



nerej

315 on A project achieves LEED Gold certification

September 26, 2014 - Spotlights

315 on A is a 20-story, 258,000 s/f high-end apartment building located in the city's Fort Point district. The 202-unit apartment building contains artist live-work spaces, loft-style apartments, and innovation units consisting of compact apartments built around common work areas and other shared community spaces. The project also includes a four-level, above-grade parking garage with 96 spaces.

The 315 on A project recently earned LEED Gold certification, and it is the first project to earn an Innovation and Design "Learning Controls" Pilot Credit (EQpc85) for the installation of NEST Thermostats. The highly sustainable project also earned a total of 64 points, which is four points above the number of points required to achieve LEED Gold certification. Additional sustainable features of 315 on A include:

- * Achieving 4 out of 6 Regional Priority Credits including Renewable Energy, Brownfield Redevelopment, Heat Island Roof and Heat Island Non-Roof.
- * 24% of the materials on the project are made from recycled products.
- * 20% of the materials on the project are regionally sourced and manufactured.
- * Water use has been reduced 36% below the baseline and will save 33.3 million gallons annually.
- * A combined heat and power unit provides on-site energy and hot water through a natural gas turbine.
- * The high-end apartment building will use 27.42% less energy than the same building just built to ASHRAE code minimum. This should result in annual savings of 52.9 million kWh or \$100,568.
- * An on-site photovoltaic array will provide 1% of the project's annual energy from renewable solar power. This is projected to save 7,787 metric tons of CO2 annually.

Through team-wide collaboration, the 315 on A project team was able to successfully deliver this highly sustainable apartment building that will maximize space and minimize energy usage for all residents alike.

Project Team Included:

Owner: Gerding Edlen Development Company

Architect: ADD Inc

Construction Manager: Suffolk Construction Company

LEED Consultant: Brightworks

Commissioning Agent: AHA Consulting Engineers

Structural Engineer: Odeh Engineers

Civil Engineer: Nitsch Engineering

Electrical / Mechanical Engineer: WSP

Lighting Designer: LAM Partners

Landscape Architect: Copley Wolff Design Group

