FOR IMMEDIATE RELEASE

For Loggerhead Marinelife Center™—The Future is Green

Seven Kings Holdings, Inc. Announces that the Multi-Million Dollar Turtle Rescue and Research Facility is in the Process of Going Green

by Leslie McKerns

JUNO BEACH, FL – Seven Kings Holdings, Inc., the premier marina and boating lifestyle destination developer and operator of eight marina Club properties along Florida’s East Coast, announced today that the Loggerhead Marinelife Center™ is participating in the State’s Green Building program, certified by The Florida Green Building Coalition Inc.. The environmentally conscious developer is the major donor funding the new 13,000 square foot Loggerhead Marinelife Center™ marine life research and rescue center in Juno Beach, destined for completion in 2006. Loggerhead Marinelife Center™, a world renowned turtle research and rescue facility, is participating in Green construction to sustain energy and water resources, improve the air quality and durability of the building and educate the public about these benefits.

“This participation in the Green building process allows us to further the work we have started by becoming the Loggerhead Marinelife Center™ naming rights partner,” said Raymond Graziotto, Loggerhead Marinelife Center™ Board member and co-owner of the Loggerhead Club and Marina™ brand. “Not only are we providing a seven figure long term financial commitment to Loggerhead Marinelife Center™, we are extending our support and extensive exposure for resource education by promoting the long term benefits of Green building practices and sustainable improvements in the built environment.” The Florida Green Building Coalition, an independent nonprofit organization recognizes entities building to higher standards of sustainable development practices.

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Loggerhead Marinelife Center™, is dedicated to the rescue, rehabilitation, protection and preservation of marine resources, especially the Loggerhead, Leatherback and Green Sea turtles. The new research and education facility will bring national and local scientific researchers to the facility and extend the wildlife conservation and research program benefits worldwide.

"This is an important step for an important project," said JC Solomon II, Seven Kings Holding Company partner, and co-owner of the Loggerhead Club and Marina brand. Before participating in the green building process, we were already committed to preserving the natural resources of Florida. We regularly seek Florida’s Clean Marina™ designation for all our waterfront projects and marinas, and with the Loggerhead Marinelife Center™ new building project, we intend to preserve the natural attributes and connections to the water, so important for Florida’s future."

What Rates as ‘Green’?

Under The Florida Green Building Coalition Inc.’s master plan, each project has an opportunity to become a model for sustainable development and environmental stewardship.

Maximum points can be achieved by providing Green and sustainable strategies during the design and construction of projects. Strategies include:

- A project design 10% better than the current Florida Code.
- A certified commissioning agent to review design, construction, and operations.
- A design that is 15%-70% more efficient than FL Code.
- FGBC Designated Professional involved with project design & construction.
- Team involvement with the conceptual design of a green project.
- 5%-20% or more of the total building energy budget from renewable energy sources.
- Owner purchase of 25%-75% certified green power for one year.
- Minimum Energy Performance, 10% more efficient than Code.
- Enhanced Energy performance (points awarded for level of performance).
- Use of Renewable Energy Sources.
- Use of Green Power.
- Elimination of Ozone Depletion.
- Building HVAC systems free of CFC’s.
- Point monitoring of building systems and loads on all major equipment to provide data on Operations and Maintenance.
• Using a minimum of 25%-100% of Drought Tolerant Plants in Landscape.

• Reducing potable water consumption for irrigation on 75% of area irrigated.
• Irrigation system using no potable water or having no permanent system.
• Not exceeding the minimum zoning parking requirements.
• Limiting site disturbance to 40 feet beyond the building perimeter.
• Exceeding minimum zoning requirements for open space by 25%.

• Reducing water budget of the building by 20%-40%.
• Reducing Potable water usage 25%-75% in flush fixtures.
• Exceeding Florida Water Management District Standards.
• No net increase in stormwater runoff from pre-development conditions to post-development.
• Providing onsite treatment of stormwater to remove 80% of (TSS) Total Suspended Solids and 40% of (TP)Total Phosphorous.
• Providing onsite measures to reduce Heat Island effects.

