



## MAX AT KIERLAND SCOTTSDALE, ARIZONA

COMPLETED APRIL 2008

258,000 SF OFFICE, 683 SPACE PARKING GARAGE

LEED® - CS CERTIFIED

ARCHITECT: KEATING KHANG ARCHITECTURE

CONTRACTOR: MCGOUGH CONSTRUCTION

MAX at Kierland boasts a number of sustainable features. Although the building was not originally planned to seek LEED® certification, upon base building completion, the team determined it would be a beneficial designation to recognize its contribution to the environment, tenants, and investors. The challenge was to rally the entire design and development team to look forensically at what had been done rather than the traditional design review process normally employed.

By applying TCC's best development practices, the building already qualified for approximately 80% of the points needed for certification and all required pre-requisites. Following a few minor modifications, the building received LEED-CS certification from the USGBC.

Results of these adjustments:

- Reduced the heat island effect of the building by providing 75% of the parking underground.
- Exceeded local zoning open space requirements by 25%.
- Restored more than 50% of the net site area with native vegetation.
- Reduced light pollution by strategically placing exterior fixtures and using indirect light sources.
- Reduced operating costs by exceeded ASHRAE energy performance standards by 19.6%.
- Reduced solar heat gain through the use of dual glazed insulated glazing systems with "low E" and "frit" coatings.
- Reduced heat transfer into the building by installing a thermally broken curtain wall system.
- Increased occupant comfort by installing window shades on all exterior windows.
- Reduced electrical demand by installing Variable Frequency Drives (VFD's) on the building's mechanical equipment.
- Installed a high-efficiency chilled water central plant.
- Committed to purchasing 35% of the building's electrical power from renewable sources.
- Reduced water consumption by installing low flow fixtures and self generating auto flush valves in the restrooms; installed drought resistant plants with a low-flow irrigation system.
- Installed an advanced energy management system to monitor the building's systems ensuring optimal performance.

