

# CASE STUDY

## Riverfront Development LEED Certification Services Tuscaloosa, Alabama

Making buildings work. **Better.**



**Owner:**

Tuscaloosa Riverfront  
Development, LLC

**Contact:**

Mr. Mark Sullivan

**Phone:**

(205) 343-0505

**Architect:**

Giattina Aycock  
Architecture Studio, Inc.

**Contractor:** N/A

**Schedule:** August 2008

**Budget:** \$16 million  
construction

**Profile:**

Riverfront Development is a 113,200 SF Class-A office building pursuing LEED Silver certification under Core and Shell program (LEED-CSv2.0). The project is currently at the end of Construction Document phase.

**Description of Services:**

As the LEED Certification consultant to the project, EMC is responsible for: Conducting LEED Charrette with project design team to set up realistic projects goals in terms of target LEED-CS certification level and points to pursue; Coordinating project's LEED Certification progress and documentation submittal process; Provide sustainable design guidance in selections of building materials, equipment and systems; Assist the architect and engineers in optimizing whole building energy performance applying passive architectural design strategies and mechanical energy efficiency measures; Perform energy simulation for design and budget buildings for LEED Certification per ASHRAE 90.1-2004 Appendix G Performance Rating Method; and Review design documents and assist in specifications at each phase pertaining to LEED credit compliance.

**Sustainable Design & Construction Features include:**

Environmentally conscious site development and stormwater quality management; Light pollution reduction to minimize site lighting pollution to night sky Water efficient irrigation and low-flow plumbing fixtures; Optimized energy performance and enhanced refrigerant management; Enhanced commissioning and building performance measurement and verification; Construction waste management and IAQ management; Regional and low-emitting sustainable materials and certified wood products; and Design for thermal comfort, indoor chemical and pollutant controls.



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## Company Overview

Making buildings work. **Better.**



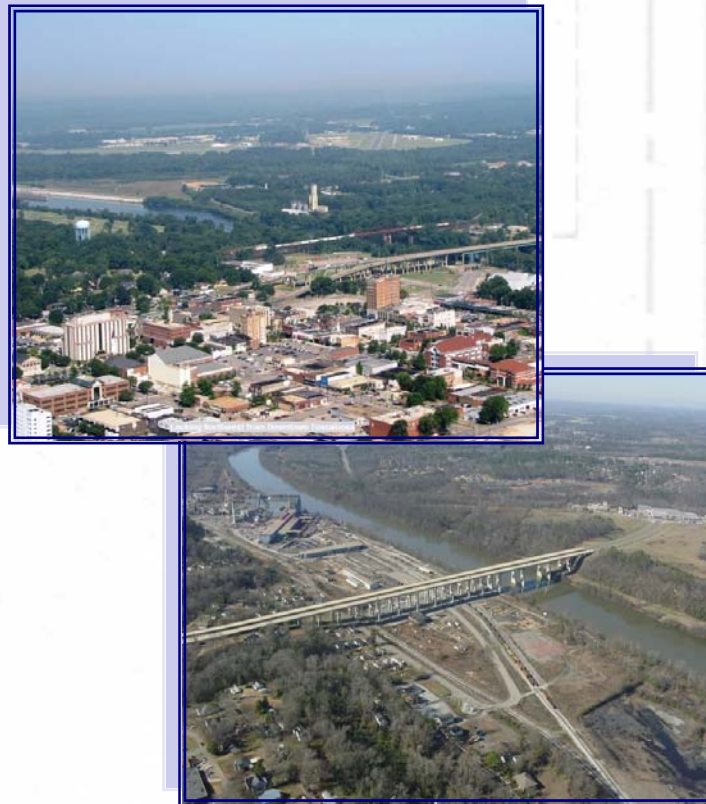
EMC is dedicated to creating sustainable facilities by optimizing performance through energy modeling and analysis, building automation systems application, advanced mechanical and electrical design, construction management, and building commissioning to achieve lower energy costs, improved comfort, and increased productivity.

## Experience

Since 1976, EMC has been a leader in delivering high performance building solutions. As a multidiscipline firm, we have strong credentials in mechanical, electrical, and control systems retrofit and modernization and energy engineering and commissioning.

## Where do EMC's experts work?

You'll find us in schools, colleges, hospitals, government facilities, healthcare, and all types of private sector structures from supermarkets to office towers. In fact, EMC's engineers and technicians go wherever new facilities are under construction or existing structures or systems are operating at less than peak performance.



Whether you need a retrofit or a modernization or a new high performance building, you can rely on EMC to bring engineering excellence to your project.

Imagine reducing operating costs, improving comfort, increasing productivity, and getting your building's problems fixed quickly. EMC's services are the key!

## Services

### **BUILDING COMMISSIONING/RETRO-COMMISSIONING**

The commissioning process for new buildings and major renovations, provides facility owners with assurance the facility is functioning to meet their project requirements. Commissioning is the only process that assures a quality outcome. Whether you manage a new or existing facility, it's really difficult to know unless an independent commissioning expert has evaluated your systems. EMC's retro-commissioning services provide low cost, high return operating improvements that reduce operating costs. Think of it as a building "tune-up".

### **SUSTAINABLE DESIGN**

More organizations are considering Green building systems and renovations. But to go Green--affordably--you need integrated sustainable design. EMC provides energy simulation modeling, daylighting, and high performance systems concepts to meet LEED requirements. We're ready to advise and coordinate and show you how to make the wise choices that deliver real environmental and economic benefit.

### **ENERGY ENGINEERING**

Energy and how it's used affects quality-of-life and the global environment. Our core business is creating energy systems that optimize energy use. Our energy-engineering services ensure that you meet today's needs while planning for tomorrow's growth. This includes audits, assessments and implementation of energy improvement projects.

### **FACILITY DESIGN**

Integrated systems design is crucial to facility renovation and modernization, particularly in high performance facilities. EMC understands how to take cutting edge mechanical, electrical, and building automation system technology and integrate it into real world solutions. And we can do it while your facilities stay in operation.

### **DESIGN/BUILD**

Identifying your facility's energy issues is just half the battle. You then need a retrofit strategy that maintains the building environment and minimizes system downtime through every phases of construction. EMC is skilled at engineer-led, design/build projects, including efforts funded through Energy Savings Performance Contracting.

### **TRAINING**

Today's building systems are complex. But EMC believes any operations and maintenance team is up to the challenge--if properly trained. We offer an extensive program of live and videotaped training classes and seminars--on-site and hands-on.

## OFFICE LOCATIONS

Denver, CO \* Atlanta, GA \* Salt Lake City, UT \* Irvine, CA \* Raleigh, NC \* West Palm Beach, FL

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