



THE VILLAGRA BUILDING SANTA FE, NM

31% HVAC energy savings

79% in water savings

This project diverted **82%** of construction waste from landfill

LEED® Facts

The Villagra Building
Santa Fe, NM

LEED for Commercial Interiors
Certification awarded October 24, 2006

Gold 33 pts awarded*

Sustainable Sites	5/7
Water Efficiency	0/2
Energy & Atmosphere	7/12
Materials & Resources	6/14
Indoor Environmental Quality	10/17
Innovation & Design	5/5

**Out of a possible 57 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 HISTORIC VILLAGRA BUILDING: THE PAUL BARDACKE ATTORNEY GENERAL COMPLEX

LEED Certification Aids in Preservation of Building

Despite Obstacles, Team Achieves First Gold Certification in New Mexico

PROJECT BACKGROUND

Originally built in 1934 as The Public Welfare Building, it was the first building constructed with New Deal money in New Mexico according to the NM Heritage Preservation Alliance (NMHPA). The Villagra Building is architecturally significant for its Territorial Revival influence by John Gaw Meem with its brick coping, pedimented window and door surrounds, and the classically inspired columns across the front entry portal. It was named one of the “2002 Most Endangered Places in New Mexico” by the NMHPA who fought to protect it from demolition, which makes the 2007 Heritage Preservation award and LEED certification that much more significant. It is part of the NM State Capitol Complex in Santa Fe.

STRATEGIES AND RESULTS

Exceptional energy performance was achieved through the following features:

- New four-pipe fan coil HVAC system with Energy Recovery Units (ERUs) captures waste heat from ventilation equipment
- New HVAC system only operates when occupancy sensors determines that the room is occupied
- “Economizer” mode feature uses 100% outside air rather than signaling for heat or cooling
- New high efficiency boiler installed
- Complete DDC system (Direct Digital Control) controls room temperatures and ventilation. Responds to CO2 sensors to elevate air supply.
- Continuous auto-dimming feature for lighting when daylight is sufficient
- High-efficient lighting system – Individual controls, plus lower average lighting power densities of 0.659 W/sf versus baseline code of 0.921 W/sf
- Occupancy sensors for lighting
- Huper Sech high performance clear window film used on original 1934 double-hung, single-glazed wood windows (which were historically significant and could not be removed)
- Insulation added to interior walls and ceiling of existing building. Historic exterior façade could not be changed.

ABOUT THE TEAM

This project had a late start in pursuing LEED certification, as plans were well underway for a conventional renovation and interior demolition had just begun. Michael Bodelson, the state architect for NM served as the project architect most of the way through construction, an untraditional role for his position. The success of this project is attributed to the commitment and willingness of the core team consisting of Bodelson; Hugh MacRae of Cameron Construction; John Baumgartel of M&E Engineering; Valerie Walsh of LEED Management Services; Fred Sorensen of Yearout Mechanical; and Administrative Services Director for the Attorney General Elizabeth Kupfer.

Pursuing LEED certification in May of 2004 was still quite a unique undertaking, with few LEED experienced design and construction professionals and perhaps fewer green products available. Against all odds, this team exceeded the basic certification goal and brought it in Gold, being the first Gold certification in the state of New Mexico and only the third building to certify in NM.

“It was a great experience and one of those projects that you come away from as a better individual than when you arrived”

Michael Bodelson, (former) NM State Architect, NM Property Control Division of GSD



Architect: Michael Bodelson, New Mexico - State Architect, NM Property Control Division of GSD
Commissioning Agent: Bridgers & Paxton
Contractor: Cameron Construction, Inc.
Interior Designer: Conron & Woods Architects
LEED Consultant: LEED Management Services, LLC
MEP Engineer: M&E Engineering, Santa Fe
Owner: The State of New Mexico, GSD
Project Size: 18,180 sf

Photographs Courtesy of: Valerie Walsh

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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