Boulder Commons

96,000 sq. ft. commercial

3200 Bluff

46,000 sq. ft. commercial
38,000 sq. ft. residential
A Building is the sum of its systems.
features of Boulder Commons required to achieve lower annual energy use. 

- Envelope construction techniques and more effective insulation levels to reduce air leakage and heat loss.
- High efficiency Variable Refrigerant Flow (VRF) cooling and heating system.
- Advanced architectural/engineering façade design leading to reduced heat gain/loss and better daylighting (reduced light infiltration techniques to accommodate horizontal and vertical mounted photovoltaics).
Daylight, views, efficient floor plans, flexible configurations

“Off the shelf” Components
- Narrow Floor Plates
- Variable Volume Refrigerant System
  - Composite Steel Structure
- Triple Glazed Windows-gas filled
- Good Thermal envelope-mineral wool on exterior
  - All LED Lighting
All open workspaces near windows
Bright, Open, Collaborative Workspaces
Southeast solar wall....panel selection....attachment system....
Creating a Market Rate Return on Solar

• Total Solar Cost-including attachment $1.9 2.3M

• Market Rate for Energy (low end) $1.90/foot/year
  --$190,000 per year before depreciation/credits

• 10 8.3% Cash on Cash Return-before financing

100,000 Square Foot Building
• Currently Negotiating an “all electric” restaurant

• Standard Lease includes energy plug load, survey requirements, etc.

• Lease includes annual re-commissioning
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