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# The LEED® *Guide*

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EMPAC PHOTO BY PAÚL RIVERA/ARCHPHOTO, PG. S60.

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### On the LEED Guide Cover

Shown is the interior of the LEED-registered EMPAC, where the south wing (left) meets the concert hall in the north block of the building. Photo by Paul Rivera/ Archphoto. See page s60.

# A Walk on the Beach

HISTORIC MIAMI BEACH HOTEL RENOVATION PURSUES LEED GOLD.

By Jason Biondi, LEED AP, and Eve Zygnerski

Built in the early postwar years, the Clifton Hotel South Beach is characteristic of Miami Beach's distinctive art deco style. The hotel cost \$80,000 to build, and its original 1948 art deco vernacular is evident in its small scale, stucco surface, plain parapet, horizontal banding, and two "eyebrows" extending across the front façade and wrapping around the corners. More typical of postwar buildings are the asymmetrical ground floor and the awning-style windows.

The owner, Cambean Hospitality, and its environmental consultants/commissioning agents, The Spinnaker Group, have been redefining the boutique hotel industry with its latest project. This approximately \$2 million project for which Cambean is pursuing LEED Gold certification speaks to the finer points of sustainable development. By updating

this historic building, using an innovative approach to energy efficiency, selecting responsible materials and supporting a sense of responsibility regarding community and the environment, Cambean Hospitality and the Clifton Hotel demonstrate that it's possible to be successful, responsible and sexy at the same time.

## Furniture, Fixtures and Equipment

While the property's historic façade will remain the same, the interior of the 9,000-square-foot Clifton is being completely transformed with modern, eco-friendly fixtures and furnishings. The custom-made furniture uses bamboo plywood and is locally sourced while reclaimed wood graces the hotel hallways and staircases. Manufactured carpeting and padding are fabricated using

recycled content, and the paint is zero-VOC to better the indoor air quality. Bathroom tiles incorporate eco-friendly porcelain and terrazzo tiles, which are installed using low-VOC and dustless setting materials. Mattresses are composed of 100 percent renewable materials. Installed soundproofing materials are manufactured from recycled content, and the drywall is locally manufactured. Artwork adorning the walls features photos of the Everglades printed on recycled paper and frames made of reclaimed wood.

Cambean completed the design work internally, and the Clifton project team demonstrates how thoughtful FF&E selections can maintain the sophistication boutique hotel guests expect while incorporating responsible practices that promote sustainability in the industry.

## Energy Efficiency and Water Usage

A custom-designed air-conditioning system recovers waste heat from the cooling process for accommodating the hotel's hot water supply, reducing the amount of gas required to heat the water by more than 90 percent. In addition to serving as the LEED consultants, The Spinnaker Group also served as the energy consultants. Energy conservation on the project is achieved through occupancy sensors on a building management system, LED lighting throughout the building, and energy-efficient windows that allow sunlight throughout guest rooms and the lobby while reducing heat. Energy use is also minimized via reflective roofing and high SEER-rated R401-A air-conditioning units.

Energy is generated onsite through the use of photovoltaic cells located on the roof as well as a small-scale roof-mounted wind turbine, which reduce the amount of energy usage and potentially feed excess energy back into the local power grid.

In order to conserve water resources, hotel bathrooms utilize low-flow faucets and smart toilets. Because of these measures, an expected water savings of more than 20 percent is anticipated.

Cambean Hospitality also mitigates its energy consumption for operations of the entire property portfolio through offsets and renewable energy credits in order to be a carbon-neutral hospitality group.



THE CLIFTON HOTEL WAS TRANSFORMED INTO AN ECO-FRIENDLY DESTINATION. IMAGE COURTESY OF CAMBEAN HOSPITALITY.