



Entry Title
1400 Collins

Category
Concept



Business Name:

Demandt Architecture, P.A.
8886 SW 129th Terrace
Miami, Florida 33176
305.665.5250

About the Company:

In 2006, Demandt Architecture, P.A. was established with three employees and the knowledge and experience to excel in intuitive and innovative design practices, with a focus in commercial/retail projects, both large and small. Today, Demandt Architecture, P.A. has grown to become one of the busiest small firms in Miami, having grown to nine employees in just a few years with a wide array of projects and clientel. We continue to grow as a full service firm specializing in providing complete Architectural services from the initial design phase to post-occupancy evaluation, including three-dimensional design and renderings, project coordination, construction administration and LEED administration. From thorough workmanship and dedication to the ethical principles of architecture, Demandt Architecture, P.A. continues to synergize design through conceptual development and functional innovation to continue playing an active role in the architectural evolution of South Florida. Demandt Architecture, P.A. has shown continued dedication to the practice of architecture as three of our employees have become LEED registered professionals.

Creators:

Frank Demandt, R.A., AIA, LEED AP (BD+C) - Principal Architect / LEED Consultant
Danny Disla, LEED AP (BD+C) - Project Manager / LEED Project Administrator
Georgina De Cubas, LEED AP (BD+C) - Designer / LEED Consultant

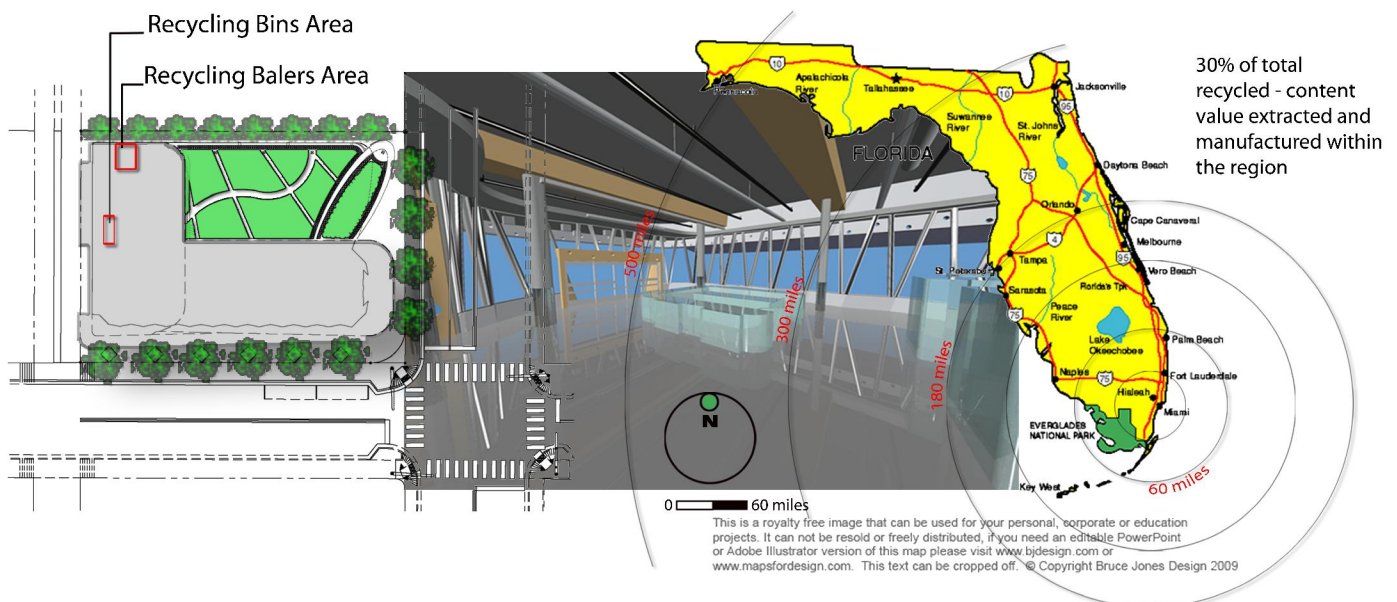
Description of Company and creators of project



