



**PREMIER SIPS**  
STRUCTURAL INSULATED PANELS

# LOFTS AT MCKINLEY

Phoenix, AZ



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.



## PROJECT PROFILE

**Multi-Family**

## PROJECT DETAILS

**Premier Distributor**

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**Architect**

Gorman & Co.  
Phoenix, AZ

**Contractor**

Tofel Dent Construction  
Tucson, AZ

**Project Size**

Three-story, 60 units, one & two-bedrooms

**Premier SIPS Used**

Premier SIPS walls

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

## PROJECT PROFILE   Lofts at McKinley, Phoenix, AZ



SIP panels come precut from the factory per your custom plans. SIPs can be ready for siding/roofing much faster than traditional framed construction and insulation.

Lofts at McKinley was built on the site of a vacant 2-story office building which was obsolete. The site of this project was within the boundaries of both the Roosevelt Historic District and 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.

### The Premier SIPs Solution

**Energy Efficient & Cost Effective:** Structures regularly save up to 60% on heating and cooling costs, significantly preserving fossil fuels.

**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 Arizona's climate.

**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 23 valuable environmental design points through the standard in green certification.

### BENEFITS PROVIDED BY SIPs

#### COST SAVINGS

Premier SIPs are up to 55% more energy efficient reducing overall energy costs.

#### SPEEDY CONSTRUCTION

Premier SIPs reduced the home's construction schedule by 3 to 4 weeks

#### REDUCED HVAC REQUIREMENTS

Reduced HVAC requirements by approximately half, providing both initial capital savings and lower annual heating and cooling bills

#### REDUCED WASTE

Decreased construction materials waste and resulting disposal fees and environmental impacts



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