



The Burns Companies

Real Estate Development Consultants

FOR IMMEDIATE RELEASE

Existing NYC Office Building Receives LEED-EB v2.0 Silver Status

Building received Energy Star Rating of 72 Without Excessive Expense or Renovation

Editors: High resolution photos are available for download:

<http://www.theburnscompanies.com/news.htm>

Medford, MA March 30, 2010: The Burns Companies, a real estate development services company for commercial, investor-owned properties, orchestrated a LEED certification project at 135 West 50th St, New York, NY. The Burns Companies acted as the owner's representative and led a team of property managers, engineers, contractors, and green technology specialists to investigate and organize operations at the building to meet LEED requirements. The building received a LEED-EB v2.0 Silver Certification including an Energy Star score of 72.

At the time of the certification, this building was one out of only 5 buildings in NYC to achieve this LEED status. Using the results of a retro-commissioning energy study, several improvements were made including reducing water consumption by 10%, diverting 70% of building waste from landfills, and the utilization of air filters with a MERV 14 rating to improve air quality. The Certification represents the property's exemplary ranking in credits for public transportation, development density, and occupant recycling as well.

“Meeting USGBC LEED standards for this building had its challenges,” stated Andrew Burns, president of The Burns Companies. “There’s always some skepticism when explaining costs and benefits of the certification process to Ownership, but with funding help from NYSERDA ([New York State Energy Research and Development Authority](#)), we were able to conduct a full retro-commissioning energy study that produced excellent results in reducing energy costs. Another successful component of this effort was the Green Education Program which continues to increase awareness on the part of occupants and management to be more aware of their green footprint.”

“Getting this LEED certification was an important milestone,” stated Stu Feinberg, Director at UBS Realty Investors and asset manager for the property. “The retro-commissioning energy

study funded by NYSERDA proved to be very worthwhile for the upgrade process, it identified the key areas that needed to be addressed for better energy performance. Andy Burns and the entire project team were instrumental in helping this property achieve the LEED-EB v.20 Silver Status, and we will be evaluating other properties that would benefit from a similar upgrade.”

LEED-EB v2.0 – Silver Project Highlights:

- Achieved ENERGY STAR score of 72
- Extensive access to public transportation
- Green building exterior management practices
- Reduced potable water by 10% over EPA 1992 standards
- Conducted a retro-commissioning energy study to help increase energy efficiency and reduce energy costs
- Thorough preventive maintenance program
- Extensive ozone protection through active management of refrigerants
- Powered by Green-e energy for electricity
- Diverted over 70% of building waste from landfill
- Sustainable purchasing of office materials, green cleaning paper products, and light bulbs
- 85% efficiency (MERV 14) air filters to provide proper indoor air quality
- 50% of office spaces have lighting controllability
- High performance green cleaning featuring Green Seal certified cleaning products, equipment and pest management
- Exemplary performance in public transportation, development density, and occupant recycling

Project Partners on 135 West 50th Street, New York, NY.

Owner’s Representative: The Burns Companies <http://www.theburnscompanies.com>

Building Manager: Murray Hill Properties <http://www.murrayhill.com>

LEED Consultant: CodeGreen Solutions <http://www.codegreensolutions.com>

Retro-Commissioning Agent: Dome-Tech Group <http://www.dome-tech.com>

Green Cleaning: First Quality Maintenance

http://www.alliancebuildingservices.com/maint_index.html

Recycling Vendor: IESI <http://www.iesi-dfw.com/>

About The Burns Companies

For well over 30 years, The Burns Companies (TBC) has provided real estate development consulting services for the multi-family residential, retail, commercial and industrial real estate sectors. TBC takes the role of owner's representative for clients becoming the primary contact for all parties and drives the execution of capital projects. With a staff of LEED Accredited Professionals, TBC helps maximize efficiencies and sustainable practices, and minimize overall environmental impacts for real estate projects. With proven approaches that get the job done, TBC ensures their clients make the most cost effective decisions and keep projects on schedule and within budget. For more information, visit <http://www.theburnscompanies.com>.

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