



## JEFFERSON GREEN ALBUQUERQUE, NM

**45%** in total energy savings

**80%** of construction waste diverted

this project cut **31%** from its projected water usage

### LEED® Facts

Jefferson Green  
Albuquerque, NM

LEED for Core and Shell  
Certification awarded March 16, 2007

**Gold 41 pts awarded\***

Sustainable Sites	7/15
Water Efficiency	4/5
Energy & Atmosphere	7/15
Materials & Resources	6/10
Indoor Environmental Quality	13/13
Innovation & Design	4/5

*\*Out of a possible 63 points*

The information provided is based on that stated in the LEED® project certification submittals. USGBC and Chapters do not warrant or represent the accuracy of this information. Each building's actual performance is based on its unique design, construction, operation, and maintenance. Energy efficiency and sustainable results will vary.

## JEFFERSON GREEN

# Double LEED Gold Certification

## D/P/S Achieves an Exceptional Dual Certification

### PROJECT BACKGROUND

Jefferson Green is a 3-story, approximately 85,000sf commercial office building in Albuquerque, NM. The design effort focused on incorporating meaningful sustainable features within the budget of a market-rate speculative office building that would house multiple tenants. Jefferson Green was developed as a core and shell project with separate tenant improvement projects.

### STRATEGIES AND RESULTS

Jefferson Green was designed to use 45% less energy than a typical office building. Energy efficiency begins with the building envelope, and continues through the selected mechanical systems. The exterior design blends local traditions with high-tech performance by combining a thick stucco wall perforated by deeply recessed windows with a sleek curtain wall system, and varying the glazing and shading strategies according to the orientation of each façade. The high performance glazing is shaded by integral external horizontal shades to balance daylight penetration with energy efficiency. A direct-indirect evaporative cooling system provides energy efficient cooling and an option for “free” cooling using outside air. The underfloor air distribution system increases energy efficiency and provides occupants with control over their environment. The site and landscaping was designed to reduce water consumption through selections of native and adapted plants, soil amendment, and passive water harvesting. In addition, all of the irrigation for the building’s landscaping is provided by an existing municipal gray water line, so no potable water is used for irrigation. Inside the building, low-flow plumbing fixtures were selected to reduce water use by 30%.

In the first two years of occupancy, Jefferson Green has met or exceeded all performance expectations. In May 2008 the building was awarded an ENERGY STAR based on actual performance using data from utility bills. The ENERGY STAR system has been used to rate more than 62,000 buildings across the country on a scale from 1-100. Top performing buildings that achieve a rating of 75 or better are eligible for an ENERGY STAR. Jefferson Green’s rating of 99 places it in the top 1% of buildings in the nation. EPA estimated that Jefferson Green will save 6,290,000 kBtus of energy and 858 tons of CO2 emissions per year, compared to the industry average. The building’s electricity usage to date has averaged 6 kWh/sf/yr, compared to the average of 17 kWh/sf/yr, and utility costs have averaged \$0.70/sf/yr, compared to the average of \$2.00/sf/yr for commercial buildings.

### ABOUT JEFFERSON GREEN

The building received two Leadership in Energy and Environmental Design (LEED) Gold certifications in 2007: LEED Gold under LEED for Core and Shell (LEED-CS) for the entire building, and LEED Gold under LEED for Commercial Interiors (LEED-CI) for the largest tenant space. In 2008, Jefferson Green also achieved the ENERGY STAR based on actual energy performance.

“Dekker/ Perich/ Sabatini...is so committed to a sustainable environment that they designed their own office building to achieve a double LEED Gold certification.”

Martin Chavez,  
Mayor of Albuquerque



**Architect:** Dekker/Perich/ Sabatini  
**Civil Engineer:** Bohannon Huston  
**Commissioning Agent:** TestMarc  
**Contractor:** Enterprise Builders  
**Developer:** RE Davis Companies  
**Interior Designer:** Dekker/ Perich/ Sabatini  
**Landscape Architect:** Dekker/Perich/ Sabatini  
**LEED Consultant:** Dekker/Perich/ Sabatini  
**MEP Engineer:** Bridgers and Paxton  
**Structural Engineer:** Dekker/Perich/ Sabatini  
**Project Size:** 85,000 SF

Photographs Courtesy of: Patrick Coulie

### ABOUT CHAPTER

The USGBC - NM Chapter is a local non-profit with a mission: to transform our built environment through education, collaboration and outreach, to promote environmentally responsible practices that are economically and socially beneficial to the community.



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