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Landmark Structures' ZUMIX project earns LEED Gold for new construction

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Landmark Structures Corp.'s conversion of the abandoned Engine Company 40 Firehouse to The ZUMIX Community Music Center has earned U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) Gold certification for new construction.

Highlights of the 9,000 s/f 260 Summer St. project include:

Sustainable Site Category

- * Project site is in a high-density development area with many connections and resources available locally
- * Easy access to public transportation through 278 transit routes per day available at Maverick MTBA Station and 5 bus lines
- * Bicycle storage for workers and visitors to the center and showering facilities for the employees
- * On-site parking reduced by 1/3
- * To reduce the heat island effect hardscapes on the ground used light colored paving materials and also the membrane roof is 97% white
- * Light pollution is reduced through lighting fixtures automatically programmed to turn off during non-business hours

Water Efficiency

- * No irrigation system required for landscaping
- * Project reduced potable water use by 46% through use of efficient water closets, lavatories, and kitchen faucets

Energy Efficiency

- * Building energy performance is optimized yielding an energy savings of 39%, using the ASHRAE 90.1-2004 Appendix G methodology. Energy efficiency measures include an improved thermal envelope, high efficiency heating & cooling systems, reduced lighting power density, daylighting controls and occupancy sensors.

Materials & Resources

- * Appropriately sized dedicated areas for collection of cardboard, paper, plastic, glass, & metals
- * The building reused 85% of original existing wall, floor, and roof elements were restored
- * The project diverted 87% of construction waste from landfill.
- * 21% of the total building material content, by value, was manufactured using recycled materials
- * 8% of the total material value was from rapidly renewable sources
- * Forest Stewardship Council (FSC) certified wood was used for many applications

Indoor Environmental Quality

- * Increased fresh air ventilation to occupied spaces by 30% above required minimum rates
- * Implemented indoor air quality management plan during construction

- * All indoor adhesives, sealants, paints, and coatings comply with volatile organic compounds (VOCs) limits in the rating system
- * All indoor composite wood used contains no added urea-formaldehyde
- * Lighting controls for individual workstations
- * Verification process to ensure thermal comfort of occupants
- * Green housekeeping program for cleaning chemicals.

The USGBC's LEED green building certification program encourages and accelerates global adoption of sustainable green building and development practices through a suite of rating systems that recognize projects that implement strategies for better environmental and health performance. Established in 1993, Landmark Structures is a full service open shop general contractor and construction management company that provides high quality construction services at competitive prices.

Project Team:

Owner: Zumix Firehouse Inc. LLC

Developer: East Boston CDC

General Contractor: Landmark Structures

Architect: Utile, Inc

Flooring: Milano Industries

Roofing: Roberto Brothers

Inside Scaffolding: M & M Enterprises

Utility Connections: Landmark Utility & Site Excavation

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