



**GAIA** *profitability through sustainability*

LEED + ENERGY MODELING + COMMISSIONING



**462,720** sq ft

Construction : Industrial | Type : Warehouse w/ Office

## PROJECT TEAM

**Owner** : Urban Outfitters Inc.

**Architect** : United Construction

**General Contractor** : United Construction

**Mechanical Engineer** : RHP Mechanical Systems

**Electrical Engineer** : Jenson Electric Co.

**Plumbing Engineer** : RHP Mechanical

**Landscape Architect** : GreenDesign Landscape Architects, Inc

**LEED Consultant** : Gaia

**Energy Model** : Gaia

**Commissioning Agent** : Gaia

**87%** less potable water used for landscaping through the use of drought-tolerant plants and high-efficiency irrigation

**30%** reduction in total energy use due to high-efficiency mechanical and lighting systems and a solar PV

**77%** of construction waste was diverted from landfills

**URBAN OUTFITTERS**  
WEST COAST INTERNET  
FULFILLMENT CENTER  
RENO, NV



## LEED-NC v3.0 FACTS

**LEED SILVER**

**53** of 110

Sustainable Sites :	<b>10</b> of 26
Water Efficiency :	<b>5</b> of 10
Energy and Atmosphere :	<b>22</b> of 35
Materials and Resources :	<b>6</b> of 14
Indoor Environmental Quality :	<b>4</b> of 15
Innovation and Design :	<b>4</b> of 6
Regional Priority :	<b>2</b> of 4

## LEED ACCOMPLISHMENTS

### Sustainable Sites

- On-site bicycle storage, showers and changing areas for company employees
- Preferred parking for low-emitting, fuel-efficient and carpool vehicles
- A reflective "cool roof" was used to reduce the heat island effect
- Stormwater is infiltrated onsite and treated to remove contaminants to reduce environmental impact on waterways

### Water Efficiency

- Drought-tolerant plants and high-efficiency irrigation system was used to reduce the use of water for irrigation by over 87%
- High-efficiency water closets, lavatory faucets and urinals were used to reduce annual water use by 35%

### Energy and Atmosphere

- Efficient HVAC, lighting system with daylight controls, and a solar photovoltaic system reduces energy consumption by over 30%
- Energy measurement and verification system designed into the buildings network to provide ongoing accountability of energy consumption over time

### Materials and Resources

- 77% of construction waste was diverted from landfills
- Over 30% of total building materials composed of recycled content
- Over 20% of total building materials were extracted, processed and manufactured locally (within 500 miles)

### Indoor Environmental Quality

- Building ventilation system was designed to provide enhanced levels of fresh outside air to occupants
- All paints and coatings were selected with low levels of volatile organic compounds (VOC's) and composite wood products with no added urea-formaldehyde to reduce indoor air contamination

