

2005 BETTERBRICKS AWARDS FOR PUGET SOUND

Welcome to this special section highlighting the winners and finalists of the first BetterBricks Awards, recognizing Puget Sound-area architects, engineers, developers, service providers, facilities management professionals and other champions in the commercial building industry for their support, use and design of sustainable, high performance buildings. The BetterBricks Awards focus on the people who have made innovative and successful advances in this industry, employing energy effective strategies that yield real bottom-line benefits, and thus helping their clients and themselves succeed in an ever more competitive environment. BetterBricks is an initiative of the non-profit Northwest Energy Efficiency Alliance and is supported by local electric utilities and public interest groups. BetterBricks provides professionals with the information, tools, training and consultations needed to develop, design, construct and operate buildings that are better for business, people and the environment.

For this award, high performance buildings are commercial structures with the following characteristics: they produce substantial energy savings; take an integrated design approach; incorporate daylighting with electrical lighting; consider climate when designing ventilation, heating and cooling systems; reduce operating/maintenance costs; enhance productivity and support commissioning, which ensures that building systems operate as designed.

Our judges were Lynne Barker, Sustainable Development Planner for the City of Seattle's Department of Planning & Development; Hamilton Hazlehurst, Real Estate Development Manager for Vulcan Inc; Joel Loveland, Director of the BetterBricks Daylighting Lab in Seattle and Professor of Architecture in the Department of Architecture at the University of Washington; S. Javad Maadani, Energy Management Engineer, Seattle City Light's Commercial/Industrial Energy Management Services; Peter Meyer, Assistant Energy Services Manager for Tacoma Power; Steve Offenbreit, Manager, Commercial/Industrial Energy Services for Snohomish County PUD; Bob Stolarski, Manager of Commercial & Industrial Energy Efficiency Programs for Puget Sound Energy; and Skip Schick, Senior Manager, of the BetterBricks Program for the Northwest Energy Efficiency Alliance.

We applaud the hard work and commitment of our winners and finalists, who have had much success in championing sustainable, high performance building in the Puget Sound region and the bottom-line business benefits they produce. These people are all leaders in this extremely large and complex market of commercial buildings. Enjoy reading about the BetterBricks Award winners and finalists.

CATEGORY: Architect

WINNER: Bert Gregory, AIA

Title: President and CEO

Organization: Mithun

Location: Seattle

Key projects: REI Seattle Flagship Store; IslandWood; Teton Science School; Woodland Park Zoo Zoomazium~Family Science Learning Center; The Blue Ring; Lloyd Crossing Sustainable Urban Design Plan in Portland.

Words of wisdom: “In creating new places for people, it’s good to think of setting sail on a journey to the future. Think of creating the most elegant sailing ship. A vessel that runs on the power of the wind, the sun, using water wisely, and working in synergy with natural systems. A hull that is efficient. If the ship is designed right, you won’t need to power up the engine much, you’ll breathe easier, and it can be a whole lot of fun trimming the sails through the day. A building can be like that, one that can get you there in style, uses resources wisely, is healthy, and delivers a positive impact on our children’s future.”

What the judges said: “Bert’s leadership is unsurpassed in our community. He is a principal force in the Northwest promoting sustainable development, and he creates meaningful criteria for doing so. Bert produces an amazing amount of work with a real impact on the community. His firm’s buildings become prototypes for daylighting, natural ventilation and other sustainable business practices.”

Contribution to sustainable, high performance buildings:

Bert Gregory is a nationally recognized leader in environmentally intelligent, integrated design. His progressive, design-oriented architectural style has resulted in highly-acclaimed work, including four AIA/COTE Top Ten Green Projects awards, and has produced financial success for Mithun as well as established his firm as a leader in sustainable design. A former president of the Seattle Chapter of the AIA, Bert has had a great impact on how architects design, owners build and governments lead from his many public and professional speaking engagements and his role as university design studio critic and design jury member.

