

3900 MASTHEAD

Albuquerque, NM

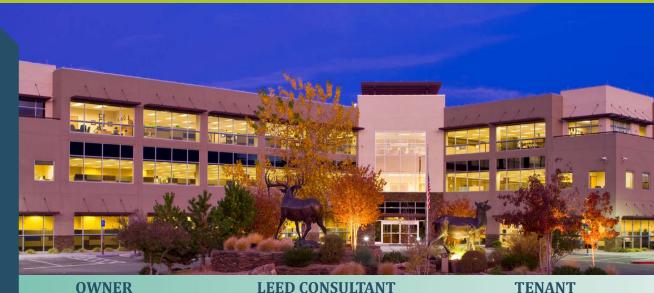
3900 Masthead, a 95,402 SF 3-story office building, is operated and managed by Asset Management Solutions (AMS) for their tenant, the U.S. Forest Service (USFS), Dept. of the Interior. The building employs design features and technology that significantly reduce energy and water consumption while providing a well ventilated, healthy building. Respect for finite resources and the health and comfort of building occupants is also reflected in the multiple low-impact operations and maintenance practices used by AMS and the sustainable initiatives implemented by the USFS. Energy efficiency measures include T-8 fluorescent lamps, occupancy sensors, building automation system, water source heat pumps, and energy recovery ventilators resulting in an ENERGY STAR performance rating of 82.

SUSTAINABLE STRATEGIES

- ENERGY STAR appliances significantly reduce the power used directly by occupants
- Cooling tower water use is monitored and effectively managed to reduce water waste
- High level of lighting controls at individual workstations and spaces used by groups

Think

- Green Cleaning and Integrated Pest Management Programs reduce occupants' exposure to toxic chemicals and airborne particles
- Together, AMS and USFS divert many waste stream materials including commingled recyclables, landscape trimmings, shredded paper, batteries, and toner cartridges



LEED CONSULTANT GREEN IDEAS

TENANT U.S. FOREST SERVICE

52/110

2/26

8/14

23/35

5/10

8/15

6/6

0/4

| PROJECT RESULTS | | LEED Facts |
|-----------------|---|---|
| LEED | for Existing Buildings SILVER level achieved | LEED for Existing Buildings v2009 Size: 95,402 SF Certification Date: December 2014 |
| 28% | water use reduction through low- flow plumbing fixtures | POINTS TARGETED |
| | | Sustainable Sites |
| 45% | more energy efficient than similar | Water Efficiency |
| | buildings | Energy & Atmosphere |
| E00 / | reduction of potable water use | Materials & Resources |
| 50% | for irrigation | Indoor Environmental Quality |
| 100% | of janitorial supplies have ecolabels or contain recycled materials | Innovation in Design |
| | | Regional Priority |

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Design

Build

ASSET MGMT SOLUTIONS

Green Ideas[®]