

Lofts at McKinley Phoenix, Arizona

1st Senior Housing Development in Arizona to seek LEED Platinum certification



STRUCTURAL INSULATED PANELS

BY INSULFOAM A GRUPE Company



Given multiple development issues including clearing asbestos from the building on site to zoning and design changes, time was saved by using SIPs instead of standard wood framing. Staying on deadline was critical to this project.



Project Profile: Affordable Senior Housing

Urban infill redevelopment project serving a mixed community. By removing a vacant office building and replacing it with a three-story apartment community for seniors and the disabled, builder Tofel Construction is helping transform the neighborhood and provide fully accessible rental housing for low and moderate income working seniors. Loft at McKinley was the first senior housing project in Arizona to seek LEED Platinum certification and the first new construction project ever permitted under Phoenix's newly adopted Downtown Urban Form Code. Sustainable features include: roof-top solar, dual flush toilets, SIP walls and reflective roofing for an efficient building envelope, smart water usage, low water usage plantings, low VOC materials, and ENERGY STAR appliances.



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Lofts at McKinley was built on the site of a vacant 2-story office building which had become obsolete. The site of this project was within the boundaries of both the Roosevelt Historic District and an “Area of Potential Effect” for archaeologically significant assets. Designations for this project required compliance with 26 historic preservation stipulations as well as consulting with local Native American tribes.

Asbestos, zoning changes caused design rework. Due to these development hurdles, construction time saved by using Premier SIPs was critical to staying on deadline. SIPs provided large, pre-cut structural panels that allow the building envelope to be erected faster enabling the project to catch up on its project deadlines.



Faster Construction Time: SIP panels come precut from the factory per your custom plans. SIPs can be dried in and ready for siding/roofing much faster than traditional 2x6 framed construction and batt insulation.



The Premier SIPS Solution:

ECONOMICAL TO OPERATE: Tight building envelope reduces heating and cooling costs by up to 60%, offering significant savings on operating costs as well as greatly reduced mechanical equipment needs

FAST INSTALLATION: Large, pre-cut structural panels allow the building envelope to be erected 50% faster enabling businesses to open sooner.

HEALTHY: Superior indoor air quality with reduced infiltration of outside pollutants, which can benefit those with respiratory ailments

COMFORTABLE: Warmer in the winter, cooler in the summer, ideal controlled indoor environments for building tenants

EASY TO OPERATE: Tight building envelope reduces HVAC mechanical equipment sizes and related heating and cooling over the life of each building

ENVIRONMENTALLY RESPONSIBLE: SIPs produce 30% less job-site waste than traditional construction

LEED POINTS: Up to 39 valuable environmental design credits can be awarded for use of Premier SIPs in commercial, new construction or major renovation



Project Team & Details

Location: Phoenix, AZ

Architect: Gorman & Co.

General Contractor: Tofel Construction

SIPS Used: SIP Walls

Project Size: Three-story, 60 units, one & two-bedrooms

