



**FIDELITY INVESTMENTS BUILDING
ALBUQUERQUE, NM**

23% in total energy savings

93% of construction waste diverted

this project cut **49%** from its projected water usage

LEED® Facts

Fidelity Investments Building
Albuquerque, NM

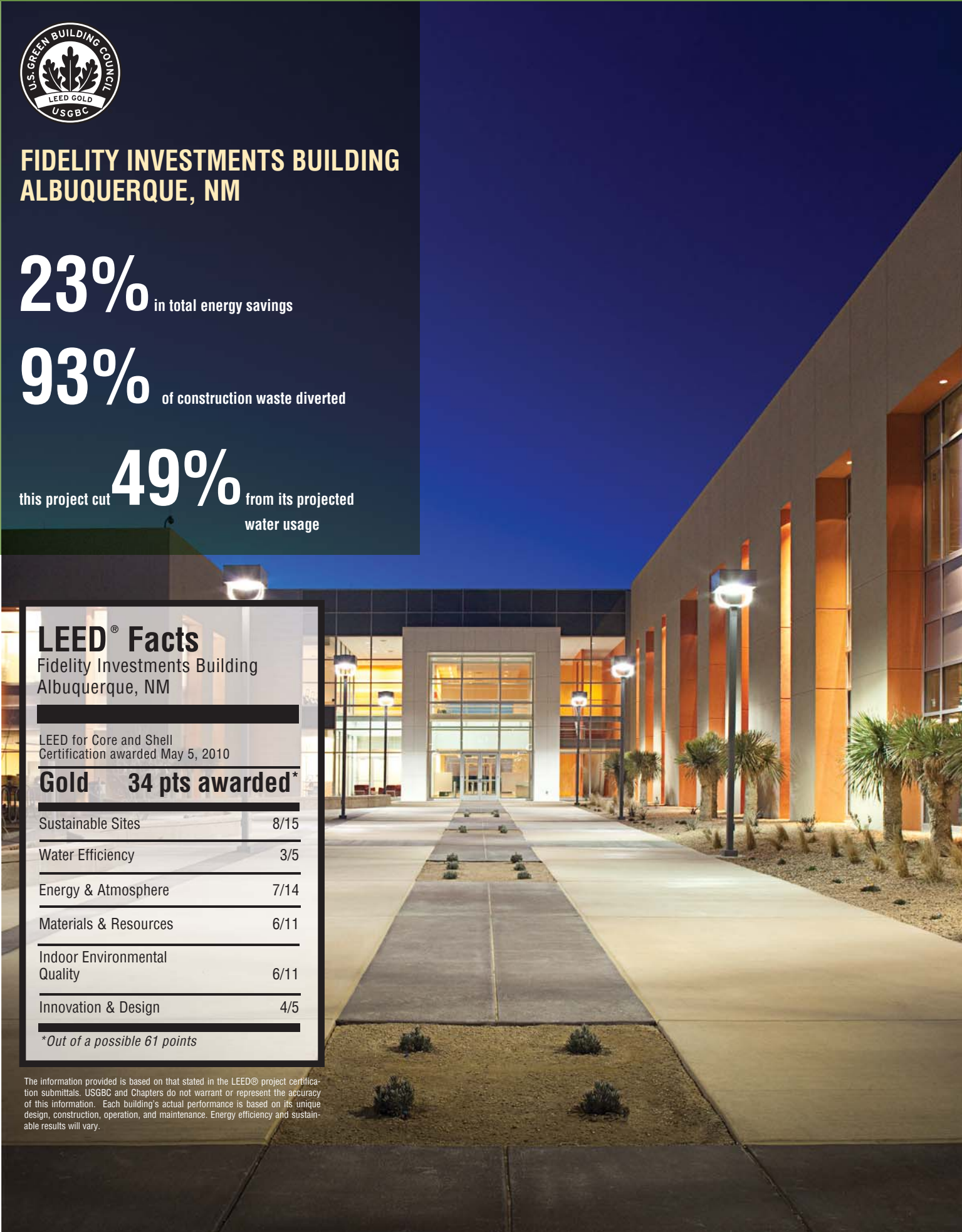
LEED for Core and Shell
Certification awarded May 5, 2010