The entry is... a step in the right direction, a new concept for a LEED certifiable “Walgreens” retail store. It is a creative and challenging design that is inserted into an existing urban city fabric, restoring habitat and natural resources by using existing infrastructure and protection of Greenfield. Our building is one of new construction on rejuvenated land where a historic fueling station once stood “Egyptian Fill Station” (1926-1971). Brownfield redevelopment of this site has been forth going for a little over a year. The intent is to build this project with low impact and efficient use of resources. If we could all cut back on our usage as much as this building shall, the architecture around the world and thus the world itself would be better off. This special take on LEED feasibility, where every possible scenario that can be used toward erasing our carbon footprint has been analyzed, is just the beginning for future retail projects. We aren’t just trying to earn points for LEED we have created a project that takes into account all aspects of green architecture. The book study itself is massive & we can only show a few of the more important items. Each LEED section and thus credit has been evaluated and scrutinized to get the most efficiency out of it. Each LEED item and thus credit is sectionalized to create a visual between what each credit achieves & how to achieve said credit. Our design also offers special attention to the comfort and well-being of building occupants. Using low-emitting materials for paint, coatings, adhesives, sealants, flooring systems and composite wood & agrifiber products. Designation of specific smoking areas and signs prohibiting smoking in the building. Performing a complete building air flush-out prior to occupancy, all come together to provide a clean breathing atmosphere. Proposal of sensors and lighting controls, and individual comfort controls in certain areas. Extensive open areas are provided to establish a connection between indoor and outdoor and solar tubes or skylights for the introduction of daylight. These are just a few of the green items that this project entails and there intent toward sustainability.

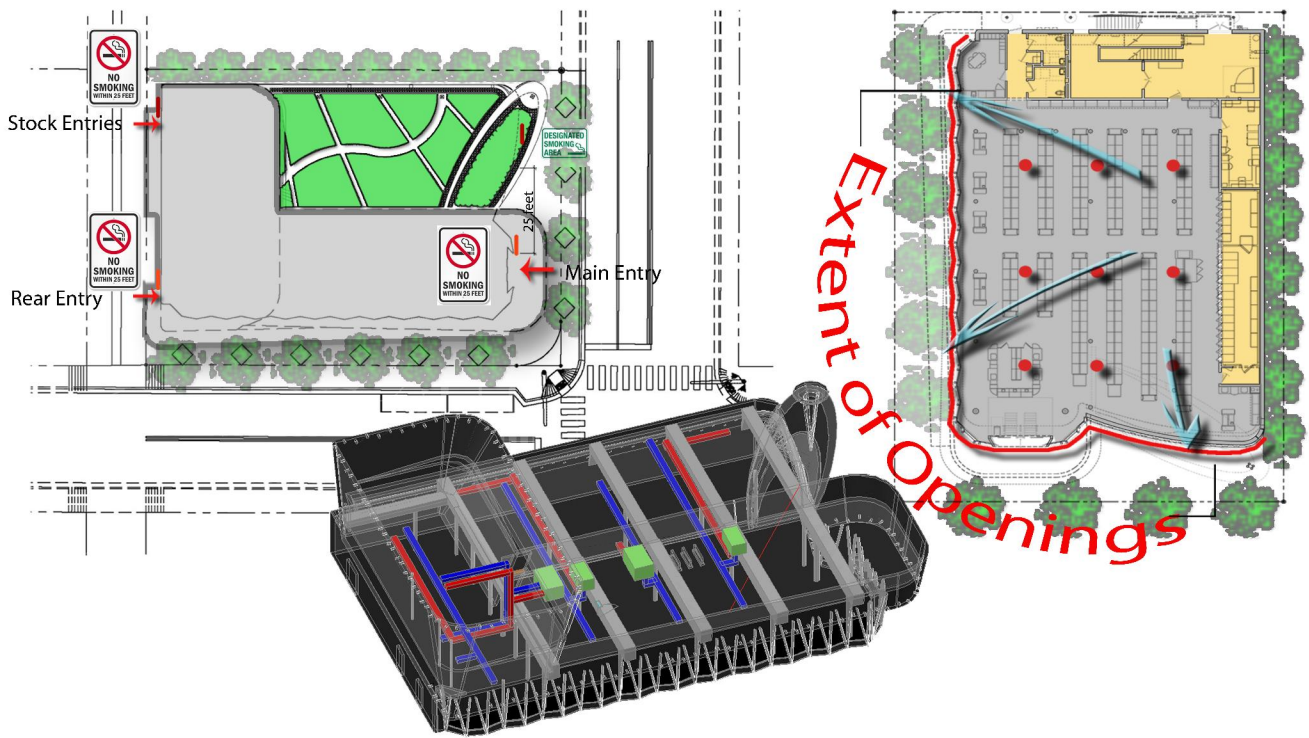
*Brownfield Redevelopment - to rehabilitate damaged sites where development is complicated by environmental contamination reducing pressure on undeveloped land.

