

# Boca Raton News

Leading the community to a better tomorrow

75 CENTS

52nd Year/Issue 40

Sunday, February 24, 2008

3 Sections/56 pages



*(Melissa Korman/Special to the News)*

*Taking part in the groundbreaking for Boca Raton's first LEED gold pre-certified building are, from left, Troy McLellan, president and CEO of the Greater Boca Raton Chamber of Commerce; Mayor-elect Susan Wheelchel; Mayor Steven Abrams; Jan Carlsson, principal of LFC Development LLC, Kelly Smallridge, president and CEO of the Business Development Board of Palm Beach County and Bruce Retzch, principal of RLC Architects.*

## **First LEED gold pre-certified building going up in Boca Published February 24th, 2008**

By Dale M. King  
CITY EDITOR

A groundbreaking ceremony was held Wednesday at the Lynn Financial Center in Boca Raton for the first LEED (Leadership in Energy and Environmental Design) gold pre-certified building to be constructed in the city.

Several buildings in Boca were certified after completion, but this is the first to be gold-certified before being built. LEED certification means the structure meets strict environmental standards.

LFC Development, LLC began construction on Phase II of its Lynn Financial Center project -- located on the corner of Military Trail and Butts Road - on Jan. 14. RLC Architects, also of Boca Raton, is the project's architect. Scheduled completion is the first quarter of 2009.

"Our development team is excited to begin construction on Phase II of this state-of-the-art office complex," said Jan Carlsson, principal of LFC Development. "It promises to be a spectacular addition to Boca Raton's commercial landscape."

Lynn Financial Center will offer twin buildings totaling 123,882 square feet of Class "A" office space in two three-story structures, each with ceiling height of 11 feet at the ground floor and 10 feet at the second and third floors.

#### No Columns

In addition, the buildings are free of interior columns and designed to support open office architecture with extensive use of natural light and materials.

The buildings make up the city's first commercial office project to be pre-certified LEED Gold by the U.S. Green Building Council -- and it places heavy emphasis on incorporating environmentally sustainable construction procedures and design elements along with sensitive use of materials and the latest in energy-efficient mechanical systems and lighting technology.

Among the speakers at the groundbreaking was Mayor Steven Abrams, who said the city of Boca Raton has backed environmentally friendly projects as far back as the 1990s.

Noting that he will be stepping down from his office at the end of March due to term limits, Abrams joked, "We are even recycling politicians."

He noted that environmental sensitivity and "green" projects are among the initiatives of Mayor-elect Susan Whelchel.

Phase II will complement the center, the new headquarters for longtime corporate resident Lynn Insurance Group.

The Lynn Financial Center offers office space in twin buildings of 61,941 square feet, staggered diagonally on the site. The focal point of each building is a tall glass element accented by an L-shaped wall clad in reflective metal.

### Underground Reservoir

Among items that helped win LEED certification, the building will have an underground reservoir that will collect and store rainwater from the buildings' roofs to be used for irrigation. Plumbing fixtures have been designed to conserve water.

Also, the buildings will be highly energy efficient, officials said. Engineered metal solar screens, high-performance glass and reflective roofing will filter and reflect the sunlight which, in turn, will require less cooling.

Building materials are largely harvested and manufactured and certified recycled or renewable. A minimum of 75 percent of construction waste will be recycled. For example, Carrara marble from the exterior of the former Lynn Insurance Group building will be reused in the lobby floors of the new project.

Dale M. King can be reached at 561-549-0832 or at [dking@bocanews.com](mailto:dking@bocanews.com).