

Case Study



“The project was challenging because the site was designated for ‘adaptive reuse’ by the City of Phoenix. Challenges include structural, noise attenuation, HVAC retrofit, recycled materials, inclusion of an energy management system, and 3D Building Information Modeling (BIM). The team at Comfort Systems USA Energy Services successfully led us through the process meeting the requirements for ‘LEED Gold,’ exceeding our goal of ‘LEED Silver.’”

John Cavness, President,
Logos Builders Southwest, LLC

Project Summary

Name

U.S. Citizenship and Services (USCIS) at Yourland

Market
Commercial

Location
Phoenix, Arizona

U.S. Citizenship and Services (USCIS) at Yourland

The Challenge

The Yourland site was a 40 year-old, vacant department store near the Phoenix Airport. In 2007, the building was purchased and registered with the U.S. Green Building Council’s LEED® Core and Shell v2 program for the USCIS, a U.S. General Services Administration (GSA) tenant. The arrangement did not work out and DOXA South, LLC purchased the property in 2010 with the intent of refurbishing the exterior and interior spaces for USCIS. The USCIS lease agreement required sustainable elements and approaches including at least a LEED “Silver” level certification. Faced with tight deadlines and the unique situation that the building carried an outdated LEED registration, DOXA South needed a knowledgeable LEED partner that could help them navigate a LEED roadmap quickly and efficiently. Comfort Systems USA Energy Services partnered with sister company Comfort Systems USA (Southwest) and general contractor Logos Builders Southwest, LLC and was ready to help.



The Yourland mixed use development facility is now the home for the U.S. Citizenship and Immigration Services (USCIS) local office. The building hosts all of the USCIS immigration services – biometrics, interviews and information appointments.

The Solution

The CSUSA/Logos Builders Team:

- Helped DOXA South achieve LEED Core and Shell “Gold” certification, a level higher than required.
- Created a facility that consumes 32% less energy annually than the minimum baseline required by ASHRAE 90.1, resulting in 8 out of a possible 10 points awarded for energy efficiency.
- Installed domestic water systems that reduce annual use by 55%. This is below the minimum baseline required through EPACT 1992, resulting in an exemplary performance point awarded in LEED.
- Reused most of the existing site and structural materials. The building shell’s envelope (thermal barrier, air barrier, moisture barrier and sound attenuation) properties were greatly enhanced.

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USCIS is the agency within the Department of Homeland Security responsible for immigration benefits. The Phoenix Field Office serves the counties of Apache, Coconino, Gila, Greenlee, La Paz, Maricopa, Mohave, Navajo, Yavapai and Yuma. About 76,000 customers are expected to visit the building for immigration services during the first year.

U.S. Citizenship and Services (USCIS) at Yourland

A Closer Look

In 2010, Comfort Systems USA (CSUSA) teamed-up with Logos Builders Southwest to provide a turn-key approach for the design and installation of mechanical systems and controls to the U.S. Citizenship and Services (USCIS) at Yourland project. The team worked closely with the Owner and subcontractors to successfully define, execute, and exceed the Owner and Tenant's project goals.

CSUSA provided all LEED project administration, energy modeling, enhanced commissioning, Indoor Air Quality management and Measurement & Verification services. CSUSA also provided all mechanical and controls installation. The project included full Building Information Modeling (BIM) as-built drawings provided to the Owner at closeout.

The state-of-the-art Yourland facility will now provide a healthy and comfortable building for USCIS and their clientele.

Use Our Energy to Save Yours!



Contact us. We can help you.

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