

## Centro

Certified: December 16, 2016  
Type: High-Rise Residential  
Score: 154  
Level: Silver  
Version: 1

Centro, a 352-unit loft-style residential tower in the heart of downtown Miami, has been certified as a Florida Green High-Rise Residential Building by the Florida Green Building Coalition (FGBC) after successfully meeting the sustainability standards established in the FGBC Florida Green High-Rise Residential Building certification program. With a score of 154 points out of a 100-point minimum requirement, Centro was awarded a silver-level designation.

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.

Conveniently located around businesses and government offices, and just a few blocks from Miami Riverfront, Bayfront Park and Bayside Marketplace, drive times are replaced with walk times –helping to create healthier lifestyles and reduce air pollution.

With proximity to mass transit, a bicycle-lending program, and Miami’s first dedicated car2go hub car-share program that provides front door, reserved parking, the project was able to eliminate the parking garage, which greatly reduced the building’s carbon footprint.



Comprehensive training of the project’s green team ensured that the performance goals established by the project owners were achieved.

The building’s energy performance was designed to be 15 percent more efficient than the Florida Energy Code requirement. Efficient lighting, automatic lighting controls, and Energy Star appliances installed in both the residential units and common areas all contributed to the improved performance.

Towards water conservation, the project used drought tolerant plants, trees and turf, plus turf was limited to less than 20 percent of the landscaped area. Additionally, the irrigation system used separate zones for turf and landscaped beds, with high-volume spray heads limited to 60 percent or less of the irrigated space. Soil moisture sensors further guarded against unnecessary water use.



For interior water conservation low-flow toilets, shower heads and lavatory faucets were installed, along with high-efficiency, water-saving clothes washers and on-demand tankless water heaters.

To protect the site and reduce stormwater runoff pollution, an erosion control plan prevented loss of soil due to wind or rain during construction. Other sustainability measures related to the site included redeveloping a greyfield, which utilizes existing hardscape, infrastructure, and access to public services.

The use of highly reflective materials for the roof and hardscape helped reduce the heat island effect of the building on the surrounding area.

To protect the health of building occupants, an indoor air quality management plan was followed during the construction process to ensure that dust and other particulates did not enter the ducts of the HVAC system, bath exhaust fans and range hoods. Use of paints with a low VOC rating (volatile organic compound), healthy

insulation, and green certified carpet helped ensure improved indoor air quality. The building also enacted a no smoking policy in all common areas and within 25 feet of any door, window or intake vent.

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.

Waste reduction efforts included using materials that can be recycled at the end of their useful lifecycle and implementing a construction waste management plan that recycled more than 75 percent of the construction and demolition waste.

Disaster mitigation measures, including installation of hurricane resistant glazing (windows & doors) and fire resistant exterior finishes, increase the durability of the building.