaces and selection of materials, their work integrates the environment and the unique beauty of the Caribbean. It is apparent that responsible design is important to Springline, both socially and environmentally.

As Springline states on their website, they also offer "comprehensive Landscape Architecture services for resort, commercial, residential and public projects that include: site analysis and selection, master planning, detail site design, and site status evaluation reports. Springline utilizes innovative green technologies which can minimize operational costs and the environmental impact of projects on fragile Caribbean environments, while creating exciting places to work, live and play." The ability to offer these necessary steps in the permitting procedure in the Virgin Islands, through one team and organization, assists clients in being able to coordinate their building with the needs of our environment. Being able to offer a sustainable and efficient design easily must become a priority in our built environment, and Springline does exactly that.

Springline Offices

Company Press Release



The LEED rating system, developed by the U.S. Green Building Council (USGBC), is the foremost national evaluation program for buildings, homes and communities that are planned, designed, constructed, maintained and operated for improved environmental and human health performance. After meeting rigorous criteria of environmentally sensitive and health conscious standards, LEED platinum certification is awarded to buildings, which have achieved only the **highest** level of evaluation.

WALKING THE WALK...

Springline Architects was the first architectural firm to become LEED certified in the Virgin Islands, and now provides the foremost LEED expertise in the territory. With the completion of the new Springline Architects headquarters, they have led by example with the design, development and construction of their own professional office building, which incorporates LEED principles to the fullest extent.

IT TAKES ONE TO KNOW ONE...

Rick Fedrizzi, President, CEO & Founding Chair of the U.S. Green Building Council says in his letter of recognition: *"The work of innovative building projects such as Springline architects' office building is a fundamental driving force in the green building movement."*

WE DON'T MEAN TO BLOW OUR OWN HORN, BUT...

Founding principal Architects, Theresa Roberts, Michael de Haas and Kevin Philip Qualls, have all practiced in the Caribbean since the 1980's. In 2001, they decided to pool their already notable talents with the creation of Springline Architects LLC, a Virgin Islands architectural and planning firm based in St. Thomas. With their intimate understanding of our islands' fragile environment, limited local resources and unique building requirements, Tracy, Mike and Kevin have dedicated their architectural careers to meaningful, environmentally sound, and aesthetically delightful designs.



Springline Offices

Company Press Release



AND BECAUSE ALL WORK AND NO PLAY MAKES, WELL, YOU KNOW...

Our building is a 3,000 square foot two-story work space. The north-facing, floor to ceiling, impact resistant windows provide such significant day lighting that there is rarely the need to turn on a light. Utilizing solar panels and choice insulating materials has resulted in **40% less energy consumption** than a comparable office building. It was keenly designed with sustainable materials, obtained locally when possible.

And because we are passionate about emphasizing the “fun” in “fun”ction, our building boasts elements of pleasure and whimsy throughout:

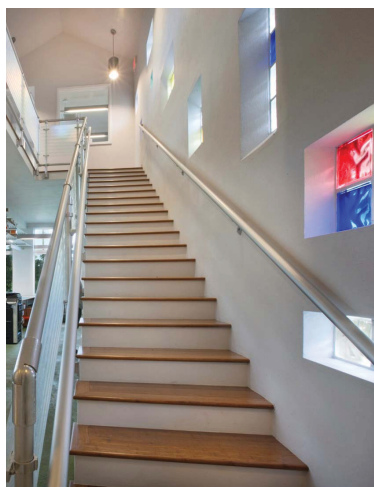
Colorful glass blocks are scattered across the southern wall and dance with the changing light during the day;

An outdoor upper-level patio replete with rooftop garden and umbrella-shaded seating for client meetings, lunch breaks, or happy hours;

Landscaped and grassy grounds with an intermittent catchment pond that has proven irresistible to our neighborhood ducks and their buddies.