• Locating Project within a minimum of 1/2 mile of one Rail node or 1/4 mile of 1 or more bus lines.
• Providing securing locations for bicyclers and showering and changing rooms for 5% of total occupants.
• Providing preferred parking for 3% of the parking capacity for the use of alternate fuel vehicles: Including Hybrid Vehicles.
• Providing either a Green Roof (50% of roof area) or Energy Star Certified Roofing material (75% of roof area).
• Meeting or providing lower light levels than those recommended by the Illuminating Engineering Society of North America (IESNA).

• Providing a minimum of one operable window and one lighting control zone per 200 SF for all areas within 15 ft of perimeter.

• Providing 50% of all occupants individual control of airflow, temperature, and lighting.

• Providing natural daylighting to 50%-75% of interior spaces.

• Providing views to vision glazing for 50%-75% of all occupants. Allowing No smoking in the building.

• Systems designed to monitor (CO2) within the building.

• Building system designed to create an air change effectiveness greater than or equal to 0.9 by ASHRAE.

• Protecting Indoor Environmental Quality during construction according to SMACNA guidelines.

• Providing, prior to occupancy, 100% outside air for two weeks, or conducting an EPA IAQ Test.

• Using Adhesives and Sealants meeting VOC limits.

• Using carpet and carpet products meeting the Carpet & Rug Institute Green Label Certification Program.

• Using Paints meeting VOC limits.

• Using composite wood and agrifiber products containing no added urea-formaldehyde.

• Supplying all Insulation products free of formaldehyde.

• Maintaining the property utilizing environmentally friendly cleaning products.

• Employing measures to reduce pollutant contamination in the building entrances and housekeeping areas.

• Providing a central dehumidification system.

• Providing infrastructure for recycling: paper, cardboard, glass, plastics, and metal.

• Diverting a minimum of 50%-75% of all waste from landfill.

• Incorporating 5%-50% (based on cost) salvaged or refurbished materials.

• Incorporating 25%-50% (based on material cost) recycled materials.

• Incorporating 50% demountable and adaptable Interior walls (based on LF).

• Purchasing 20% (based on cost) of materials from a 700 mile radius from project site.
• Purchasing 50% of the above mentioned materials that are harvested, extracted, recovered within 700 miles.
• Purchasing 5% (based on cost) of all building materials that are rapidly renewable (plant to harvest cycle<10 years).
• Purchasing 50% (based on cost) of all wood products certified by the Forest Stewardship Council (FSC).
• Using exterior systems capable of withstanding the moisture and heat impacts of the local climate for a period of 40 years.
• Using interior and exterior finish materials that require no or minimal periodic cleaning.
• Utilizing impact resistant Glazing and Impact resistant Entry Points.
• Slab Elevation 12” above 100 year flood plan and all grades around building must slope away.
• Utilizing Fire Resistant Exterior Wall cladding, roof covering or Subroof, Soffit and Vent materials.
• Treat Soil. Seal slab penetrations. All plants, Turf and irrigation lines minimum 3’ from building exterior and all treated lumber either borate or ACQ.
• Termite protection from a non-toxic system such as stainless steel mesh.

"The Green Building process recognizes the fact that growth can be embraced without sacrificing the land, air quality, wildlife or ecology," said Raymond Graziotto.

“Green is the new gold standard. It is certainly a challenge, but we say, ‘the race is on’—we intend to earn high marks for design, energy and water savings, health, usage of materials, and well thought out enhancement of the beautiful, beachfront site.”

Seven Kings, Holdings, Inc., headquartered in Jupiter, Florida, is a premier development and holdings company of independently owned and operated luxury marinas and related properties. www.skholdings.com

Leslie McKerns, BA, BS, Lic ID, AIA Allied, McKerns Development is the publicist for Seven Kings Holdings, Inc., and specializes in strategic marketing, press and media relations for those in the built environment—Developers, Architects, Builders and Engineers. mckerns@bellsouth.net; www.freenews.com/mckernsdevelopment/.

Chris Cantwell, Mainstreet Marketing, is the marketing firm for Seven Kings Holdings, Inc. and is in charge of the Loggerhead Club and Marina brand™ development. Mainstreet Marketing is a full-service marketing firm with offices located in Jupiter, and Orlando, FL. www.mainstreetmkt.com

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