



GAIA *profitability through sustainability*

LEED + ENERGY MODELING + COMMISSIONING



23,322 sq ft

Construction : Commercial | Type : Office / Warehouse / Showroom

PROJECT TEAM

Owner : Yorkshire Development

Architect : Caldwell Architects

General Contractor : Edward M. Pozzo Co.

Mechanical Engineer : Khalifeh & Associates

Electrical Engineer : G&W Consulting

Plumbing Engineer : Khalifeh & Associates

LEED Consultant : Ryan McEvoy

100% reduction in potable water required for irrigation through the use of xeriscape landscape design

55% reduction in total energy use due to solar PV with high-efficiency mechanical and lighting systems

80% of regularly occupied spaces provided with natural daylight



TRICOM BUILDING






PASADENA, CA



LEED-NC v2.0 FACTS

LEED SILVER

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 Innovation and Design :	5 of 5

LEED ACCOMPLISHMENTS

Sustainable Sites

- Project located on urban infill site with access to multiple community services and various modes of public transportation
- Bicycle racks and preferred parking for fuel-efficient and carpool vehicles promote alternative forms of transportation
- All exterior site hardscape is light colored concrete to reduce heat island effect
- Exterior site lighting strategically designed to reduce light pollution

Water Efficiency

- Drought-tolerant plants and zero turf on-site eliminates the need for irrigation system

Energy and Atmosphere

- Solar photovoltaic (PV) system offsets 20% of the building's annual energy load
- Efficient HVAC and lighting systems, in combination with a solar PV system, contribute to reduce energy consumption by 55%

Materials and Resources

- Over 50% of total building materials were recycled
- Over 20% of total building materials were manufactured locally (within 500 miles)

Indoor Environmental Quality

- Enhanced outdoor air ventilation improves air quality for enhanced occupant comfort, well-being and productivity
- Interior finishes (paints, sealants, adhesives, coatings and carpet systems) were selected with low levels of volatile organic compounds (VOC's) to reduce indoor air contamination
- Designed with abundant daylighting to improve energy-efficiency and promote occupant comfort, well-being and productivity