Springline Architects has earned international recognition, most recently with the 2013 International Properties Award for Best Office Building in the Virgin Islands, as well as national acknowledgement with their 2013 LEED Platinum certification. Along with a recent past cover of Architectural Digest, they have found themselves respected on the local level, as a past recipient of the Daily News best architectural firm in the Virgin Islands and numerous Chamber of Commerce Awards. They have served both our territorial and federal governments, provided support for many of our local 501c3's and are a certified Economic Development Authority vendor. To date, Springline Architects has produced over \$260 million worth of projects ranging from private villas, commercial buildings, resort design and construction throughout our territory.



We are tremendously proud of our new headquarters and happily welcome visitors and friends for tours. And we have plenty (yes, plenty!) of parking. We are located on the east end of St. Thomas, between Sapphire Beach and Pavilions and Pools. Look for our sign at the entrance drive to Crystal Cove. We are on the left about half way down. Call us at **(340) 777-2345** or check out our website at www.springlinearchitects.com.



Testimonials

Springline Architects, LLC Awarded Prestigious LEED® Green Building Certification

September 20, 2013 • St. Thomas Virgin Islands | pg 1 of 2

Springline Architects announced today that it has been awarded LEED® Platinum, the highest certification level, for the design and construction of its new office building on St. Thomas in the U.S. Virgin Islands. The LEED rating system, developed by the U.S. Green Building Council (USGBC), is the foremost program for buildings, homes and communities that are designed, constructed, maintained and operated for improved environmental and human health performance.

“Springline Architects designed our building utilizing LEED principles coupled with practical local construction methods to demonstrate that within our island community, it is possible to obtain an esthetically pleasing, highly functional, and energy-efficient project. We are especially pleased that not only is our project among the handful of buildings worldwide to obtain Platinum certification, but that it is the first in the Virgin Islands, and second in the Caribbean to have achieved that benchmark,” said Mike de Haas, a principal of Springline Architects and LEED certified professional.

Springline Architects achieved LEED certification for implementing practical and measurable strategies and solutions aimed at achieving high performance in sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

LEED is the foremost program for the design, construction and operation of green buildings. Over 44,000 projects are currently participating in the commercial and institutional LEED rating systems, comprising over 8 billion square feet of construction space in all 50 states and 120 countries.

“The green building movement offers an unprecedented opportunity to respond to the most important challenges of our time, including global climate change, dependence on non-sustainable and expensive sources of energy, and threats to human health,” said Rick Fedrizzi, President, CEO and Founding Chair of U.S. Green Building Council. “The work of innovative building projects such as Springline Architects’ office building is a fundamental driving force in the green building movement.”

Springline Architects obtained LEED certification by using some of the following strategies, broken down into the six LEED categories:

Sustainable Sites:

- Storm water designs that meet quality and quantity requirements
- Maintaining open spaces
- Reducing light pollution and heat gain

Water Efficiency:

- Utilizing plumbing fixtures that used less water.
- Recycling all potable water for irrigation

Energy and Atmosphere:

- Optimizing energy performance by designing building to use 42% less energy than benchmark
- Using solar panels to produce 20% of the energy
- Using individually controlled Air Conditioning system that allows for individual controls.
Used variable speed compressor and Multi-city system by Mitsubishi
- Used occupancy sensors for fluorescent lights.



U.S. GREEN BUILDING COUNCIL®

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Testimonials

GOVERNOR DE JONGH AND DPNR COMMISSIONER BARNES CONGRATULATE SPRINGLINE ARCHITECTS ON LEED PLATINUM CERTIFICATION

Governor John P. de Jongh, Jr., on Monday offered his congratulations to the three principals of Springline Architects upon learning that the company's new office building had received LEED Platinum Certification. LEED, or Leadership in Energy and Environmental Design, is a ratings system developed by the U.S. Green Building Council for the design, construction, maintenance and operation of green buildings. Platinum Certification is the highest level in the ratings system. There are only two projects in the Caribbean with that designation, one being the new Springline Architects' office building on the East End of St. Thomas.

"I wish to acknowledge the prestige surrounding the LEED Platinum Certification and congratulate Michael de Haas, Kevin Philip Qualls and Theresa Roberts on achieving the highest rating for their new building. They are definitely leading by example," stated the Governor. "I was present for the groundbreaking of the new building in October of 2011, and it is wonderful that the project has been completed so successfully and received such national attention. I hope that other builders in the territory will consider developing their projects with LEED certification in mind."

