



**AARDEX LLC**  
DEVELOPER OF  
USER EFFECTIVE® BUILDINGS  
14143 DENVER WEST PARKWAY  
GOLDEN, CO 80401  
PH: 303-987-9000  
FAX: 303-987-8610

## For Immediate Release

**Contact:** Steve Grund: 303.327.4452

### *“Signature Centre”*

Becomes Colorado’s First Commercial

### **LEED Platinum Building**

**(Golden, Colorado – September 12, 2007)** Aardex LLC, a full service design, development and construction firm, announced today that it has received **LEED Platinum** certification from the United States Green Building Council for the Signature Centre at Denver West. The Signature Centre is located at 14143 Denver West Parkway.

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System is the nationally accepted benchmark for the design, construction and operation of high performance green buildings. This is the first commercial Platinum building in Colorado and, at 186,000 square feet, the largest speculative LEED Platinum project in the United States.

“Our staff outdid themselves. We are now the greenest building in Colorado!,” said Aardex CEO Rick Butler, whose firm developed, designed, constructed and now manages the Signature Centre. “We received the Platinum certification and the staff achieved it at standard construction costs. We can do LEED for FREE.”

LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, material selection and indoor environmental quality.

The Signature Centre, a five story structure, features underfloor air throughout the building with individual temperature and ventilation controls. Daylight harvesting via interior and exterior light shelving, abundant glass and individual lighting showcase the many features promoting productivity and creativity in this state-of-the-art workplace.

“Aardex is to be commended for achieving Platinum LEED certification. This facility is one that both the community and its customers can be proud of,” said Rick Fedrizzi, President, CEO, Founding Chair, U.S. Green Building Council. “The Signature Centre will be a showcase for high-performance and energy-efficiency and an inspiration for others to match it .”

Features include the positioning of the building in relation to the path of the sun, 9.5’ – 18’ high clerestory window perimeter, three floors of below building parking (241 stalls within 112,000sf.)

a fully landscaped park with garden feature, seating and wi-fi connectivity, café and fitness center.

- **Under floor ventilation achieved by high efficiency Roof Top Units equipped with an outside air economizer**
- **Building perimeter conditioned with chilled beams and radiant heaters**
- **Hot water supplied from high efficiency boilers**
- **Chilled water supplied from evaporative cooled condensing chilled water units on roof with variable volume pumping distribution**
- **Lighting controlled by occupancy sensors, dimmable switches, and photo sensors**

With the combination of all of these features, **Signature Centre will reduce at minimum its total annual energy usage by 36.3%.**

<b>Sustainability Goal</b>	<b>Signature Center, at Denver West Objectives</b>
<i>Minimize Site Impact</i>	<ul style="list-style-type: none"> <li>* Erosion control plan</li> <li>* Maximizing open space onsite</li> <li>* Reduction of heat island effect caused by roof</li> </ul>
<i>Minimize Effects of Transportation</i>	<ul style="list-style-type: none"> <li>* Bicycle racks and onsite shower facility</li> <li>* Access to public transportation</li> <li>* Preferred parking for low-emitting and fuel-efficient vehicles</li> </ul>
<i>Minimize Energy Usage from Conventional Sources</i>	<ul style="list-style-type: none"> <li>* No CFC or halons usage</li> <li>* Fundamental and enhanced building commissioning</li> <li>* Reduced annual energy cost by 28.3%</li> <li>* Created a measurement and verification plan for base building as well as tenant sub-metering</li> <li>* Purchased 100% wind based Green Power</li> </ul>
<i>Select Environmentally Responsible Materials</i>	<ul style="list-style-type: none"> <li>* More than 20% recycled content materials</li> <li>* More than 75% recycled construction waste</li> <li>* More than 20% local materials used</li> <li>* Storage and collection of recyclables</li> <li>* More than 50% FSC certified wood</li> <li>* Provide guidelines for tenant design and construction</li> </ul>
<i>Provide Good Indoor Air Quality</i>	<ul style="list-style-type: none"> <li>* Minimum indoor air quality requirement</li> <li>* Environmental tobacco smoke control policy</li> <li>* Mechanically ventilated outdoor air delivery monitoring system</li> <li>* Increased ventilation by a minimum of 30%</li> <li>* Implemented an indoor air quality management plan during construction</li> <li>* Low VOC materials (adhesives, sealants, paints, carpet, composite wood)</li> <li>* Provide indoor chemical and pollutant source control</li> </ul>
<i>Provide Comfortable Buildings for Occupants</i>	<ul style="list-style-type: none"> <li>* Designed for thermal comfort and provided for controllability</li> <li>* Provided daylighting for over 90% of occupants</li> <li>* Provided views for over 90% occupants</li> </ul>
<i>Minimize Water Usage</i>	<ul style="list-style-type: none"> <li>* 50% reduction in water needed for landscaping</li> <li>* Greater than 40% reduction in water usage for water fixtures</li> </ul>
<i>Education</i>	<ul style="list-style-type: none"> <li>* Education plan for user effective buildings</li> <li>* Education plan for sustainably operated and maintained buildings</li> </ul>

Founded in 1983, Aardex LLC is a development, design, construction and property services firm based in Denver, CO. A recognized leader in build-to-suit, Aardex authored *User Effective® Buildings* in 2004, a methodology that champions worker productivity in the workplace. The company builds structures that contribute to the bottom line while generating as much as 50% in utility savings at the same time. Learn more at [www.aardex.com](http://www.aardex.com).