



## Jefferson Green @ The Journal Center

Our office in Albuquerque, New Mexico, is a LEED Gold three-story, 85,000sf building focused on incorporating meaningful sustainable features into a market-rate speculative office building in order to use 30% less water and 45% less energy than a typical local office building. The project team focused on selecting design strategies that would enhance the daily experience of building occupants, support local businesses, and make financial sense in terms of initial investment and operational savings. 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. The reflective, high-emissivity roof membrane helps reduce cooling load. A direct-indirect evaporative cooling system provides efficient operation and an option for “free” cooling using outside air. The underfloor air system saves energy, provides flexibility for future layout changes, and distributes air to diffusers near each occupant to allow individual temperature control. Operable windows provide additional fresh air and individual control over the environment.

Plumbing fixtures use 30% less water than typical while allowing for ease of use and maintenance. These include low-flow showers and urinals, automatic faucet sensors in restrooms, and flow restrictors at kitchen faucets. The site was designed to maintain the existing mature trees to the south of the building, and direct run off to the planted areas to promote natural water harvesting and reduce irrigation requirements. The new xeric landscaping throughout the site is designed to use less water than a conventional landscape, and all landscape irrigation is provided by the city’s industrial wastewater line to conserve the city’s supply of potable water. Exterior light fixtures were designed to minimize light pollution and its effects on night sky access and nocturnal habitats.

The building incorporates large quantities of recycled and regional materials as well as low-VOC interior materials to promote material conservation and occupant health. Urea formaldehyde-free composite wood was used for counters, cabinets and benches to prevent the offgassing of harmful chemicals commonly found in composite wood products. Low-emitting paints, sealants, adhesives and carpets were also used to reduce chemical offgassing. The structural steel has over 90% recycled content, the concrete contains over 20% flyash, the curtain wall and window frames are made from 45% recycled aluminum, and the carpet in the tenant spaces has over 30% recycled content. Rooms for the collection and storage of recyclables were also



provided on each floor to encourage building occupants to recycle.

Sustainability measures extended to construction practices as well. Over 80% of the shell construction waste materials were reused or recycled rather than disposed of in a landfill. This translates to nearly 4,000 tons of materials diverted from landfill. The contractor also implemented a Construction Indoor Air Quality Management Plan to protect ductwork and porous materials from contamination during construction.

This building achieved LEED Gold certification under LEED for Core and Shell (LEED-CS) and the main tenant space achieved LEED Gold certification under LEED for Commercial Interiors (LEED-CI).

## Awards

2008 Energy Star rating of 99 out 100

2007 United States Green Building Council, Double LEED Gold Certification, LEED-CS Gold in March of 2007 and LEED-CI Gold in June of 2007

2007 Southwest Contractor Top Projects, Winner, Green Building Category

2007 Environmental Design + Construction Excellence Awards, Finalist, Green Building Category

2007 International Interior Design Association, Winner, Design Excellence for Commercial Office over 10,000sf

2007 Shaw Flooring Design Award, Regional Finalist, Interior Design Category

2006 National Association of Industrial Properties Awards of Excellence, Winner, Green Building Category

## Publications

July/August 2007 Issue, Sources + Design, The Green Issue- Sustainable Projects in New Mexico, Colorado, Arizona, and Scottsdale's Green Building Program, Pgs. 38-43, 54-55

August 2007 Issue, Albuquerque the Magazine, The Green Issue- How Albuquerque is Getting Environmentally Friendly, Pgs. 1-6

January/February 2007 Issue, Sources + Design, Swatches, Pg. 18

December 2006 Issue, Structural Engineer, Green Solution- Jefferson Green provides sustainable office space in Albuquerque, NM, Pgs. 38-41

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**Location:** Albuquerque, NM

**Size:** 85,000sf

**Completion:** September 2006

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