

1100 Superior Building

Key Project Information

Project Title: 1100 Superior

Project Location: Cleveland, Ohio

Building Type: Office Building

Initial Implementation Cost (Hard Cost): \$171,206

Annual Net Savings: \$3,323 (cool roof cost not included)

Simple Payback: 1 year (cool roof cost not included)

Initial Implementation Cost (Soft Cost): \$40,950

LEED Status: LEED for Existing Buildings: Operations & Maintenance v2009 –Silver 2010



Project Overview

LEED certification first became a goal of American Landmark Properties in 2009. After using the Energy Star Portfolio Manager tool to assess the energy efficiency of the 1100 Superior building, it was determined that it was prepared for LEED certification. The 1100 Superior Building, constructed in 1972, is a 22-story office building located in the business district of Cleveland, Ohio. The building houses a restaurant and retail on the 1st floor with office use on the remaining 20 stories. American Landmark Properties contracted with Leonardo Academy to provide consulting services, and the LEED-EB implementation effort began in April 2009. The project had a three-month performance period that lasted from October 1, 2009 to December 31, 2009 for most all credits.

Results

The 1100 Superior Building is the first building in American Landmark Properties portfolio to go through the LEED-EB certification process and the first LEED EB: O&M Silver Certified building in Cleveland, OH.

1100 Superior was the first building to become LEED EB Certified in the city of Cleveland. Participating in LEED-EB and achieving LEED-EB certification has produced a number of benefits for 1100 Superior:

- Through LEED-EB documentation, 45% of the building occupants take alternative transportation to work. This significantly cuts down on emissions.
- Due to energy efficient operation, the building was able to earn an Energy Star score of 89.
- Renewed focus on green cleaning. Implemented a green cleaning program in the building with contracted assistance from ABM.
- Water fixture upgrades providing water cost savings of \$3,323 through water efficiency improvements and saving over a million gallons of water per year.
- A new white or “cool” roof with solar reflectance index (SRI) applied to decrease the heat island index.
- Recycled existing roof material as well as incorporated recycled material into the new roof. This resulted in energy cost savings.
- Infrared scan conducted to enhance thermal integrity.