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Office building in Avon gets LEED certification

Daily staff report

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AVON — Navarro Lowrey Properties announced recently that Brookside Park, a 31,000-square-foot office building, has earned Leadership in Energy and Environmental Design certification from the Green Building Certification Institute.

"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," said Frank Navarro, managing principal of Navarro Lowrey, the project's owner. "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 certification for existing buildings."

In order to achieve Brookside Park's LEED certification, Navarro Lowrey hired Megan Gilman, of Active Energies. The project started with an in-depth energy audit by Gilman to identify energy-saving opportunities. Following the energy audit, improvements were made including new garage lighting, updates to the mechanical system and additional control and monitoring of the building's behavior and usage.

Gilman tracked monthly energy use to ensure improvements were successful and operations were on track. After two years of

analysis and improvements, the results include a 36 percent yearly reduction in electricity usage — enough to power 34 homes or the equivalent yearly output of a 250-kilowatt solar-panel system.

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

- 26 percent water savings, including updates to indoor fixtures and improvements to landscaping and irrigation.

- A 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.

- Indoor air quality was improved by purchasing green cleaning supplies, introducing an integrated pest-management plan to reduce chemical use, monitoring outdoor air supply and improving the site's smoking policy to minimize occupants' exposure to toxins.

"Brookside Park's LEED certification demonstrates tremendous green-building leadership," said Rick Fedrizzi, president and CEO of the U.S. Green Building Council. "The urgency of our 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."