




Project Type: Laboratory
LEED Rating System: Major Renovation
Certification Level: Silver

The Carmichael Building, located at 300 North Duke St. in Durham NC, was constructed by Liggett & Myers Tobacco Company as a Tobacco Warehouse in 1926. Along with the construction of two other Liggett & Myers Tobacco Warehouses running north-south along Duke Street that were completed in 1926 and 1927. With the intent to redevelop the building, Longfellow Real Estate Partners, LLC acquired the property in 2012. During this time the owner signed a lease agreement with Duke University and the redevelopment consisted of the creation of bioresearch labs.



The project team was able to aid in the project efficiency by re-using 100% of the original building. Local materials were used as well as those that contained recycled content. The owner also purchased over 1.7 million kWh of Green Power to help offset the tenant's expected energy use.

Major Sustainability Highlights

-  37% Water reduction
-  7% energy use savings
-  77% of construction waste was diverted

Additional Sustainable Highlights:

- Integrated Pest Management Plan
- Solid Waste Management Plan

Project Team:

- Owner: Longfellow Real Estate Partners
- MEP: RMF
- Cx Agent: System WorCx
- Civil: Coulter Jewell Thames
- Architect: Gaudreau
- General Contractor: LeChase
- LEED Consultant: Lorax Partnerships

LEED Facts	
Certification awarded: February 24th, 2015	
Silver	51 *
Sustainable Sites	20/28
Water Efficiency	7/10
Energy & Atmosphere	2/37
Materials & Resources	11/13
Indoor Environmental Quality	5/12
Innovation	5/6
Regional Priorities	1/4
<i>*out of a possible 110 points</i>	