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Thornton Tomasetti provides sustainability services for LEED Platinum Pearl Place Housing

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According to Thornton Tomasetti, Pearl Place II, a 55,978 s/f, 54-unit apartment complex at 184 Pearl St., has achieved LEED Platinum certification from the U.S. Green Building Council. Pearl II is the second of two phases of an affordable housing development in the Bayside neighborhood. Construction was completed in 2013.

Thornton Tomasetti was hired by Avesta Housing as the LEED for Homes Provider and sustainability consultant on the project. Wright-Ryan Construction was the contractor on the project; PDT Architects served as the architect; and Horizon Residential Energy Services provided EnergyStar and Green Rater Services.

Avesta Housing is a 501(c)(3) nonprofit organization that promotes and provides housing opportunities in Southern Maine for residents in need.

Key Points:

- * Thornton Tomasetti used energy modeling to analyze window glazing types, insulation systems, a heat recovery ventilation system and solar hot water systems.
- * Pearl Place II was built using efficient panelized construction techniques that saved time, minimized waste, improved quality, and reduced costs.
- * Energy efficient improvements such as lighting fixtures and HVAC systems led to a 21% reduction in energy costs as compared with the ASHRAE 90.1-2007 requirements.
- * 85% of construction debris was diverted from landfills and incineration plants. Construction debris was separated on-site and then sent to local recycling centers.

Pearl Place II's central location and bicycle storage area minimize the need for resident automobile use. The project is within walking distance to three major grocery stores, the Portland Public Library, post office, other community resources, Deering Oaks, Kennedy and Lincoln parks, and the city's downtown areas.

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