



 Jefferson Green

Dekker/Perich/Sabatini

- 215 employees
- Albuquerque, Las Vegas, Amarillo
- Multi-disciplinary:
 - Architecture
 - Structural engineering
 - Landscape architecture
 - Interior Design



- LEED-NC, LEED-CS, LEED-CI, LEED for Schools, LEED-EB studies
- Office, industrial, school, laboratory, university, hospital, fire station, etc.
- Typically do LEED work ourselves, but have used consultants

 Dekker/Perich/Sabatini

Dekker/Perich/Sabatini



- 2 separate LEED projects
- LEED-CS Gold
- LEED-CI Gold



Jefferson Green

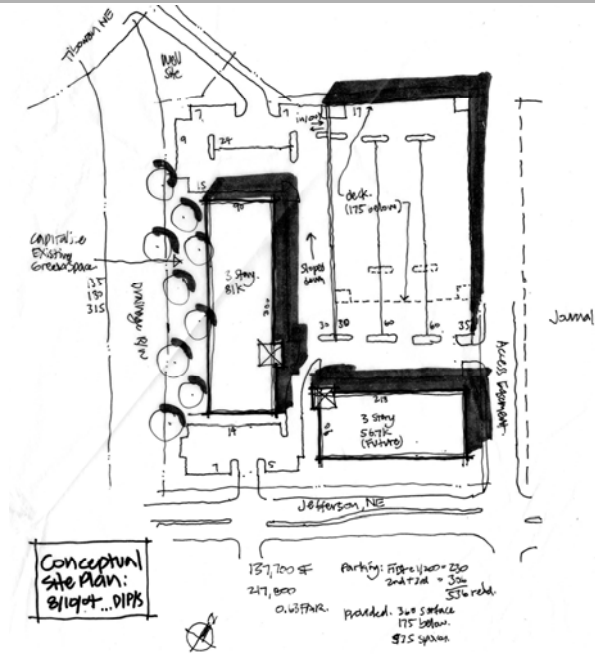
Dekker/Perich/Sabatini



Journal Center

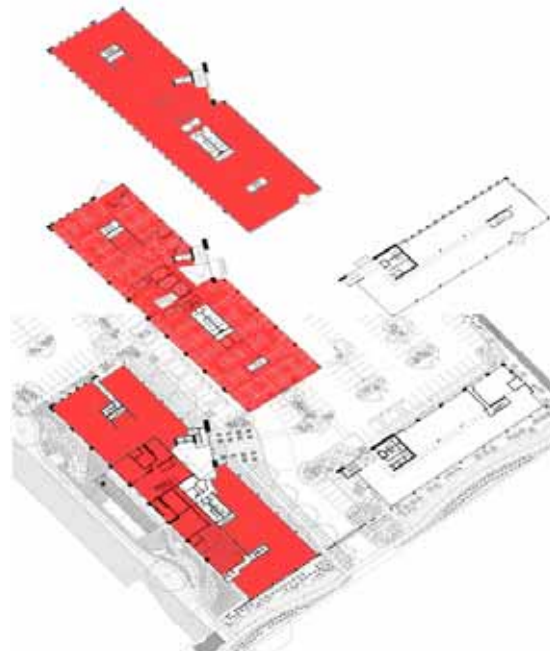
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- Speculative building
- Multiple tenants
- Market rate
- Performance
 - Energy
 - Water
- Tenant amenities
- LEED certification



Project Drivers

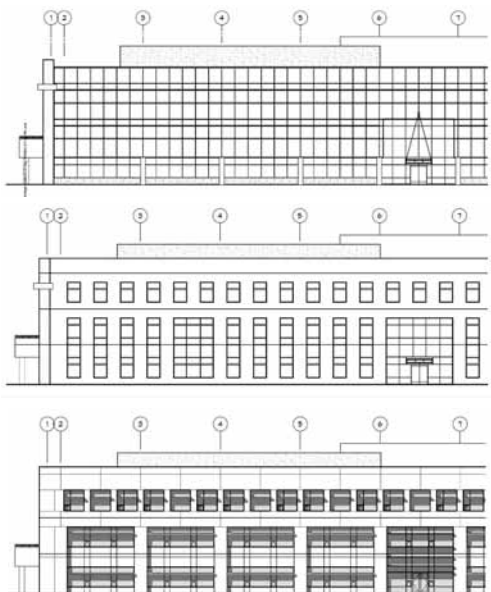
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Project Drivers