Commissioner Alicia Barnes of the Department of Planning and Natural Resources offered her congratulations as well. "The new Springline Architects' office building is very impressive. It features impact resistant windows that face the north, providing adequate lighting for most of the day. It also features solar panels and insulation materials resulting in an approximate 40 percent decrease in energy consumption. I commend the architects on applying the most up-to-date methods of design and construction to their own building, and qualifying for LEED Platinum Certification," she stated.

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Testimonials

PRESS RELEASE

Springline Architects, LLC Receives Highly Commended citation from International Property Awards 2013-2014

January 24, 2014



U.S. Virgin Islands, January 24, 2014: Springline Architects is pleased to announce its receipt of the Highly Commended citation for Office Architecture from the International Property Awards 2013-2014 Architecture competition. The prestigious award was bestowed upon the U.S. Virgin Islands-based architectural firm for the design and construction of its new office building on St. Thomas.

The International Property Awards are open to residential and commercial property professionals from around the globe. They celebrate the highest levels of achievement by companies operating in all sectors of the property and real estate industry. An International Property Award is a world-renowned mark of excellence.

The awards are split into regions covering Africa, Asia Pacific, Arabia, Canada, Caribbean, Central & South America, Europe, UK and USA. Participants enter at their relevant national level and are judged by a highly experienced team of professionals who cover the whole range of property disciplines. Companies selected as winners are then invited to attend a glittering awards dinner for each region and have the right to use the prestigious logo in their marketing.

The awards are given for the quality of design, construction and presentation of individual properties and property developments, interiors, architecture and marketing.

The highest-scoring winners from each region are automatically entered into the overall International Awards, which ultimately determine the world's finest property companies.

For more information, please visit International Property Awards' website, at:
<http://propertyawards.net/americas-2013/>

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Testimonials



UNITED STATES DEPARTMENT OF COMMERCE
National Oceanic and Atmospheric Administration
NATIONAL MARINE FISHERIES SERVICE

Caribbean Field Office
P.O. Box 1310
Boquerón, PR 00622
Ph: (787) 851-3700 Fax: (787) 851-5588

June 17, 2014

Tracy Roberts and Michael deHaas
Springline Architects, LLC
6346 Estate Smith Bay
St. Thomas, VI 00802

Dear Ms. Roberts and Mr. deHaas:

We would like to take this opportunity to thank you for your participation in the planning and implementation of our Green Building and Construction project held June 10 and 11, 2014, in St. Thomas. We would like to express our gratitude for your presentation and the time you spent pulling together the numbers so that attendees would have an idea of the cost of green construction, as well as the benefits. We would also like to thank you for planning and conducting the tour of your new building. Your assistance was essential in ensuring the training was successful.

Sincerely,

Lisamarie Carrubba, Ph.D.
Protected Resources Division



ST. THOMAS SOURCE

Published on *St. Thomas Source* (<http://stthomassource.com>)

Springline Architects Office Building Wins LEED Platinum Certification



[1] The St. Thomas firm Springline Architects has been honored for the environmentally friendly office building it designed and built a year ago, and the best part is, they get to work in the building every day.

The U.S. Green Building Council awarded Springline a platinum certification for its Leadership in Energy and Environmental Design program for its St. Thomas office building, which it moved into about a year ago, according to Springline's Michael deHaas.

A wide array of factors go into LEED certification, deHaas said, including energy efficiency, how much green space surrounds the building and how much natural daylight the building allows in.

According to deHaas, the 2,800-square-foot Springline office building uses 30 percent less energy than a typical building of that size would use. Every room lets in natural daylight so the members of the firm rarely have to turn on lights during the work day, he said.

The office also added photovoltaic solar panels on the roof, generating some of the electricity the building uses. [2]

According to the U.S. Green Building Council's website, LEED is "a program that provides third-party verification of green buildings. Building projects satisfy prerequisites and earn points to achieve different levels of certification."

