

Arizona Department of Environmental Quality.

Description of Project

6 story office building; 275,000 s.f., with 6 story parking structure; 366,310 s.f. located at Washington & 10th Avenue, Phoenix, AZ. Specification and LEED™ Consultants to Opus West Construction Company. Construction completed 2002.



Challenges Overcome

First green building for State of Arizona, with construction documents completed prior to introduction of LEED Green Building Program by USGBC. Revisions to design and construction documents were made to address LEED requirements.

Benefits Provided:

- Recycled Content: Structural components, envelope materials and finishes were selected to achieve LEED™ Credits MR 4.1 and 4.2. In particular, steel framing components were specified to ensure that products included high post-consumer recycled content.
- Waste Reduction: Multiple dumpster system was provided on site and at each floor during construction. Smaller (20 yard) dumpsters were used to allow for on-going monitoring by Construction Superintendent. Waste reduction included recycling of existing asphalt on site.
- LEED™ Rating system: This was the first building in Arizona to include the LEED™ rating system in the design and construction of the project. Roofing was selected to meet Energy-Star and emissivity requirements, FSC certified wood was used in the door construction and the cooling tower discharge water is used to irrigate the landscaping. Vehicle recharging stations are provided in the parking garage, along with a dedicated room for storage of bicycles.
- Eco-Charettes: Individual meetings were held during design with key consultants and the subcontractors to determine those environmental strategies that best fit the project. The Owner was included in the primary meetings.
- Design guidelines/Master Spec: The Opus West Master specification was used, but was modified to incorporate the LEED™ requirements.
- Green O & MS: Opus is the building owner and manager and uses green operation principles in the on-going operations of the building.
- Commissioning: The project received fundamental building commissioning.
- Energy Modeling and Analysis: Energy modeling was provided the Mechanical / Electrical engineer for the project to determine the best mechanical systems and associated envelope materials.
- Monitoring and Tracking: As the headquarters for the Arizona Department of Environmental Quality, the Owner (Opus) and the tenant (ADEQ) are working together to continually monitor the energy usage for this project.
- Additional information available at <http://www.azdeq.gov/environ/waste/p2/download/gbbrochure.pdf>

Client: Opus West Construction Company

LEED CERTIFICATION ACHIEVED: LEED-NC v2.0/2.1 Silver Level 2008