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For Immediate Release

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Melody Tower in Miami Earns Green Building Certification

Melody Tower, a 497-unit high-rise residential and retail mixed-use project of the 27th Plaza Corporation in Miami has been certified as a Florida Green High-Rise Residential Building by the Florida Green Building Coalition (FGBC), after it successfully met the sustainability standards established in the FGBC Florida Green High-Rise Residential Building certification program.

The designation represents achievements in a number of categories, such as energy efficiency, water conservation, site preservation, indoor air quality, materials, and durability, including disaster mitigation.

FGBC-certified projects complete a technically rigorous building assessment and construction process to promote design and construction practices that reduce the negative environmental impacts of the building, improve occupant health and well-being, and reduce operating costs for the owner.

Located in the Edgewater arts and entertainment district of downtown Miami overlooking Biscayne Bay, Melody Tower is within walking distance to cultural events, culinary experiences, and sporting opportunities, as well as easy access to interstate highways.

A pool and recreation deck provide an urban oasis for residents, while the fitness center and social room create places of community and connection.

Towards sustainability efforts, the project conducted equipment testing and balancing to verify field installed equipment, such as the HVAC, lighting, renewable energy, and hot water systems, met the owner's performance requirements and were operating correctly. Other energy conservation measures included the installation of Energy Star appliances (dishwashers, clothes washers), automatic timers or motion sensors on lighting controls, and the use of light-colored finishes on interior walls to reflect natural lighting.

Water conservation efforts included the installation of drought tolerant plants for at least 80 percent of the landscaping, a properly installed irrigation system that incorporated separate zones for turf and landscape beds, and correct placement of the spray heads to avoid overlapping spray and runoff. In each of the units, low-flow kitchen and bathroom faucets, shower heads and dual-flush toilets also play a

big role in minimizing the projects water use. High-efficiency clothes washers with a water factor of 4 or less round out the water conservation tactics.

The building was located on a greyfield redevelopment site, which utilized existing infrastructure and placed the project convenient to existing basic services and public transportation.

The heat island effect of the building was reduced by using highly-reflective exterior wall materials and locating the parking under the building. Electric vehicle charging stations were provided in the parking area.

Low impact development (LID) strategies were used to collect and treat stormwater entirely on the site.

Indoor air quality was enhanced through the use of: highly-efficient MERV filters; low VOC paints, stains and adhesives; certified green label carpet; and green cleaning products and maintenance practices.

Occupant comfort and enjoyment was enhanced by providing daylighting and outdoor views to 75 percent of the indoor spaces and using acoustical wall systems with sound reduction attributes.

The project recycled more than 75 percent of its construction and demolition waste.

“As an FGBC-certified building, Melody Tower serves as a model of sustainability for Miami-Dade County businesses and residents,” said Suzanne Cook, Executive Director for the Florida Green Building Coalition.

About the Florida Green Building Coalition

The Florida Green Building Coalition (FGBC) is a nonprofit 501(C)3 Florida corporation founded in 2000 dedicated to improving the built environment. Its mission is "to lead and promote sustainability with environmental, economic, and social benefits through regional education and certification programs." FGBC certification programs are the only standards developed with climate specific criteria to address issues caused by Florida's hot-humid environment and natural disasters. Currently, FGBC is the leading certifier of green projects in Florida.

FGBC's membership is comprised of individuals and businesses from all areas of the building industry, including research, design, materials, products, construction, inspection, marketing, finance and public advocates. For more information about the FGBC "Florida Green" certification programs visit www.floridagreenbuilding.org.

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