FAST FACTS:

63% water reduction
30% energy reduction
83% alt. transportation
Project Background:
The Rose Smart Growth Fund was established to “create a national portfolio of real estate retrofitted with green improvements and within walking distance of convenient forms of mass transit.” The Vance Building fits the description perfectly and was acquired by the Rose Smart Growth Investment Fund in 2006. Ownership set out to transform it into a leading green and historical building.

Ownership feels strongly that green buildings are better for the bottom line, better for tenant employees and better for the planet. They work with an interdisciplinary team of architects, engineers, contractors and managers to create a “greening” plan. The plan, which is based on modeling and analysis, addresses initial capital investments, tenant improvements, management processes and ongoing investment in building systems and operations. Through these methods, the Vance Building achieved LEED-EB Gold.

Innovative Measures:

Energy:
Energy Star rated reflective roof system, restoration of operable windows, mecco shades and light shelves, weatherstripping, all lighting fixtures updated with high efficiency fixtures, commissioning of steam system, replacement of steam traps, local temperature control valves at radiators, new mechanical ventilation systems in corridors.

Transportation:
Addition of bike and shower rooms, building-wide transporation surveys and challenges encourage alternative methods of transport for commuting.

Water:
All plumbing fixtures upgraded with low flow fixtures to achieve at least 30% better than previous water use.

Other:
Web-based utility dashboard to track energy and water consumption.

Building Statistics:
Owner: Jonathon Rose Companies
Manager: KidderMathews
Building Type: Class A Office
Location: 1402 3rd Ave.
Built/Renovated: 1929
Square Feet: 115,986
Number of Floors: 14
Structure: Concrete
Envelope: Infill
Energy Star Score: 98

Energy
EUI: 43 Kbtu/sf/yr
Baseline EUI: 115 Kbtu/sf/yr
Reduction: 63%
Cost savings: $

Water
Reduction: 30%

Transport
Alternative Transport utilized (includes carpool, bus, bike, walk): 80%
Drive-Alone Trips District Average: 35%
Rideshare Trips District Average: 10%
Transit Trips District Average: 43%
Walk/Bike Trips District Average: 12%