

Architect:

ADD Inc
210 Broadway
Cambridge, MA 02139
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<http://addinc.com>

Owner:

CarMax

Square Footage:

262,000 sf

Completion Date:

October, 2005

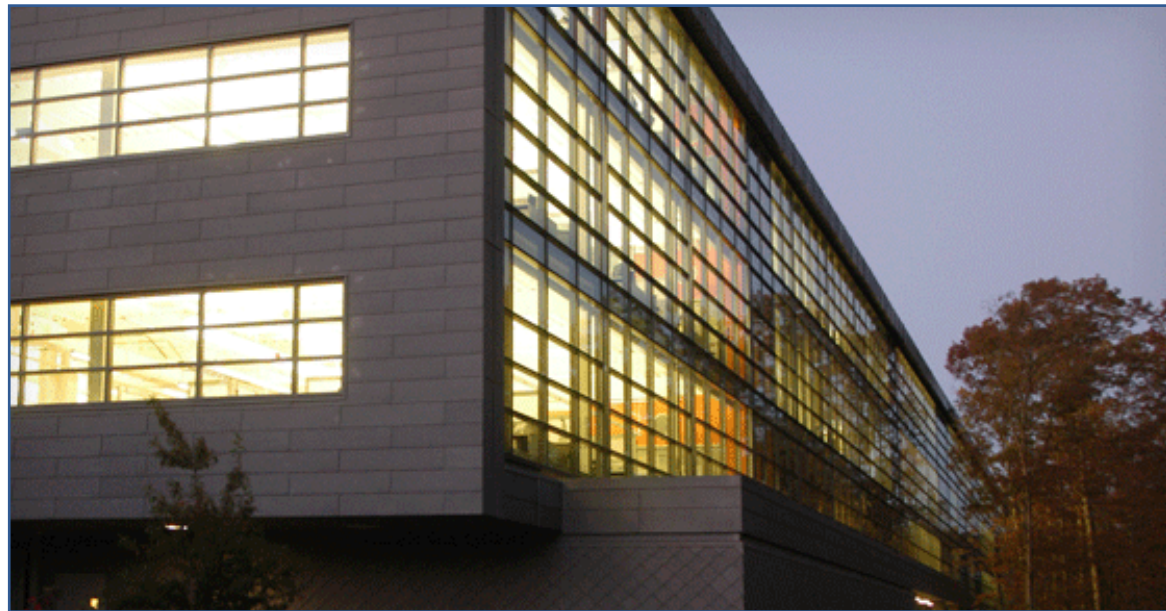
Project Consultants:

General Contractor

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Richmond, VA 23228
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Construction Management

Brookwood Program Management
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Project Description:

The new CarMax home office is located on a 130-acre wooded site in Goochland County. The 262,000 square-foot facility includes a 17,000 square-foot fitness center and a 900-car structured parking garage.

Green Features:

- Treating the site with the sensitivity of a national park rather than an office park, the campus plan places all vehicles in a four-story garage built in an existing field, as opposed to the typical strategy of expansive clearing for surface parking.
- The project limited site clearing to within 10 feet of the office building on two sides and within 25 feet on a third side and utilized a pedestrian bridge to avoid destructive site regrading.
- The buildings avoided existing wetlands, while the project restored stream channels disturbed by previous timbering activities, re-vegetated existing emergent wetlands, and created new forested wetlands on site. A portion of the site was dedicated to Conservation Easements that protect it from future development.
- The office building's long, thin shape (88' wide by 560' long) maximizes natural lighting and provides two-sided views into the forest from almost every position in the building. Its orientation (long axis facing south-southeast) optimizes daylight and promotes heat and glare control.
- The façade utilizes efficient glazing, custom 4 foot deep exterior sunshades, and 6 foot deep interior lightshelves to minimize glare and bring daylight into the center of the space. Skylights supply natural lighting to the stair cores.
- The project employs high efficiency mechanical and electrical equipment including: photosensors, occupancy sensors, carbon dioxide sensors, an energy recovery wheel, variable frequency drives, and gearless elevators – some of the first to be installed in the state.
- Project water saving features include: low-flow faucets, toilets, and shower heads, as well as water efficient landscaping.
- The project uses green materials such as Forest Stewardship Council certified wood, rapidly renewable flooring, and low-emitting carpet, paints, and furniture. The project exceeds LEED benchmarks for the amount of recycled and locally-manufactured materials.
- The construction team maintained good air quality and construction waste management practices throughout the project.
- To promote occupant health the campus design includes more than two miles of outdoor walking trails and a fitness center with basketball, squash and racquetball courts and a full line of gym equipment.

