

BROOKSIDE PARK

A NavarroLowrey ECOLEX[®] Project

Brookside Park Awarded Prestigious LEED[®] Green Building Certification for Existing Buildings

July 25, 2011 (Avon, Colorado) – Navarro Lowrey Properties announced today that Brookside Park, its 31,473 Rentable Square Foot Class “A” office building along the Eagle River in Avon, has been awarded LEED[®] Certification established by the U.S. Green Building Council (USGBC) and verified by the Green Building Certification Institute (GBCI). LEED is the nation’s preeminent program for the design, construction and operation of high performance green buildings.

“We are grateful for the efforts of our tenants and project team to come together over the last 24 months to achieve the common goal of making Brookside Park a more resource-efficient, healthier work environment as evidenced by our LEED certification. Most notably, the project is realizing outstanding savings in energy and water use. We are also proud to be the first building in the Vail Valley to have earned LEED EB Certification for Existing Buildings”, says Frank Navarro, Managing Principal of Navarro Lowrey, the project’s owner.



- Energy Savings – 36%
- Water Savings – 26%
- Owner Contact – Frank Navarro, Navarro Lowrey Properties, Inc., 704-905-0255
- LEED & Energy Consultant – Megan Gilman, Active Energies, Inc., 970-306-4233

LEED certification of Brookside Park was based on a number of green design and construction features that positively impact the project itself and the broader community. In order to achieve their sustainable goals, Navarro Lowrey enlisted the help of Megan Gilman of Active Energies. At the onset of the project, the project team was surprised to find that the Brookside Park building was using more energy than many buildings in its peer group. In order to meet LEED’s stringent energy usage standards, the project started with an in-depth energy audit by Gilman to identify energy savings opportunities. Following the energy audit, energy improvements were made, including new garage lighting, updates to the mechanical system, and additional control and monitoring of building’s behavior and usage. Gilman carefully tracked energy usage on a monthly basis to ensure improvements were successful and operations were on track.

After two years of analysis and improvement work, the results include a **36% yearly reduction in electricity usage**, which is enough to power 34 homes or the equivalent yearly output of a 250 kW photovoltaic.

In addition to the energy savings, other green updates and features include:

- *26% water savings, including updates to indoor fixtures and improvements to landscaping plantings and irrigation.*
- *Sustainable purchasing policy to guide managers and tenants to green purchases, including products that are recycled, use less energy or improve indoor air quality.*
- *A waste audit identified opportunities for waste reduction. A full building recycling program was implemented to aid and encourage recycling.*
- *Indoor air quality was addressed by purchasing green cleaning supplies, introducing an integrated pest management plan to reduce chemical usage, monitoring outdoor air supply, and improving the site's smoking policy to ensure the occupants' exposure to toxins is minimized.*

By using less energy and water, LEED certified buildings save money for families, businesses and taxpayers; reduce greenhouse gas emissions, and contribute to a healthier environment for residents, workers and the larger community.

“Brookside Park’s LEED Certification demonstrates tremendous green building leadership,” said Rick Fedrizzi, President, CEO & Founding Chair, U.S. Green Building Council. “The urgency of USGBC’s mission has challenged the industry to move faster and reach further than ever before, and Brookside Park serves as a prime example with just how much we can accomplish.”

