Miller's Landing Consolidated Club — A BEACON OF PRIDE

Cherry Point Club is First in Marine Corps to Achieve LEED Certification

An overhead shot of Miller's Landing Consolidated Club at MCAS Cherry Point, N.C., which became the first Marine Corps club to achieve LEED certification. (MARINE CORPS PHOTO)

The Miller's Landing Consolidated Club at MCAS Cherry Point, N.C., is a multi-use facility that has achieved a Marine Corps first.

Nestled on the banks of the Neuse River, the facility recently became the first Marine Corps club to earn Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council (USGBC).

Achieving LEED certification is an accomplishment in and of itself, but Miller's Landing Consolidated Club exceeded original design and construction requirements for LEED Silver certification and ultimately earned LEED Gold certification.

"We learned of this award from the U.S. Green Building Council (USGBC) the week of July 2, 2012," said Ric Pomeroy, CHA, branch head of Food, Hospitality, Commercial Recreation and Entertainment, Marine Corps Semper Fit and Exchange Services Division. "The team at MCAS Cherry Point was incredibly honored and grateful to receive the first LEED Gold certification in the Marine Corps. The club is beautiful and serves as a beacon of pride for Cherry Point."

CLUB HISTORY

The 22,000-square-foot club, which opened its doors on Oct. 29, 2010, was built on the site of the old officers' club that closed in 2004. It is named after the late Lt. Gen. Thomas H. Miller, USMC, known as the Marine Corps' "father of the Harrier," who was the first American to fly the AV-8A Harrier in October 1968.

Terry Clark, chief operating officer (COO), Marine Corps Community Services (MCCS) Cherry Point, noted that the state-of-the-art facility "boasts impeccable panoramic views" for those Marines, sailors, retirees and their families who attend recreational and social events at the club.

Each month, the club has hosted more than 4,000 patrons and an estimated 125 events since its opening, including military and civilian functions, Professional Military Education (PME) classes, retirements and weddings. The ballrooms comfortably seat up to 450 guests, with a stand-up capacity of more than 500.

ENERGY EFFICIENCY

The building was constructed with six-inch-thick concrete walls, insulating foam on the inside and out, and a minimal number of double-insulated windows that help maintain its temperature.

"Since energy efficiency was in the forefront of the construction of this facility, a number of Johnson Controls zoned thermostats were installed, maintaining the ambient temperature from an off-base site 24 hours, seven days a week," Clark explained.

In addition, the entire building utilizes dimmable fluorescent lights to help reduce energy consumption in the club. Other energy-saving devices in the facility include motion-activated light switches and self-flushing urinals.

LEED CERTIFICATION PLANNING

The Haskell Co., based out of Jacksonville, Fla., was the design-builder on the project.

Mark Higby, vice president, Haskell's Government Facilities Division, said that LEED certification planning started early in the design process, and credit achievement was designated as a priority throughout project execution.

"A target LEED Scorecard was developed and submitted with the Concept Design Package to identify cost-effective potential LEED credits," he explained.

"As the design of the club progressed, LEED implementation sections were incorporated into the specifications to clarify material, equipment, testing and documentation requirements. LEED requirements were included in all bid packages to engage critical subcontractors and assure that planned 'green' features were feasible for each scope of work.

"LEED-accredited professionals were assigned to the roles of construction project manager and on-site quality control manager to effectively monitor progress of all LEED goals, collect and maintain documentation, and assure that the sustainable means and methods were used throughout construction. Construction-phase LEED status was reviewed monthly with the project team to verify that the achievement of each point was on track."

A number of vendors supplied "green" equipment or materials for the club, including Humphrey Mechanical Inc. (high-efficiency HVAC equipment and low-flow plumbing fixtures); Curtis Construction Co. Inc. (standing seam metal roofing with a high solar reflectance index [SRI]); and McKenzie Paint Contracting (interior and exterior paints, coatings, sealants and adhesives with low- or no-Volatile Organic Compounds (VOCs).

Among the sustainable aspects that the Miller's Landing Consolidated Club features are:

1) Use of low-flow fixtures enabled this project to reach a water use reduction of 52 percent compared to a baseline building.
2) Multi-use, adaptable rooms and the use of outdoor gathering spaces reduced the need for additional facilities and minimized conditioned gross square footage.
3) The use of Insulating Concrete Forms (ICF) in lieu of traditional masonry construction delivered superior Sound Transmission Class (STC) ratings and R-values while reducing construction waste and accelerating the project schedule.
4) 77.1 percent construction waste recycled.
5) 20.9 percent recycled building materials used.
6) 36 percent regional building materials used.
7) Low-emitting products for paintings, adhesives, carpets and composite wood.
8) No irrigation.
9) Natural daylight throughout building.
10) High SRI roofing and site paving materials reflect light, reducing heat absorption, energy costs and microclimate impacts.

With these energy- and cost-saving techniques in place at the club, the project achieved all LEED prerequisites and met or exceeded the USGBC's requirements to earn enough points — 39 — to achieve LEED Gold certification, per LEED NC Version 2.2.

"This facility was designed and constructed to achieve a minimum of LEED Silver certification, but was awarded the higher LEED Gold certification," Pomeroy said.

SWELLING WITH PRIDE

As one of the newest clubs in the Marine Corps, Miller's Landing Consolidated Club features staff noncommissioned officer (NCO) and officers' lounges, a large ballroom that divides into three separate meeting areas, a state-of-the-art kitchen and an all-hands restaurant with indoor and outdoor seating. It also features up-to-date technology with sound systems, drop-down audio-visual (AV) screens, Wi-Fi access, cable TV and satellite radio.

Pomeroy could not contain his excitement about the club's historic achievement.

"We are obviously thrilled to have attained LEED Gold certification," he said. "More importantly, we are swelled with pride to have built and operate a facility that leaves such a gentle footprint on the environment. The Marine Corps prides itself on leadership and commitment, and on behalf of the team aboard MCAS Cherry Point and at Headquarters Marine Corps, it is my honor to report we have exemplified both ideals in Miller's Landing Consolidated Club." —MCH