



## MARIPOSA EAST COMMONS RIO RANCHO, NM

**60%** of construction waste diverted

**45%** savings in water

Local wind power supplies **90%**  
of this project's electricity needs

### LEED® Facts

Mariposa East Commons  
Rio Rancho, NM

LEED for New Construction  
Certification awarded September 17, 2008

**Certified 28 pts awarded\***

Sustainable Sites	6/14
Water Efficiency	3/5
Energy & Atmosphere	1/17
Materials & Resources	3/13
Indoor Environmental Quality	12/15
Innovation & Design	3/5

*\*Out of a possible 69 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.



## MARIPOSA EAST COMMONS

# LEED Precedent Set in Mariposa

## Award Winning Project Sets a Standard

### PROJECT BACKGROUND

Mariposa East Commons, the first commercial building in the Mariposa community, was the first building in Rio Rancho, New Mexico to achieve LEED certification. Over the next quarter century, Mariposa will become the equivalent of a mid-sized New Mexico town. A mix of neighborhoods, employment centers, shops, schools, public gathering places and preserved open space will make Mariposa a community like no other. The Mariposa East Commons building houses the offices and sales center for High Desert Investment Corporation on the 2nd floor, with ground floor lease space available for office and retail tenants.

### STRATEGIES AND RESULTS

The building was designed by Dekker/Perich/Sabatini to maximize daylight and views, conserve water and materials, and set a precedent for future green buildings in the Mariposa community. The building's rich palette of sustainable materials includes reclaimed wood flooring, clay plaster, cabinetry and doors from sustainably managed forests, recycled aluminum, and many other low-emitting, recycled, or regional materials. Plumbing fixtures such as low-flow toilets, urinals, and sinks use 45% less water indoors. Landscaping outside the building uses 60% less water than typical, due to low-water use plant species and an efficient irrigation system. Over 60% of construction waste was recycled, preventing 134 cubic yards of waste from entering local landfills. High Desert purchased green power, equal to 90% of the building's electricity usage, through the PNM Sky Blue program to support local wind power production.

Design principal Bill Sabatini said "This project demonstrates that the principles of sustainable design and contemporary Southwest design can work together to create a building that relates beautifully to its place, embracing both its surroundings and local materials."

Mariposa East Commons was honored with the Southwest Contractor magazine award for Best Private Building Under \$10M in 2007 and the NAIOP Award of Excellence for the Best Office Building in 2008.

### ABOUT THE TEAM

High Desert Investment Corporation, a pioneer in sustainable community development, is responsible for innovative developments such as High Desert in Albuquerque and Mariposa in Rio Rancho. With offices located in New Mexico, Nevada and Texas, Dekker/Perich/Sabatini provides architecture, interior design, landscape, planning and engineering services to public and private clients.

"The decision to construct a LEED certified building was very much in keeping with our core value of creating sustainable communities."

Jack Eichorn,  
High Desert Senior Vice President



**Architect:** Dekker/ Perich/ Sabatini  
**Civil Engineer:** Bohannon Huston  
**Commissioning Agent:** Southwest Commissioning  
**Contractor:** Enterprise Builders  
**Landscape Architect:** Sites Southwest  
**Interior Designer:** Dekker/ Perich/ Sabatini  
**LEED Consultant:** Dekker/ Perich/ Sabatini  
**MEP Engineer:** Bridgers and Paxton  
**Electrical Engineer:** AEDI  
**Structural Engineer:** Dekker/Perich/Sabatini  
**Owner:** High Desert Investment Corp  
**Project Size:** 16,000 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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