

NGBS GREEN CASE STUDY

The M at Shadow Mountain



**NGBS
GREEN™**
NGBS.COM

About the Project

Project Type: An upscale multifamily development encompassing 29 buildings with one-, two-, and three-bedroom apartment plans.

Unit Size: Average unit is 861 sq. ft.

Location: Phoenix, Ariz.

Performance: 2020 NGBS Green Certification – Bronze Level (Dec 2023)

Website: [The M at Shadow Mountain](#)

Project Team

Developer: Erick Dehority, [Advanced Heating & Cooling](#)

Builder: Brandon Treger

Architect: [Eric Miller Architect](#)

Verifier: [Stephen Mogowski](#) and [Kevin Wiscombe](#), [Desert Skies Energy](#)

Overview

Two of the project's 29 buildings missed the mandatory pre-drywall inspection and required an Administrative Appeal (AA process) to achieve green certification. NGBS Green certification typically requires at least two inspections of every apartment. Visual confirmation of compliance imbues a high level of QA for NGBS Green certification. Buildings that miss the pre-drywall inspection may seek certification via waiver of the mandatory visual inspection through the AA process. Buildings are eligible for the AA process up to one year post-occupancy. Buildings that follow this process receive a higher level of quality assurance because of the missed inspections. The AA process is a last resort for buildings unable to use the typical certification process and is not a substitute for the normal NGBS Green verification process.



Green Features/Practices

- Lot Design & Development:
 - ◆ The project constructed on a greyfield site, repurposing land and utilities that might have otherwise remained underutilized
 - ◆ Walkable community within half-mile of mass transit system connecting residents to restaurants, malls, hospitals, and Phoenix Metropolitan area
- Energy, Resource, and Water Efficiency:
 - ◆ ENERGY STAR certified appliances installed in all units, low-flow water fixtures, and smart landscaping irrigation ensures the building conserves both energy and water
 - ◆ Individual water meters installed for each unit
 - ◆ The use of advanced electric and fossil fuel submetering systems provide consumption information on near real-time basis
 - ◆ Designed to be more than 10% more efficient than the baseline building code
- Indoor Environmental Quality:
 - ◆ Prefinished hard surface flooring installed which is certified to emit fewer pollutants
- Health & Wellness Features:
 - ◆ On-site business lounge, fitness center, spin studio, game room, and swimming pool; dedicated bicycle lanes located throughout the community further connecting residents to larger public areas

The Verifier Voice

"In the end, this project earned NGBS Green certification, but we prefer early involvement in the design and construction process. Experienced Verifiers on the project team can help reduce costly change orders by assisting with building envelope design, mechanical system selections, best practices, and specification recommendations. After two site visits, confirming that the project was NGBS compliant, we agreed to provide verification services seeking certification through the Administrative Appeal process. Home Innovation clearly explained the AA process to us and the client, including the additional work, costs, and QA required. Preparing the compliance documents was time consuming but necessary to satisfy the appeal. We were certain the buildings would earn NGBS Green certification due to the team's thorough photo library, including flashing and insulation photos. We've turned down many projects for missing mandatory inspections and uncertain compliance. Afterwards, the client said they would "definitely" involve us earlier on future projects."

- Stephen Mogowski, NGBS Green Master Verifier,
Desert Skies Energy

Site Supervisor

"This has been a very rewarding experience. Our team has created not only an environmentally friendly oasis but an amenity-rich resort style community for residents to enjoy for many years to come. We look forward to helping set a standard in our area by developing more NGBS certified residential communities in the future."

- Ken Felkins, Site Superintendent

NGBS Green Certified. A Better Place To Call Home

"As a private developer and owner/operator in Arizona, MST Construction deals with all aspects of multifamily real estate assets, from land acquisition to financing to construction, with our dedicated construction management team who oversee the entire construction process. Having an in-house General Contractor ensures seamless efficiency from breaking ground to completion. From sourcing materials to manufacturing processes and product lifecycle management, we prioritize eco-friendly practices and emphasize our commitment to sustainability through every aspect of our operations. We demonstrate a competitive advantage through our adoption of vertical integration and ensure our clients understand our green message by transparently communicating our sustainability efforts, educating them on the benefits, and providing clear information on how our products contribute to environmental conservation.

This was our first NGBS certified project and it would have been more beneficial for us if we had started this process earlier on, so we didn't have to do the additional work using the appeals process. But with detailed documentation and coordination between our team and Desert Skies, we were able to manage this process, adapt, and provide the necessary requirements allowing us to obtain the NGBS certification and complete a project that everyone involved is extremely proud of. We plan on developing more NGBS certified multi-family projects."

- Brandon Treger, Builder, MST Construction

