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Commodore Builders Contributes to State's Greener Future Construction Firm helps Downtown Boston NonProfit Center Earn LEED-CI designation

(Newton, MA)--September 11, 2006-- Commodore Builders announced today that one of its recent construction management projects has won LEED-CI (Leadership in Energy and Environmental Design for Commercial Interiors) certification by the U.S. Green Building Council (USGBC). Third Sector New England's (TSNE) new Nonprofit Center, located at One Lincoln Plaza in the City's dense, urban South Station/Leather District, is Massachusetts' first mission-based multi-tenant center and earned the Green Building designation through its use of construction that emphasizes environment, health, intergenerational equity, and fiscal responsibility.

Using Commodore's construction management services on its team of service providers, TSNE integrated sustainable construction practices into the renovation of this historic property. TSNE selected Commodore because of the extensive experience the firm's principals bring to this type of project, and their eagerness to participate in a sustainable building project that is working toward LEED-CI certification.

"Our planet has limited resources," said **Joe Albanese**, president of **Commodore Builders**. "Whether or not we're pursuing LEED certification, we have a duty to apply our knowledge and commitment to do the right thing. Sustainable design is smart and it's the right thing to do."

The LEED-CI rating system is fairly new, and the TSNE building is one of the few to qualify under the new system. In renovating the building, TSNE carefully selected a team of architects and engineers who shared the same desire to pursue sustainable design goals and principles,

including: **Tom O’Neil**, Senior Project Manager at **Commodore Builders**, the General Contractor; **Martine Dion**, Sustainable Design Specialist and LEED AP at **Symmes Maini & McKee Associates Inc.**, who managed the LEED-CI process, registration and documentation; the owner’s representative, **Jennifer Pinck** of **Pinck & Co., Inc**; and **Mark Kelley** of the **Hickory Consortium**, who managed early sustainability goals and energy efficiency aspects of the project.

“This project worked so well because there was constant communication between team members, as well as planning and prioritization,” said **Martine Dion** of **Symmes Maini & McKee**, the firm that acted as Architects and Engineers for the project. “In our weekly meetings our initial sustainable design goals were always brought up and continued to surface throughout the project, in order to ensure a continued focus on each sustainable design criteria.”

The building that was renovated at Lincoln Plaza dates back to 1894 and is listed on the National Register of Historic Places. The total renovated area that received LEED-CI certification is approximately 42,500 square feet. Throughout the design/construction process and during the future use of the building, continuous efforts were made to reduce waste, improve health, use economical recycled and environmentally friendly materials, and reduce the generation of pollutants. For example, during the demolition phase the team focused on **construction and demolition recycling**, whereby **Commodore Builders** was able to achieve the team’s goal of diverting over 75% of waste away from landfills. Environmental-friendly efforts continued into the design/construction phase, including, **building re-use**: the re-use of an existing downtown building and its existing operable windows; **resource re-use**, which used materials from the adjacent facility (currently developed as residential condos), including its existing doors, counters and shelves, ceiling tiles, glazed wall partitions, and HVAC components; and **energy efficiency harvesting**, including daylight sensors, occupancy sensors, and high efficiency HVAC components that will support the future installation of a bio-diesel system.

In furnishing the building, the team embraced an environmentally preferable purchase program, used linoleum and other rapidly renewable and **high recycled content materials**, and used **Low/No-VOC** paints, carpets, and adhesives, which do not release significant pollutants and are virtually odor free. The team also implemented several sustainability factors that go beyond LEED-CI requirements, such as efficient space planning that created common kitchens, copy rooms and conference rooms to be shared by all building tenants, as well as replacing the roof

with a cool roof membrane and upgrading the building's main mechanical infrastructure with high efficiency equipment.

“Because our team shared the goal of creating a sustainable building, we employed a design process that weighed the options with respect to cost and green practices, and we selected materials, systems, and methods with the client's sustainable goals in mind,” said **Jennifer Pinck**, of **Pinck & Co., Inc.** “As a result, the building is environmentally conscious for citizens, comfortable for its tenants, and most importantly, economical to operate for the owner.”

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About Commodore Builders:

Commodore's mission is to set a new standard of excellence for the delivery of construction management services to our clients. Commodore believes that the quality of the construction *process* is as important as the quality of the construction. From project conception to preconstruction, execution, closeout and warranty service, Commodore's role is to anticipate and manage the risks inherent in construction. Commodore takes charge, so the process for clients is easy and the outcome is excellence in execution.

About Third Sector New England:

Third Sector New England provides information and services to build the knowledge, power and effectiveness of nonprofit organizations that engage people in community and public life. TSNE acts also to promote wider recognition of community-based organizations as the primary stewards of our core societal values. The ultimate intention of TSNE's work is to create a more just and democratic society.