What the Entry is and its intended use



Our design is comprised together to promote green building in the commercial sector, particularly in a retail setting, with benefits to the surrounding community, workers, owners, occupants and the general public. Delivered to consumers via passive design systems and overall thoughtful architecture, these thoughts have been compiled in a feasibility study for the client and that study synopsised here for this application. It is our purpose to eliminate negative environmental impacts during construction and to facilitate an efficient operation during the usage life of the building. Our LEED certifiable concepts propose improvement in indoor air quality, increasing productivity and well-being for consumers and workers. It promotes biodiversity by encouraging conservation and preservation of natural resources in the area. It has developed solutions for energy efficiency via introduction of passive energies and has developed solutions for water use efficiency which encourages a reduction in use of potable water (i.e. draws no network water for naturescape and minimal use for the store). Moreover, it offers innovative solutions to reduce storm water runoff. This study includes incentives to decrease pollution generated from vehicles via preferred parking for automobiles having either fuel efficiency, alternative fueling sources, and/or are electrically powered). Our two story building will be constructed under an erosion and sedimentation plan to reduce pollution from construction activities and a restoration of the previous developed site. More open and vegetated areas have been studied which again promote biodiversity. The design not only provides preferred parking for low emitting and fuel-efficient vehicles, it promotes alternative transportation with the use of secure bicycles racks, showers and changing facilities in the building, as well as easy access to public transportation in order to reduce pollution and land development impact from automobile use. It is our goal to obtain the highest level of Leadership in Energy and Environmental Design (LEED) that is fiscally plausible. This is one of the first Green Design concepts for "Walgreens" buildings in Miami Florida and it has built into it the makings of what could be the highest level of LEED certification for project from available points & some points that are not included (Innovation in Design), creating a template prototype for future retail stores.

How the Entry is manufactured and delivered to consumers



An innovative design idea has been submitted to Green Dot today, exhibiting excellence in sustainability and environmental responsibility: vis-à-vis recycled land, improved green spaces, proper use of natural resources, and less human time exhausted. We start with our greatest natural resource, water. Water use reduction, water efficiency, and reduction of storm-water runoff (whereby eliminating contaminants) have been built into this project. Use of captured rainwater, gray-water, and recycled wastewater, specifically for non-potable uses like irrigation, help to support the premise. No potable water is used for landscaping (only natural irrigation on this site) consisting of street side & rooftop planters, which increase the open green space from 10% to more than 55%. Sample below depicts collected rain water shedding onto green spaces and collected for use in lavatory flushing. Plumbing fixtures are also fitted with water usage sensors. The design includes a 30% improvement in building performance to reduce excessive energy use. By drawing power from solar panels for air-conditioning, condensing, and electrical systems it helps to gain approximately 15% in savings. Our HVAC and condensing equipment also use zero CFC based refrigerants. A place for recyclables, with easy access for the collection and storage, has been provided as part of the design to reduce waste generated from the use of the building and it's occupants. Not only shall we inspire this site to recycle, but it's mostly recycled itself. The structure shall be 70% concrete and in that, a total recycled content of at least 25% from aggregates, not to mention it is extracted and manufactured within 500 miles of the project site. Moreover, 50% of the wood products (by cost) have been proposed to be certified by miami (FSC) Forest Stewardship Council. This building shall be constructed in record time with efficient use of the labor via new technologies in construction. Taking human energy into account has never before been calculated as part of LEED, only for the financial bottom line. This takes into account less time spent on the project for each discipline (i.e. quicker turn-around time and thus more time for planning the next project). This translates to less usage of resource energies (i.e. gas, tolls, equipment rentals, travel time, etc.) and overall less of an impact on the environment. I guess you can call it the "Human Aspect". Lastly, did we mention, there was an extensive environmental clean-up that went underway approximately a year ago to remediate the brownfield to cleanse it to its current and presentable state of usable land.

How the Entry exhibits excellence in sustainability and environmental responsibility

