

Pizzuti is anticipating a Gold-level certification through the U.S. Green Building Council's LEED Core and Shell Rating System for the Pinnacle XXIII project. The Core and Shell rating system denotes 61 possible ways to achieve a point towards certification. The levels of certification are: Certified, 23-27 points; Silver, 28-33 points; Gold, 34-44 points; and Platinum, 45-61 points. The following design and construction methods were incorporated into the development of Pinnacle XXIII.

Sustainable Sites

Prerequisite 1 – Construction Activity Pollution Prevention

Pizzuti engaged a third-party erosion control expert to monitor not only the Pinnacle XXIII site, but the Pinnacle Business Park in whole, to ensure all Best Management Practices (BMPs) are being utilized to maintain a stable site development. The site is visited at least weekly, and reports defining conditions and any possible deficiencies that require attention are prepared.

Credit 4.3 – Alternative Transportation, Low Emitting and Fuel Efficient Vehicles

Signage has been installed to provide preferential parking locations for low emitting and fuel efficient vehicles.

Credit 4.4 – Alternative Transportation, Parking Capacity

We have constructed only the minimum required car parking positions as required by code to encourage car pooling.

Credit 5.1 – Site Development, Protect or Restore Habitat

Over 50% of the site (exclusive of the building footprint) has been planted with native species to encourage native fauna to return to the area. This was accomplished by planting drought-resistant native fescue and native wild flower seed mixes in areas that normally would have received turf grass. This also helps attain other points as will be noted elsewhere.

Credit 5.2 – Site Development, Maximize Open Space

This was accomplished by not paving the future trailer storage area to the west of the site. We did, however, reserve the right to pave that area in the future if a tenant requires additional trailer storage.

Credit 6.1 – Storm Water Design, Quantity Control

By utilizing bio-infiltration swales and the overall park water management systems, we reduced the water discharge of pre-development volumes by more than 25%.

Credit 6.2 – Storm Water Design, Quality Control

By utilizing vegetated bio-infiltration swales and vegetated "soggy bottom" ponds, we are able to reduce and almost completely eliminate pollution and contaminant discharge from the site. In fact, other than major rain events, most of the water infiltrates to the sub aquifers.

Credit 7.1 – Heat Island Effect, Non-Roof

The percentage of concrete vs. asphalt paving is such that we have reduced the solar reflectance of the site work. This lowers the “heat island effect.”

Credit 8 – Light Pollution Reduction

We do not cast light to or past the property line.



Water Efficiency

Credit 1 – Water Efficient Landscaping

By planting native species which are inherently able to survive the harsh seasons, there is no need to irrigate or supplement the natural rain water for the plants. This achieves 2 points.

Credit 2 – Innovative Waste Water Technologies

Low-flow toilets, urinals and sinks were utilized in the base building washrooms, thus reducing the black water which leaves the site.

Credit 3 – Water Use Reduction

Again, low-flow toilets, urinals and sinks were utilized which reduces the amount of water required by the building. This achieves 2 points.

Energy and Atmosphere

Prerequisite 1 – Fundamental Commissioning of the Building Energy System

A third-party energy management firm was hired to review the building’s energy-using devices, such as the HVAC&R equipment and the lighting, to determine their efficiencies. They will also perform tests to ensure the devices are working properly and energy consumption is at the proper level.

Prerequisite 2 – Minimum Energy Performance

The aforementioned commissioning agent established a minimum level of energy efficiency for the building and its systems to verify it exceeds ASHRAE standard 90.1 2004. In fact, Pinnacle XXIII far exceeded this requirement.

Prerequisite 3 – Fundamental Refrigerant Management

This was a non-issue for Pinnacle XXIII since there are no air conditioners in the spec building. However, when a tenant is secured, we will ensure that no CFC refrigerants are used. This has become fairly standard in the industry.

Credit 1 – Optimize Energy Performance

We achieve 8 points for this item by utilizing daylight skylights, T-5 lighting fixtures with motion detectors and photo sensors, high-efficiency make-up air heaters, and above-standard insulation throughout the shell building. The biggest component of this credit is the interaction of the skylights with the efficient T-5 lights. During typical daylight hours the skylights provide enough natural light, eliminating the need for artificial lights (thus the reason for the photo-cells). If there is a second or third shift operating within the building, the motion detectors will ensure only the lights that are required will be turned on. Through third-party commissioning, we have shown that the Pinnacle XXIII building is 94% efficient per the Energy Star Rating Systems.

Credit 3 – Enhanced Commissioning

We have required the contractor to have the commissioning agent re-inspect the energy-using components of the building 10 months after substantial completion.

Credit 5.2 – Measurement & Verification – Tenant Sub-Metering

If the building is subdivided, separate meters will be provided for each tenant.

Materials and Resources

Prerequisite 1 – Storage & Collection of Recyclables

All construction waste is recycled to the greatest extent possible. We accomplish this by having the waste hauler take all dumpsters to a recycling center – even the concrete wash-out bins are recycled.

Credit 2 – Construction Waste Management

This is related to Prerequisite 1. More than 75% of all construction waste is recycled. This accounts for 2 points.



Credit 4 – Recycled Content

By utilizing recycled steel and concrete, we can achieve 2 points for this credit.

Credit 5 – Regional Materials

More than 20% of the building and construction products were purchased within a 500-mile radius of the site.

Credit 6 – Certified Wood

All wood used in the project was certified by the Forest Stewardship Council.

Indoor Environmental Quality

Prerequisite 1 – Minimum Indoor Air Quality

High-efficiency, 100% outside air, make up air heaters were used.

Prerequisite 2 – Environmental Tobacco Smoke Control

State law prohibits smoking in the building or 25 feet from a building entrance.

Credit 2 – Increased Ventilation

By utilizing the high-efficiency make up air units and verification via the commissioning agent, we demonstrated that the project far exceeds this credit.

Credit 3 – Construction IAQ Management Plan, during construction

The contractor demonstrated that the building was well ventilated throughout the construction process.

Credit 4 – Low-Emitting Materials

All interior paints and sealants are low or emit no VOCs, resulting in 3 points for this credit.

Credit 8 – Daylight and Views

Use of daylight skylights results in 2 points for this credit.