

GRN Vision Project Profile

Jade Multifamily • Green Globes New Construction



"Developing regionally tailored communities with personality, adaptability, and long-term value."
FORE Property

Green Globes Facts

Location.....Las Vegas, Nevada
Rating System.....New Construction 2013
Certification Achieved.....2 Globes
Percentage Achieved.....55%

Renaissance Top Metrics

- 🏠 Project Management: 65%
- ⚙️ Site: 75%
- 💡 Energy: 41%
- 💧 Water: 36%
- ♻️ Resources: 49%
- 🌬️ Emissions: 57%
- ☁️ Indoor Environment: 88%

Project

Jade is a modern multifamily development in Las Vegas, Nevada that is conveniently located within walking distance from the Las Vegas Strip and Chinatown. It is approximately 250,000 square feet and 7 stories high. The 287 units consist of one, two, and three-bedroom apartments as well as townhomes. In April 2021, GRN Vision was proud to announce that Jade achieved Two Green Globes certification for New Construction.

Strategy

From pre-construction to the final walk-through, the project team worked collaboratively with GRN Vision to achieve sustainable solutions for this residential project. The integrative process was obvious within all Green Globes categories, but especially within Project Management. This project is unique in the sense that FORE was always thinking about the building's life cycle. They provided the hands-on management plans for their property such as a building maintenance plan. Because of this, the future project maintenance staff is able to continue to maintain the property sustainably.

FORE is aware of how important the Indoor Environment is to its residents and took special attention to details in this category. Quality views of the outdoors and access to daylighting are evident; shading devices were used to enhance these aspects. Thermal and acoustic comfort strategies were also integrated into the building to provide an optimal indoor environment for the residents.

Results

Jade is an excellent example of sustainable design and the integration of all design professionals in that process. GRN Vision is proud to have been a part of the team that considered the impact of design decisions and their influence on the day-to-day operations of the facility as well as the long-term benefits to the building owner. Congratulations to Fore Property for providing the residents of Las Vegas with a certified Two Green Globes residential community.

