



QUALITY
INTEGRITY
PERFORMANCE
VERSATILITY

Hunt Electric is proud to be part of the Design Team for the first Platinum LEED® project built in Utah:



DAYBREAK CORPORATE CENTER

Daybreak Corporate Center is one of the first commercial developments in Daybreak, a 4,200-acre mixed-use community development located at the base of Oquirrh Mountains. The project consist of three-story, class-A office building with 174,000 sq ft of space and a three level parking structure with

approximately 650 stalls. The total square footage of the project is 190,000 and the total value of the project is \$40 million.

The building was designed to meet Daybreak's strict standard of sustainability. One of the project's biggest hurdles was juggling design-build with high expectations for a landmark facility that will also meet budget expectations. Working as a design build team we were able to streamline several aspects of the project. Since the tenant and the owner of the building were the same entity, we were able to avoid over designing the electrical distribution system to accommodate some unknown future tenant. We also worked closely with CCI mechanical to support the HVAC systems electrical requirements. The design build process significantly reduces the amount of time needed to generate electrical drawings and specifications. We were able to quickly evaluate and provide budgets for multiple designs and concept options. This enabled us to provide firm costs at the same time that construction drawings became available.

Energy efficiency versus aesthetics was a unique challenge. Several renewable energy options to increase efficiency of the building were researched, including wind, photovoltaic solar, and geothermal heating and cooling. The final, most cost effective and aesthetic solution was solar photovoltaic power.

Locations of renewable electrical equipment and coordination with other trades were a challenge for this project. We worked with the architect to conceal electrical equipment on the site as much as possible. The Daybreak Corporate Center building is a focal point of the



Daybreak community. All parties involved became conscious of the requirement to reduce the visual impact of service equipment. This probably affected the mechanical contractor more than Hunt Electric, but since both systems are interconnected, a significant amount of time was spent on selecting, locating and sizing the proper equipment. In addition, Hunt Electric worked with the architect to provide a lighting design that enhanced the Class A building status, but still fit within tight budget constraints. We also worked in detail to make certain that our lighting package would be energy efficient, and meet the stringent requirements to achieve LEED points.

The owner's goal is to achieve LEED Platinum certification, and we had involvement in multiple aspects of the LEED certification. We worked together with the mechanical contractor's engineer to provide several options with pricing so the owner could make informed decisions during the design. We would routinely go back to the drawing board in order to find more areas improve efficiency. Originally, the design began with a base point of a standard power distribution system which, in turn, fed a standard mechanical design. As the design progressed, the building mechanical systems design would be revised to improve energy efficiency. This would, in turn, require us to quickly modify the electrical design and provide new cost estimates for each new mechanical design option.

The opportunity to add a renewable energy source in the form of a solar photovoltaic array to the project was an enjoyable experience. There are not many owners who are willing to put incur the additional cost that is required for this and/or other renewable energy systems. We worked closely with the architect and structural engineer to design and install a solar system that met the owner's needs. I believe that this "Feature Item" shows just how dedicated Daybreak is to actually being "Green". Some aspects of a LEED certified project are easy to do and don't adversely affect the initial cost of construction, but renewable energy systems are still a significant capital investment. So, when an owner actually pursues that option, it represents a serious dedication to energy conservation.

We are grateful for the opportunity to be a part of this flagship project for the Daybreak community. Countless hours of work and thought went into the design and construction from all parties involved. The Daybreak Corporate Center is a unique and ground breaking project, and we feel privileged to be a part of it.