

Morgan Creek Ventures Rocky Mountain Institute Boulder Offices

Boulder, Colorado

Building Type:	Office low-rise
Recognition Status:	LEED for Commercial Interiors v2.0 Platinum
Completion Date:	2006
3rd Floor Gross Square Footage:	2,767 sq. ft. (257 sq. m.)
Total 3rd Floor Cost:	US\$112,900 (for tenant build-out)
Lighting Power Density:	0.3 W/sq. ft. (3.2 W/sq. m.)
Indoor Potable Water Use:	10,000 gallons/yr (37,800 liters/yr)
DOE Climate Zone:	Zone 2 (5,500 HDD, 600 CDD)



*Exterior of 1215 Spruce Building
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PROJECT OVERVIEW

Founded by Amory and Hunter Lovins in 1982, Rocky Mountain Institute (RMI) is a nonprofit organization that works with corporations, design professionals, governments, communities, and citizens to help them solve problems, gain competitive advantage, increase profits, and create wealth through the more productive use of resources. The incorporation of energy, resource, and economic efficiency into the new Boulder office aligned well

with RMI's mission and gave the company a chance to "walk the talk." Motivated by the need for additional space, RMI strategically partnered with Morgan Creek Ventures, a local developer, to rehabilitate an existing building located only a block away from Pearl Street, a pedestrian mall in downtown Boulder. RMI's Built Environment Team worked with Morgan Creek on the interior layout, daylighting strategies, and materials selection. In September 2006, the

2,700-square-foot (80-square-meter) space received the first Leadership in Energy and Environmental Design (LEED) for Commercial Interiors Platinum designation in history as well as being the first project in Colorado rated at that level.

THE BOTTOM LINE

RMI's partnership with Morgan Creek Ventures allowed both parties to realize beneficial business objectives while also enhancing the building's overall performance. RMI's Built Environment Team provided design input for the third-floor build-out while Morgan Creek coordinated procurement and construction; financial responsibilities were shared. RMI's involvement in the project allowed Morgan Creek to push the envelope and integrate more innovative features than they would have otherwise. The merits of the partnership between the companies extend beyond occupant comfort and resource conservation. Frequent in-house tours allow the Built Environment Team to educate clients, interested parties, and the general public about sustainable technologies. In addition, the peripheral PR is an added bonus for Morgan Creek Ventures.



*South conference room
© Rocky Mountain Institute*

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“Our sense is that within the next three to five years, this kind of building will be the new normal and anyone who hasn’t done this will have a building that doesn’t appreciate as fast and isn’t worth as much.”

— **Andy Bush, Principal**
Morgan Creek Ventures

RMI has teamed again with Morgan Creek for their new Boulder Office located one mile from the old building (at 1820 Folsom). The new building allows for RMI to better measure and verify their energy and resource consumption and document the effectiveness of investments in energy efficiency.



OPERATIONAL EFFICIENCY KEY TO SUCCESS

As part of an overall effort to embed sustainability in all aspects of the Boulder office's operations, RMI and Morgan Creek worked together to create a green cleaning plan for the facility and to find a suitable vendor to execute it. Cleaning products with small amounts of volatile organic compounds (VOC) are used throughout the office and recycling of plastic, paper, and cardboard is easily accessible for each employee. Commuter-friendly amenities such as bike racks, showers, and proximity to the City's free public Eco-Pass bus system facilitate alternative employee transportation. A brief survey revealed that as a result of these efforts, 81 percent of building occupants utilize alternative means of transportation to get to and from the office. Additionally, all fossil fuel-based employee travel and facility energy use is offset through the purchase of renewable energy certificates.

TENANT STRATEGIES SHOWCASE LATEST GREEN PRODUCTS

The energy-efficient RMI tenant space boasts superior indoor air and lighting quality and significantly reduced water consumption. An open office floor plan, which allows light from south- and west-facing windows to infiltrate 75 percent of regularly occupied space, along with the installation of T5 HO lamps, dimmable ballasts, and photocell and occupancy sensors, reduces

energy consumption for lighting by 70 percent. An underfloor air system improves thermal comfort and allows each occupant to control his or her environment. Lastly, low-emitting and rapidly renewable materials including marmoleum, wheatboard, sorghum, and sunflower board improve indoor air quality, creating a healthier and more productive workspace. In the restrooms, water-pressure-assist technology in toilets and waterless urinals minimize wastewater volumes while 0.5-gallon-per-minute (1.9-liter-per-minute) water faucets with solar-powered on-off sensors help reduce overall water use by 54 percent.

PROJECT TEAM

Developer:
Morgan Creek Ventures

Tenant:
Rocky Mountain Institute

Mechanical Engineer:
Design Mechanical, Inc.

Lighting Design:
Clanton & Associates

High Performance Consultant:
Rocky Mountain Institute

Commissioning Agent:
Engineering Economics, Inc.

SOURCES

Andy Bush, Principal,
Morgan Creek Ventures
Cara Carmichael, Consultant,
Rocky Mountain Institute

*Cabinetry materials include sorghum board and bamboo
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