Understanding his own firm’s need to “walk the talk,” Bert used the renovation of Mithun’s Pier 56 corporate office to symbolize a commitment to sustainable design, maintaining the integrity of the original waterfront warehouse interior and employing energy efficient practices such as natural ventilation and daylighting. Sharing his insights at business, civic and peer events across the country, Bert continually finds creative ways to help newcomers and long-time believers push the sustainable design frontier. As a pioneer within his industry, Bert challenges stakeholders to incorporate sustainable ideas in new ways that are grounded in good business sense as well as have aesthetic appeal.

CATEGORY: Developer

WINNER: Ada M. Healey

Title: Vice President

Organization: Vulcan Inc.

Location: Seattle

Key projects: SBRI building; Alley24; The Alcyone; 2201 Westlake.

Words of Wisdom: “As a community minded developer, we take great pride in our work and we are very pleased to be recognized for our leadership in the sustainable industry. I want to challenge our competitors to take the time to learn about the value proposition that sustainable development offers. Adopting sustainable development practices will have a positive impact on a developer’s ability to attract tenants and investors who are seeking innovative building design and features that save resources and money. In addition, sustainable buildings also enrich communities by creating better work environments and an enhanced quality of life for tenants and homeowners.”

What the judges said: “Ada is committed to the importance of the triple bottom line to development: environmental, community and financial accountability. She has been a promoter of high efficiency and sustainable buildings in the development community. Her strong leadership both within Vulcan and to the region has demonstrated results.”

Contribution to sustainable, high performance buildings: Ada Healey is directing the development efforts of Vulcan’s 60-acre portfolio in the downtown Seattle neighborhood

of South Lake Union, with a redevelopment capacity of more than 10 million square feet. One of the most significant impacts of Ada's work has been to lead the development of an entire neighborhood that embraces sustainability on all fronts: buildings, parks, public transportation, streetscapes, stormwater capture and more. By being the first to develop many green projects in the greater Seattle area, Ada is raising the bar for other developers and demonstrating that it can be cost-effective.

At Vulcan, Ada commissioned the "Resource Guide for Sustainable Development," using South Lake Union as a case study. It details strategies for cost-effective and repeatable environmentally sensitive urban development. She has also been innovative in her approach to marketing sustainable buildings to tenants. Under her guidance, Vulcan has conducted research to quantify how high performance buildings cut operating costs and increase productivity. This approach has helped Vulcan successfully develop and lease commercial LEED certified projects.

CATEGORY: Developer

FINALIST: Mark Huppert

Title: Principal

Organization: Catapult Community Developers

Location: Seattle

Key projects: Pioneer Park Condominiums in downtown Puyallup with 2,500 square feet of retail space on the ground level, adjacent to the new 12,000 square foot Puyallup Activity Center; Bridge Condominiums and ArtLofts on Market with 14,000 square feet of retail and commercial space in downtown Tacoma.

Contribution to sustainable, high performance buildings: Mark Huppert is a passionate advocate of sustainable development. He played an integral role in the recent development of bills passed in the Washington legislature requiring public buildings to be built using green building standards. Mark serves on the board of the Cascadia Chapter of the U.S. Green Building Council. His current development activities include consulting services to King County to create and implement a residential green building program. As a developer, Mark's projects at Catapult are centered on the dual objectives of creating economic vitality and social stability.

CATEGORY: Developer

FINALIST: Gregory Broderick Smith

Title: CEO and Founder

Organization: Urban Visions (formerly Gregory Broderick Smith Real Estate)

Location: Seattle

Key projects: Historic renovation of the Reedo Eco-Center; master planning of the eight-acre Stadium Center project west of Qwest Field; master planning of the six-acre Stadium East immediately south of Union Station; 200 Occidental Tower; and renovation of the 41-story 901 5th Avenue Office Building (formally The Bank of California Building).

