

Heller Manus Architects informed us that its 26-story commercial high-rise tower currently under construction in Shanghai was awarded LEED Gold Precertification under the LEED-Core and Shell (LEED-CS) program. The building at 1080 East Dondaming is the first of the LEED-CS program that has been precertified in Shanghai, China. Final LEED Gold certification of the high-rise will be awarded after an independent document review by the USGBC following the building's completion.



The site is located 2 blocks from the Huangpu River in the old Jewish Quarter of Shanghai and has dramatic views of the Pudong and Bund districts. Extensively landscaped outdoor areas and a grand lobby create an inviting environment that reflects the openness and flexibility which are key concepts of the design. Unimpeded circulation throughout these spaces is also a main consideration for the project. The multi-use building plan consists of a 120 meter high office tower with rooftop garden over a 21 meter high podium containing a health club with pool, conference and banquet facilities and ground floor retail as well as a separate 10 meter high retail building.

The LEED-CS rating evaluates the entire project with the exception of the interior spaces of tenants. Established by the U.S. Green Building Council (USGBC) and verified by the Green Building Certification Institute (GBCI), LEED is an internationally recognized program for sustainable design throughout the building lifecycle – design and construction, operations and maintenance, tenant fitout, and significant retrofit. “We are extremely pleased with getting the first high-rise LEED-CS Gold precertification in Shanghai. Initially, we conceived of the project as a LEED Silver rating, but with incentives from the client, the Shanghai Government, and our

own broader sustainable work in China, the building has been brought along to this higher level," said Jeffrey Heller, president of Heller Manus Architects.

Heller Manus' design philosophy focused on creating a functional, advanced landmark building with energy efficiency and environmental protection features while maintaining a level of fire protection and security consistent with the National Standards of the People's Republic of China. Among several sustainable features, some of the elements include:

- decreased energy usage throughout the building;
- ground source heat pump;
- high performance curtain wall envelope;
- specially designed frequency system in the pump and fan control systems;
- occupancy sensor to allow greater management of individual areas;
- overall increased controllability of internal systems;
- use of regional materials;
- increased outdoor air ventilation and open spaces;
- maximized daylight and views;
- use of low-emitting materials;
- reduction of building water use and water efficient landscaping.

### **About Heller Manus Architects**

*Celebrating their 25th anniversary of practice in October of 2009, Heller Manus Architects is a nationally recognized architecture, design, and planning firm located in San Francisco, California. Their depth of experience encompasses a wide range of major new construction and historical remodel projects including residential, commercial, civic, rehabilitation and adaptive re-use, performance facilities, and retail and urban design plans. With their unique experience in difficult approvals situations, Heller Manus provides a tailored small-firm approach to the design and planning situation of each project. Always looking to expand the concept of building usage, Heller Manus has positively improved and engaged each building's particular environment. For more information, visit [www.hellermanus.com](http://www.hellermanus.com).*