



THE THORNBURG CAMPUS SANTA FE, NM

47% in energy savings

43% in water savings

This project diverted **90%** of construction waste from landfill

LEED® Facts

The Thornburg Campus
Santa Fe, NM

LEED for New Construction
Certification awarded September 8, 2009

Gold 48 pts awarded*

Sustainable Sites	10/14
Water Efficiency	3/5
Energy & Atmosphere	9/17
Materials & Resources	6/13
Indoor Environmental Quality	15/15
Innovation & Design	5/5

*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.



THE THORNBURG CAMPUS

Green Workplace Achieves Gold Certification

Sustainable Design Invests in the Wellbeing of Employees

PROJECT BACKGROUND

The Thornburg Campus consists of three inter-connected sections that step down the sloping hillside site to provide 100,000sf of office space, two courtyards, and three rooftop gardens. Building spaces look out upon the Sangre de Cristo mountains and surrounding landscape. Most of the building consists of open workstations, with some private offices, conference rooms, and support spaces. Most enclosed offices are in the interior of the building, allowing most of the staff access to window views. The building was completed in March 2009, and achieved LEED Gold certification in September 2009.

Decisions from building layout to the selection of equipment and furniture were made with employees in mind. "Our people are happier and more productive when they have a beautiful and healthy work environment that matches the excellence we are always trying to achieve in our business. The LEED features throughout the Campus work perfectly to make each work space comfortable," says Garrett Thornburg.

STRATEGIES AND RESULTS

The building and parking work with the sloping terrain, and water-conserving vegetation preserves the natural look of the site. A porous paving system reduces heat island effects and allows stormwater to replenish the water table. Environmental impacts of transportation are minimized by providing bike racks, showers, a vanpool service, and an onsite cafeteria. Passive water harvesting and a 50,000-gallon underground cistern minimize use of potable water for irrigation. Dual-flush toilets and waterless urinals reduce indoor water usage by 43%.

The Thornburg Campus will use 47% less energy than typical, mainly due to an underfloor air system, an evaporative cooling system, and efficient T5 lighting with occupancy and daylight sensors. The building has achieved the Designed to Earn the ENERGY STAR designation. Materials incorporate recycled content, such as carpet tile with 37% recycled material and aluminum doors and windows with 55% recycled content. Many materials were manufactured within 500 miles of the site. 90% of construction waste, totaling nearly 3,000 tons of construction materials, was reused or recycled.

The Thornburg Campus employs CO2 monitoring, effective ventilation, low-emitting materials, and pervasive daylight and views to benefit employees. Each window has a customized external shade to control glare and minimize heat gain. Indicator lights inform employees of ideal times to open and close windows to save energy. Over 82% of occupied spaces have high levels of natural daylighting, and 97% have views to the outdoors. Green housekeeping and a tour program will continue to build on the positive environmental impact of the building.

ABOUT THE TEAM

Founded in 1982 by Garrett Thornburg, Thornburg Investment Management is an employee-owned investment management company based in Santa Fe with assets under management of \$40 billion.

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.

Mexican firm Legorreta + Legorreta seeks to create architecture that contributes to building better cities. The firm uses color to evoke emotion and create optimistic atmospheres. Ricardo and Victor Legorreta have been the recipients of numerous prestigious honors and awards.

"To give employees the cleanest indoor air, daylight in almost every office space, and breathtaking scenic views in an inspiring architectural marvel is the perfect union of architectural style, environmental design, and workplace functionality."

Garrett Thornburg, Founder and Chairman



Architect: Dekker/Perich/Sabatini
Design Architect: Legorreta + Legorreta
Civil Engineer: C.R. Walbridge & Associates
Commissioning Agent: TestMarc
Contractor: Klinger Constructors
Landscape Architect: Dekker/Perich/Sabatini
LEED Consultant: Dekker/Perich/Sabatini
Mechanical Engineer: Bridgers & Paxton
Electrical Engineer: AEDI
Owner: Thornburg Investment Management
Structural Engineer: Chavez-Grievies
Project Size: 100,000sf

Photographs Courtesy of: Robert Reck

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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