Springline was formed in 2001 when founding architects Theresa Roberts, deHaas and Kevin Philip Qualls – who had all practiced in the Caribbean since the 1980s – decided to pool experience and skills and form the architectural and planning firm based in St. Thomas. They have dedicated their architectural careers to meaningful, environmentally sound, and aesthetically delightful designs, they said in the news release announcing their certification.

Springline was the first architectural firm in the territory to become LEED certified.



Energy Workshop

With Island Green Building Association



Springline uses their offices as a teaching tool to educate local builders and the community on how sustainable design and LEED accreditation was achieved.

Energy Workshop

With Island Green Building Association

Figure 3. Green Building and Design Elements Observed at Springline Architects Office Building

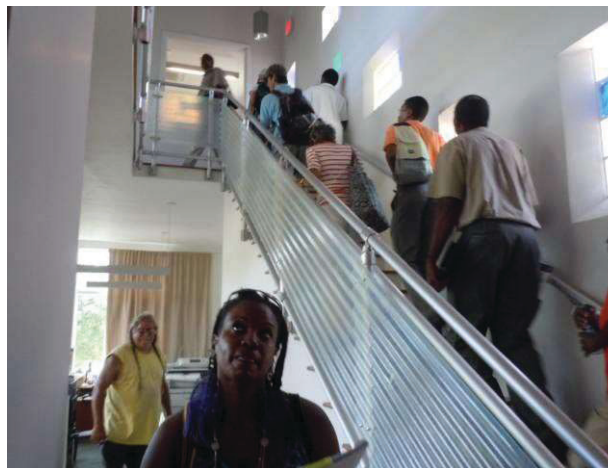
Bike rack, windows, and building orientation.



Landscaping.



On-site wastewater system.



Selection, installation, and maintenance of PV membranes.



Taking advantage of ambient lighting.

Energy Workshop

With Island Green Building Association



Is LEED affordable?

How Much Green to go Green?

Case Study:

Springline Architects Home Office in Estate Smith Bay

LEED Platinum Certification

Construction cost: \$865,000

Total Square Feet: 2,800

LEED Specific Professional Fees:

Commissioning Paid: \$5,940

Energy Modeling: \$4,680

LEED AP: \$6,000 (est)

LEED submittals: \$8,000 (est)

Landscape Architect \$2,000

Total fees = \$26,620

LEED Specific System upgrades

AC system (approx): \$20,000

Photovoltaic System: \$17,000

Total system costs: \$37,000

Total increase in construction cost specifically for LEED certification
\$63,620 or 7.35%

Payback period **2.8 years**

Springline Architects:

Theresa Roberts, AIA

Mike deHaas, AIA, LEED

Kevin Qualls, AIA



Energy Workshop

With Island Green Building Association

Case Study:

Payback Period:

Compare actual energy use to proposed and baseline calculations.

Energy modeling follows ASHRAE 90.1-2007 baseline.

LEED prerequisite requires 30% reduction from calculated baseline

Description	KWH	Cost
		0.54
Designed Energy Use		
"Standard" Designed building usage	81,948	\$44,577.83
LEED Designed building usage	57,187	\$31,108.41
Actual Energy Use		
KWH purchased from WAPA	26,133	\$14,215.75
KWH produced by PV	14,000	\$7,615.68
Total Usage	40,133	
Energy Savings		
Actual KWH saved below standard	41,815	\$22,746.40
Actual KWH saved below designed	17,054	\$9,276.98
Payback Period in years		
Hard cost of LEED		\$63,620.00
Actual vs. "Standard"		2.80