Dekker/Perich/Sabatini



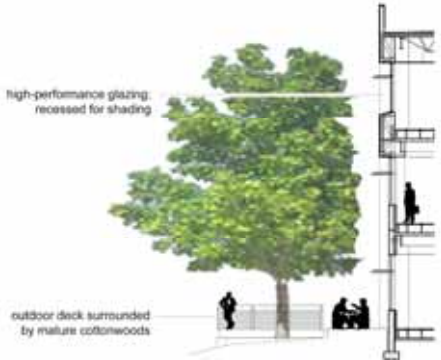


- Iterative design process
- Performance
 - Aesthetics
 - Modeling/Calcs
- Energy vs daylight vs views vs budget

Envelope Design

Dekker/Perich/Sabatini

- Respond to solar orientation, efficient envelope
- Underfloor air system
- Efficient lighting
- Green, healthy materials
- Water-conserving fixtures and landscape



Envelope Design

Dekker/Perich/Sabatini



- **Minimizing first cost is not always the best decision**

- Jefferson Green

- 5% premium, 5 year payback
- Invested in envelope and systems
- Lower bills than previous building (1/3 the size)
- Utility cost of \$0.70/sf (instead of \$2/sf)



 Costs & Benefits

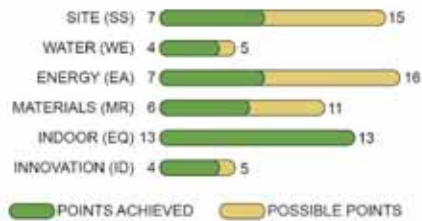
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- Jefferson Green

- 1st LEED-CS project in NM
- 1st LEED Gold commercial office building in NM
- 1 of only a handful of “Double Gold” buildings in the world



LEED-CS (Pilot) Gold*



 Costs & Benefits

Dekker/Perich/Sabatini

- Actual Operations
 - Energy Star rating of 99
 - Most efficient building in NM right now
 - Anecdotal: recruitment, retention, productivity



| Facility Performance <small>Set Baseline Period Set Energy Performance Target</small> | | | | |
|---|---|---|---|--|
| Select View: Summary: Energy Use <small>Create View Edit View</small> | | | | |
| 12 Months Ending | Current Rating (1-100) <small>①</small> | Current Site Energy Intensity (kBtu/Sq. Ft.) <small>①</small> | Current Source Energy Intensity (kBtu/Sq. Ft.) <small>①</small> | Energy Reduction per Sq. Ft. (kBtu/Sq. Ft.) <small>①</small> |
| April 2008 (Current) | 99 | 35.2 | 83.9 | 0.6 |
| Select Date | | | | |
| Change | | | | |

Costs & Benefits

Dekker/Perich/Sabatini

- What does this building save per year?
 - 6,290,000 kBtu energy
 - 858 tons CO2 emissions
 - 222,300 gallons of water indoors

Energy Performance Comparison

| Results | Current (03/31/2008) | Baseline (09/30/2007) | Delta | Target | Industry Average |
|--|----------------------|-----------------------|-------|--------|------------------|
| Energy Performance Rating | 99 | 99 | 0 | | 50 |
| Energy Intensity (kBtu/ft ²) | | | | | |
| Site | 34 | 36 | -2 | | 108 |
| Source | 82 | 83 | 0 | | 260 |
| Energy Cost | | | | | |
| \$/year | 54876 | 52840 | 2036 | | 172609 |
| \$/ft ² /year | 1.00 | 0.62 | 0.38 | | 3.15 |
| CO ₂ Emissions (tons/year) | 400 | 402 | -2 | | 1258 |

Costs & Benefits

Dekker/Perich/Sabatini



Dekker/Perich/Sabatini