



**SIGNATURE CENTRE
GOLDEN, COLORADO**

37% less energy use

47% less water use

100% pre-leased prior to its
certificate of occupancy

LEED® Facts

Signature Center
Golden, Colorado

LEED for Core and Shell
Certification awarded August 27, 2007

Platinum **46***

Sustainable Sites 10/15

Water Efficiency 3/5

Energy & Atmosphere 12/14

Materials & Resources 5/11

Indoor Environmental
Quality 11/11

Innovation & Design 5/5

*Out of a possible 61 points

SIGNATURE CENTRE

A Signature Move

Signature Centre Earns a Platinum Rating in LEED for Core & Shell

PROJECT BACKGROUND

Located just outside Golden, Colorado, Signature Centre includes a five-story, 186,000-square-foot, Class A office building and a 112,000-square-foot underground parking area. The building, which houses 900 employees, also features a fitness center and a café. Signature Centre was designed, developed, and built by Aardex, LLC. The project opened in June 2007, and in January 2008 Aardex sold it to IVG Institutional Funds, a real-estate investment company based in Germany.

DESIGNED FOR DAYLIGHTING

Colorado enjoys 300 days of sunshine each year, and the project team designed the building so that more than 92% of regularly occupied spaces receive daylight and offer views to the city, the mountains, or the immediate landscape. Large windows, interior and exterior lightshelves, high ceilings, glazed partition walls and an open layout welcome daylight deep into the building. Occupancy sensors, photosensors and dimming ballasts ensure that electric lights are used only when necessary.

STRATEGIES AND RESULTS

The project site includes a pervious pathway, bioswales for managing stormwater and native grasses that require little irrigation. This reduced irrigation—combined with dual-flush toilets, waterless urinals, low-flow showerheads, and low-flow faucets with automatic controls—was expected to reduce the project's use of potable water by 47%.

A low-velocity underfloor system provides heating, cooling, and ventilation to most spaces. Perimeter areas are conditioned by radiant heaters and chilled beams. Other energy-efficiency strategies include low-emissivity glazing, an outside-air economizer, and a sophisticated building-automation system. Signature Centre was expected to use 37% less energy than a comparable conventional building, saving more than \$80,000 each year.

The project team located all air-supply intakes on the building roof, away from traffic exhaust, and ensured that all restrooms, janitor closets, and kitchens vent directly outside. The team also selected paints, adhesives, sealants, carpeting, and composite-wood products for their low chemical emissions. Additionally, more than 20% of all materials, by cost, were extracted, processed, and manufactured within 500 miles of the project site, and half of all wood was certified to Forest Stewardship Council standards.

Aardex insisted that all green features pay for themselves within three years. Some green strategies saved first costs, while others reduce operating costs. The underfloor air-delivery system, for example, reduced material use by allowing for a shorter building and avoiding the need for ducting. It also reduces operating costs by saving energy and improving employee productivity.

ABOUT AARDEX, LLC

Based in Golden, Colorado, Aardex, LLC, develops, designs, builds, and manages medical, office, and government facilities. Aardex employs architects, engineers, contractors, construction management specialists, market assessment and land-use analysts, healthcare planners, financing specialists, marketing experts, real estate developers, and property managers.

“A vertical integration of the development interests—design, construction, and ownership—will result in significant savings to a project—as much as 15% or more of overall costs. This allows implementation of the most beneficial strategies and features at a delivery price at or below market rates for conventional facilities.”

Ben Weeks, Aardex principal in charge on Signature Centre



Architect: Aardex, LLC
Civil Engineer: Carroll & Lange, Inc.
Commissioning Agent: Engineering Economics, Inc.
Landscape Architect: Donald Godi & Associates
Mechanical Engineering Consultant: MKK Consulting Engineers, Inc.
Sustainability Consultant: ambient energy

Project Size: 185,920 square feet
Total Project Cost: \$46 million
Cost per square foot: \$247

Photograph Courtesy of: Aardex LLC

ABOUT LEED

The LEED® Green Building Rating System™ is the national benchmark for the design, construction, and operations of high-performance green buildings. Visit the U.S. Green Building Council's Web site at www.usgbc.org to learn more about LEED and green building.



www.usgbc.org
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