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Green Design Field Report

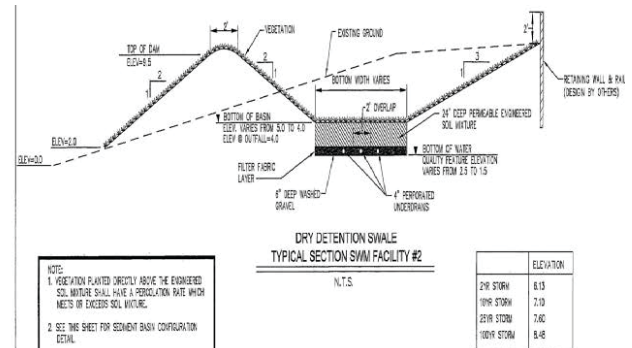
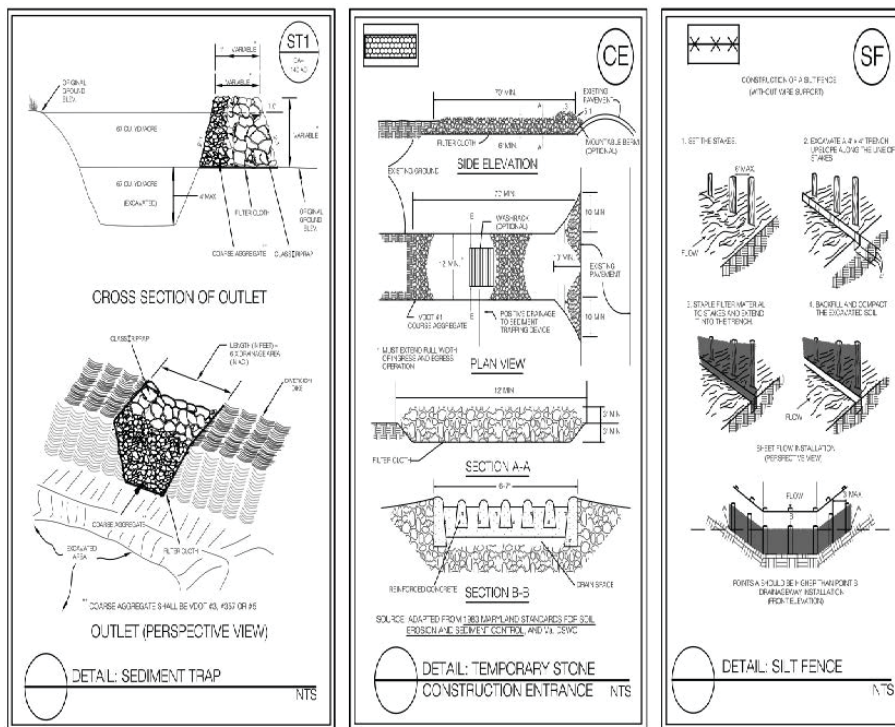
With NOAA Conservation Program

Similar to the site design at Springline's home office, these project's site plans are approached to focus on drainage control, treat water runoff and to have a low impact on the site. These practices and details were shared during this report to educate on how to achieve sustainable design through the site planning process.

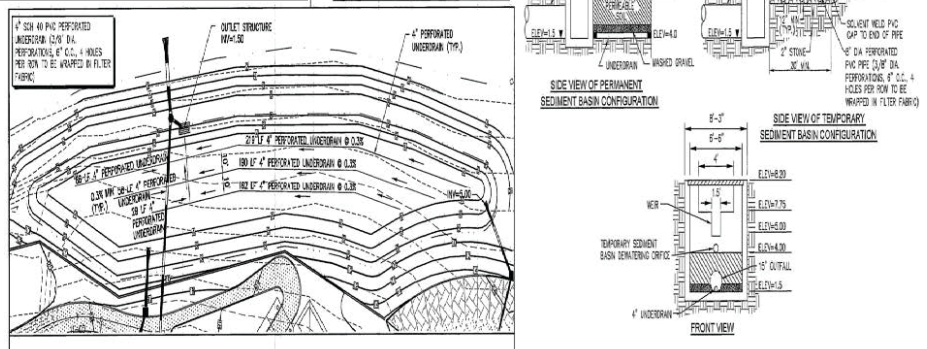
NOTE:
SEE EXHIBIT C FOR
GENERAL INFORMATION
ON DRAWING SYMBOLS



Stormwater Development Plans



Stormwater Management Designs



Stormwater Management Plans