Contribution to sustainable, high performance buildings: Gregory Broderick Smith is an advocate in the development community for environmentally-minded building practices. He is leading industry change by supporting widespread adoption of LEED standards and other practices for creating innovative, healthy buildings. Greg is a founding member of Urban Green, an organization that will soon serve as a resource for those interested in learning more about sustainable building practices. He has a strong sense of the market forces required to convince skeptical developers and the financial community of the viability of sustainable building practices.

CATEGORY: Engineer

WINNER: Leslie A. Jonsson, PE

Title: Project Manager

Organization: CDi Engineers

Location: Lynnwood

Key projects: Seattle Justice Center; Marion Oliver McCaw Hall; UW Suzzallo Library Renovation and UW Architecture Hall Renovation; Walter Clore Wine and Culinary Center; Shoreline Community College Pagoda Union Building.

Words of wisdom: "At times trying to design sustainability into projects gets thwarted because of cost or other obstacles. But even when that happens you can make a difference. If you're speaking from the heart and are truly passionate about sustainability, people will listen. I try to accomplish as much as I can on every project and use every opportunity to educate colleagues on the benefits. That way all future projects have a better chance of realizing sustainability. This is my "pay it forward" philosophy."

What the judges said: "Leslie has been promoting energy efficiency to her peers and for her projects. She encourages developers and owners to consider other alternatives that will save energy and money. As the chair of a key local ASHRAE chapter committee, she is able to lead her colleagues to explore new sustainable business practices that work."

Contribution to sustainable, high performance buildings: Leslie Jonsson's work on the Seattle Justice Center helped the building earn its mechanical-related LEED credits. She also provided energy modeling for the Center. Leslie helps educate other engineers in sustainable design practices, providing in-house training courses for her company, sharing new mechanical design strategies on methods such as chilled beams and earth tubes. Leslie chairs the Technology, Energy and Government Activities (TEGA) Committee for the ASHRAE Puget Sound Chapter, and has successfully used her position to promote sustainable design to the engineering community. She is in the process of developing a strong relationship with the Cascadia Region Green Building Council, as well as creating a technical mechanical engineering conference for June 2006. The Puget Sound Chapter of ASHRAE recently recognized Leslie with an award for being the best TEGA Chairman in Region XI, which reaches Alaska, Western Canada, Washington and Oregon.

CATEGORY: Service Provider/Facility Management Professional

CO-WINNER: King Tang

Title: Project Director

Organization: McKinstry Co.

Location: Seattle

Key projects: HVAC replacements or retrocommissioning at seven schools in the Evergreen School District; energy efficiency and comfort improvements to ten class A office buildings (over three million square feet) in Puget Sound and Portland; energy tuning and retrofits for two million square feet at Group Health Hospitals.

Words of wisdom: "There are tremendous opportunities in improving the sustainability and performance of existing and new buildings. Over time, we sometimes see very well designed buildings and energy systems slip into the mediocre performance zone. After a building is built, it takes a concerted and sustained effort in commissioning it, and periodically, re-evaluating and monitoring to maintain optimal performance. This takes commitment, but the reward of getting 15 percent or more savings from an optimally performing building will have significant impact on the owner's asset value."

What the judges said: “King believes in energy efficiency and high performance buildings. He has successfully completed a number of projects improving building performance. King is a leader in thought and action both within McKinstry and out in the marketplace. He is a major contributor to enhancing the operating performance of commercial buildings.”

Contribution to sustainable, high performance buildings: King Tang has been on the forefront of the effort to enhance the performance of existing buildings. He is a mentor to his peers and promotes sustainable ideas and approaches in nearly all departments at his company. King works closely with clients to develop the most sustainable and high performance building solutions, finding methods to improve their operations and reduce their energy costs. He is currently assisting Unico with a facility and energy assessment of over 1.2 million square feet in four Class A office buildings in Seattle to achieve significant energy savings and LEED certification, and to improve indoor environments, tenant comfort and system reliability. He has installed a host of energy efficiency projects with Central Kitsap School District that are producing positive results. King not only provides consultation to his clients, but he helps them implement his ideas. With nearly 20 years of experience, King has been a leader in the Building Performance Services program, an effort of local utilities and BetterBricks.

