

Contacts: Erica Perez  
Perez Public Relations  
[erica@perezpublicrelations.com](mailto:erica@perezpublicrelations.com)  
503-249-459

Kelli Fields  
KJ Fields, Inc.  
[kjfields@comcast.net](mailto:kjfields@comcast.net)  
503-481-2321

**Green Building Services' Office Attains LEED Platinum**  
***Exceptional Partnership with Unico Properties Forges Winning Scenario***

Portland, Ore. — (May 31, 2011) [Green Building Services Inc.](#) (GBS), earned a [LEED® for Commercial Interiors](#) (LEED-CI) Platinum award for its offices in the acclaimed [Unico Properties'](#) high-rise designed by Pietro Belluschi. The historic Commonwealth Building in downtown Portland is becoming home to a collection of extremely progressive office spaces. One of the nation's foremost sustainable development firms, GBS achieved the highest tenant improvement green building rating thanks to innovative approaches and unprecedented project team collaboration.

According to GBS Principal [Elaine Aye](#), IIDA, the project profited from a robust partnership with Unico the building's owner. "We believe that buildings and workspaces should contribute to the well-being of the ecology and economy of the communities they serve, and we were so fortunate to work with a building industry leader like Unico. GBS led our team to implement enhancements and solutions critical to LEED-CI Platinum success."

"This partnership with GBS represents a commitment between landlord and tenant – when you marry a green building with a sustainability-minded tenant, you create high-performing building systems that maximize environmental and economic efficiencies," says Unico Properties' Director of Sustainability, Brett Phillips. "As an owner with a distinct focus on sustainable building operations, we are making a variety of investments at the Commonwealth Building to enable tenants like GBS to more easily achieve LEED-CI certification, and we were pleased to collaborate with GBS on its efforts to achieve the coveted LEED-CI Platinum award."

Aye and members of her GBS team possess national expertise in existing buildings and commercial interiors projects. Partnered with Ankrom Moison Associated Architects and Russell Construction, the team's experience, inventiveness and dedication produced concepts for the 8,800-square-foot space that are transferable to any CI project:

- GBS worked closely with the landlord to develop a robust "green lease" that includes sub-metered space so the firm pays energy costs based on actual usage and new green cleaning practices for the building's janitorial service.

- Firm engineers assessed actual lighting needs and offered Unico a model that deviated from typical standards. A daylighting-leveraging space layout and the use of daylight controls achieved a 33% improvement over ASHRAE 90.1-2007.
- Sponsorship for waterless urinals from a local vendor along with dual-flush toilets and low-flow fixtures saves an estimated 26,970 gallons of water per year.
- GBS reused a substantial amount of furniture from their prior offices including huge wooden sliding doors to a conference room that originated from a school's deconstruction. Artwork added to the doors depicts a local iconic bridge across the Willamette River. Reused materials also include wood samples from the firm's materials library.
- GBS principals engaged employees from project inception; gleaning feedback on where to locate and which LEED criteria staff deemed most important. An in-house design competition for the lobby included a cash incentive for the winning team.

#### **About [Unico Properties LLC](#)**

Unico is a leader in the real estate industry in green and sustainable practices. Through its efforts, Unico has reduced energy consumption by 18 percent per year across its 10 million square foot portfolio. The company earned LEED and LEED®-EB (Existing Buildings) certifications for more than 40 percent of its eligible buildings within its portfolio and has earned ENERGY STAR® labels for 14 of its Class-A office buildings. Unico received multiple BetterBricks awards, the BOMA Seattle Kilowatt Cup, and the EnviroGuard award, and is a founding member of the Seattle 2030 District.

#### **About [Green Building Services, Inc.](#)**

One of the most comprehensive sustainable development consulting firms in the United States, Green Building Services Inc. helps clients successfully adopt green building and facility management practices. With offices in nationwide in the domestic US, GBS serves clients globally. To date, the company has managed the certification of more than 350 LEED projects and has hundreds of additional green building projects in process. To learn more visit [www.greenbuildingservices.com](http://www.greenbuildingservices.com) or contact 866.743.4277.

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