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## Keurig Green Mountain facility - LEED Gold

September 26, 2014 - Spotlights

When Keurig Green Mountain was searching for space to consolidate its Mass. operations, a key factor was finding a facility that reflected the company's sustainability goals and commitment to socially responsible business practices. They were able to achieve this by partnering with a landlord who was equally committed to the environment, the Gutierrez Co. Together, they transformed a former brownfield site into a modern, efficient, and environmentally sensitive campus.

Gutierrez' 16-acre site contained one existing structure which was renovated and expanded to become a new research and design facility. A second building, containing 277,000 s/f of office space over six floors and another four levels of parking, was constructed and connected to the first by an elevated bridge. Both buildings pursued LEED-C&S and LEED-CI certification. The unique site lent itself well to LEED's Master Site review process and allowed both new facilities, as well as a planned future expansion, to streamline the credit documentation for the Sustainable Sites credits.

The projects include numerous sustainable features that contributed to the credits targeted for LEED Gold certification. In addition to the brownfield redevelopment work, the site includes a 7,500 s/f section of green roof, utilizes permeable pavement on surface parking lots, and is powered by a 524 kW roof-mounted PV array. A rainwater harvesting system collects roof runoff to a 200,000 gallon storage structure that meets all of the site's irrigation needs. Inside, both new facilities were awarded LEED points for low-flow plumbing fixtures, LED lighting, efficient HVAC design, equipment and commissioning, and the use of recycled and regional materials.

Keurig Green Mountain's most recent sustainability report outlines their aggressive sustainability targets in the key practice areas of Resilient Supply Chain, Sustainable Products, and Thriving People & Communities. Their new LEED facilities in Burlington will play an important role in making those targets a reality.

Project Team Included:

Property Owner: The Gutierrez Company

Tenant: Keurig Green Mountain

Owner's Rep: AEC Solutions

Architect (Base Building): Symmes Maini & McKee

Architect (Interiors): Visnick & Caulfield

MEP Engineer: WB Engineers

Contractor: Gutierrez Construction

LEED Consultant: Chapman Construction/Design

Commissioning Agent: Synergy