CATEGORY: Service Provider/Facility Management Professional

CO-WINNER: Scott Rusch

Title: Vice President of Facilities and Operations

Organization: Fred Hutchinson Cancer Research Center

Location: Seattle

Key projects: Five major construction projects totaling 1.2 million square feet of high-tech, energy efficient research space at the Center; more than 40 energy conservation projects and over 70 retrofit energy efficient projects on the campus.

Words of wisdom: “We have been developing and operating our campus at South Lake Union for 15 years now and are proud of the fact that the campus buildings are very energy efficient, high performance and include many sustainable aspects in both the design and operations. We’ve tried not to push the envelope with unproven systems but rather apply proven technology to optimize the building’s function and minimize life cycle cost. The key to success of our development program has been the outstanding people involved. Partnering with Seattle City Light, Puget Sound Energy and Seattle Public Utilities has also been extremely important.”

What the judges said: “Scott is a visionary in energy, environmental and sustainable building operations. He is a leader in operating one of the best research centers in the country. Scott has accomplished many important projects at Fred Hutchinson and he is truly ahead of his field.”

Contribution to sustainable, high performance buildings: Scott Rusch has brought to life one of the most sustainable research centers in the U.S. He provides the leadership, guidance and individual effort to ensure the Fred Hutchinson campus is not only built in a sustainable way, but that the campus maintains its sustainable edge as technology evolves. The EPA and Department of Energy’s Labs for the 21st Century program has published a case study on the campus, citing it as a model on how to build energy efficient labs. Because Scott emphasizes operations and maintenance throughout the design and construction process, these facilities are being operated with half the staff of the average peer institution. He has also brought to life the first LEED certified combined lab, clinic and office building in the city of Seattle.

Overall, Scott's efforts have resulted in reduced operating expenses on the Campus by 15 percent with annual savings of 18 million kWh, 388,000 therms of gas, and 15 million gallons of water. This has translated into a \$1.5 million yearly savings. Scott is also a strong proponent of early design team collaboration, as well as commissioning.

CATEGORY: Professional Services

WINNER: Tom Paladino, PE, Associate AIA

Title: President

Organization: Paladino & Company, Inc.

Location: Seattle

Key projects: Seattle Justice Center; RAND Headquarters; The Pentagon; Microsoft Campus; Abbot Laboratories; Seminar II at Evergreen State College.

Words of wisdom: "Sustainability depends more on people and the mark they want to make than on new technologies. Who makes the highest mark and does hard things? Those who try...and try...and try again, until they can. If it feels familiar, you're getting stale. If it scares the heck out of you, that's good—you're alive and making your mark!"

What the judges said: "Tom is a clear leader in articulating what sustainable design and development are all about. He is absolutely one of the nation's pioneers in making buildings more sustainable and energy efficient. The Puget Sound area is incredibly lucky to have him and his team right here."

Contribution to sustainable, high performance buildings: Tom founded his company ten years ago to work solely on green buildings. Since then he has built a successful consulting firm that works regionally and nationally on high profile projects. His firm conducts in-depth analysis on systems and materials, as well as economic analysis, to make recommendations that are as financially responsible as they are environmentally responsible. Tom is very persuasive in his arguments for the economic feasibility of sustainable performance because he uses real information and case study examples. He is widely credited with developing the eco-charrette method, which expanded the normal design charrette process to focus on economics and ecology, not just design. He has also developed life cycle cost calculators and other data analysis tools to assist in the decision-making process.

Tom has been a leader in the development and implementation of LEED from its inception, serving as the consultant who ran the LEED Pilot Program and wrote the LEED Reference Guide. Tom helped found the City of Seattle's Sustainable Building Task Force, an initiative that ultimately led to the City of Seattle's adoption of LEED in public buildings. He currently serves as Vice Chair of the USGBC (U.S. Green Building Council).