

701 Carnegie Center

701 Carnegie Center, located on a 560 acre site, has earned LEED New Construction® Gold Certification from the U.S. Green Building Council. Our building surpassed our initial target rating of LEED Silver Certification, to earn Gold which includes water savings of over 40%, recycled content of 25%, construction waste diversion of over 77%, and energy savings of over 18%, exceeding the ASHRAE 90.1-2004 baseline and out-performing most conventional developer models that are less concerned with long-term payback costs in an effort to minimize first costs. To achieve our sustainability goals, we implemented the following strategies:

- Redevelopment of a brownfield site (a previously developed commercial / industrial area) that required the remediation of hazardous materials
- Provision for alternative transportation such as low-emitting and fuel efficient vehicles representing 5% of the total onsite parking
- Reduction and filtration of storm water runoff
- Native, drought-resistant plant species around the building to prevent the need for permanent irrigation
- Cool roof membrane for the building to reduce the heat island effect
- Installation of low-flow water closets, waterless urinals, low-flow lavatories, and low-flow showers
- Improved thermal envelope and high efficiency glazing
- Use of occupancy sensors and reduction of lighting power density
- High efficiency HVAC systems and equipment
- Controlled outdoor air quantities through CO2 demand control ventilation
- Open office plans provide daylight to 75% of spaces
- Enhanced commissioning process to verify that the building is operating as designed
- Implementation of a green housekeeping program and indoor integrated pest management

