

# PDC

## PORTLAND DEVELOPMENT COMMISSION

**DATE:** February 8, 2012

**TO:** Board of Commissioners

**FROM:** Patrick Quinton, Executive Director

**SUBJECT:** Report Number 11-86  
Update on Green Building Enhancements to the Mason-Ehrman Building

### **EXECUTIVE SUMMARY**

#### **BOARD ACTION REQUESTED**

None – information only.

#### **SUMMARY**

The Mason-Ehrman Building recently received a Leadership in Energy and Environmental Design (LEED) Gold rating from the U.S. Green Building Council's Existing Buildings Operations & Maintenance (EBOM) program. The building's owner, the Kalberer Company; the building's primary tenant, the Portland Development Commission; and SERA Architects have spent the past year in pursuit of this designation. In addition to the LEED Gold certification, the building also received an Energy Star Rating of 86.

The receipt of this honor is a direct result of significant effort, partnership and dedication by the project team and PDC staff. At the Board meeting, we will provide additional information and an opportunity for questions.

### **BACKGROUND**

Over the past year, the Kalberer Company has worked with PDC and SERA Architects to achieve a LEED Gold rating for the Mason Ehrman Building. The project team identified a number of existing building systems that could be improved or modified and worked with PDC staff and the PDC Green Team to implement policy and tenant behavior changes.

For improved building operations, the Kalberer Company,

- installed low flow devices on all plumbing fixtures to reduce water use;
- replaced all stairwell lighting with a motion-sensor system;
- installed a natural gas sub-meter; and
- conducted comprehensive adjustments and balancing of the HVAC system.

PDC, working in concert with the Kalberer Company,

- implemented an enhanced waste and recycling program;
- upgraded to “green” janitorial services;
- developed an HVAC maintenance program; and
- replaced office lighting with energy efficient ballasts and compact fluorescent light bulbs.

The building evaluation and all modifications for the LEED EBOM program were identified by SERA Architects. SERA also coordinated the documentation and certification work with the US Green Building Council.

This is the first LEED Gold EBOM designation for both the Kalberer Company and SERA Architects.

The Mason-Ehrman Building, which was built in 1908, was placed on the National Register of Historic Places in 2001. It has served as the headquarters for PDC since 2004.

### **About the EBOM Program and Energy Star**

Developed by the US Green Building Council, LEED is a voluntary, third party building rating system which provides building owners and operators with a framework for identifying and implementing practical and measurable green building strategies and solutions.

LEED EBOM is a certification targeted toward existing buildings, helping building owners and managers measure a building’s operations, improvements and maintenance on a consistent scale, with the goal of maximizing operational efficiency while minimizing environmental impacts.

Energy Star is a national energy performance rating system which benchmarks a building’s energy use relative to similar buildings nationwide. In order to achieve the Energy Star label, buildings must earn a rating of 75 or higher on the Environmental Protection Agency’s 1-100 energy performance scale. A rating of 75 or higher indicates that the facility performs better than at least 75 percent of similar buildings nationwide.