Gold 34 pts awarded*

Sustainable Sites	8/15
Water Efficiency	3/5
Energy & Atmosphere	7/14
Materials & Resources	6/11
Indoor Environmental Quality	6/11
Innovation & Design	4/5

**Out of a possible 61 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.



FIDELITY INVESTMENTS BUILDING

First LEED Gold Building at Mesa del Sol

Sustainable, High-Performance Office Saves Resources While Creating Jobs

PROJECT BACKGROUND

This 217,842sf office building at the north end of Mesa del Sol Innovation Park houses back-office functions for Fidelity Investments. Mesa del Sol is an innovative mixed-use community located on Albuquerque's south mesa, developed by Forest City Covington NM LLC.

The building consists of two 55,000 sq. ft. floor plates with a shared 2-story lobby flanked by an exercise room and cafeteria. Private offices and conference rooms are located in the center of the floor, which allows open workstations to be located around the perimeter. In 2009 the building achieved the designation of "Designed to Earn the ENERGY STAR" and won the national Sustainable Development Award from NAIOP in 2009.

STRATEGIES AND RESULTS

The building was designed to be LEED Silver, but exceeded expectations and became the first LEED Gold building at Mesa del Sol. Green design goals drove the selection of many materials, to incorporate high levels of recycled content to reduce the strain on our resources. Many materials were manufactured or harvested locally, minimizing transportation emissions. The contractor recycled 93% of shell construction waste material during construction.

Preferred parking is available for those who drive low-emitting and fuel efficient vehicles or carpool, and additional bicycle racks were provided along with showers and changing rooms. The 40,000sf visitor parking lot is paved with pervious concrete, one of the first installations using this product in the state. Pervious concrete captures rain water and allows it to seep into the ground, helping to recharge ground water and reduce storm water runoff.

The building is expected to use 23 percent less energy than a typical building of similar size. The mechanical system was upgraded to a chilled water system with cooling towers to meet the high level of efficiency required on such a large LEED building. The building was commissioned by an independent party who tested and evaluated mechanical and electrical equipment to ensure it functions as designed. All appliances are Energy Star rated, and motion detectors in office areas turn off lights when not needed.

Low flow, dual flush toilets and pint urinals were installed in all restrooms, which allows the building to use 48% less water indoors than typical. Landscaping consists of native plants, many of them grown at local greenhouses, supported by drip irrigation and passive harvesting of storm water runoff through the use of swales and gutters that direct water toward landscape areas.

ABOUT THE TEAM

Forest City is committed to sustainability, balancing environmental resources, economic objectives, and social systems. This promotes Forest City's triple bottom line of people, planet, and profit. www.mesadelsonm.com

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. www.dpsdesign.org

"The project showcases the best sustainable design and construction techniques. This high quality, energy and water efficient facility will improve employee productivity and be a real asset to our community."

Chris Anderson,

Vice President - Commercial Development

Forest City Covington - Mesa Del Sol



Owner: Forest City Covington NMLLC
Architect: Dekker/Perich/ Sabatini
Civil Engineer: Bohannon Huston
Commissioning Agent: TestMarc
Contractor: Klinger Constructors
Landscape Architect: Dekker/Perich/ Sabatini
LEED Consultant: Dekker/Perich/ Sabatini
Mechanical Engineer: CCI Engineering
Electrical Engineer: Allied Engineering and Design
Structural Engineer: Dekker/Perich/ Sabatini
Project Size: 218,000 SF

Photographs Courtesy of: Kirk Gittings and Travis Lewis

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.



www.usgbcnm.org
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