



An initiative of the Northwest Energy Efficiency Alliance.

2010 BETTERBRICKS AWARDS

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Welcome to the 2010 BetterBricks Awards

It is with great honor we applaud the work, commitment and vision of these champions of high performance, commercial buildings in the Northwest. We're confident that these professionals will pave the way for the next generation of energy efficient accomplishments. Every year these leaders implement new ideas and explore new possibilities for high performance buildings and we are thrilled to recognize those who are making it all happen.

For these Awards, high performance buildings are commercial structures, both existing and newly constructed, that have achieved a substantial level of energy savings. This year we created a new category: Multi-Disciplinary Team to honor a cross-over group of individuals for collaborating early and coordinating all systems in a building.

We'd like to thank this year's judges: Charlie "G.Z." Brown, Energy Studies in Buildings

Laboratory operated by the University of Oregon; David Furr, Salem-Keizer School District; Mike Kaplan, Kaplan Engineering; Janice Peterson, Northwest Energy Efficiency Alliance; Jon Schleuning, SRG Partnership; Greg Stiles, Energy Trust of Oregon and John Vanderford, Smart Buildings, Inc.

BetterBricks is the commercial building initiative of the Northwest Energy Efficiency Alliance, which is supported by local electric utilities. Through the BetterBricks initiative, NEEA advocates for changes to energy-related business practices in Northwest buildings. In this era of heightened appreciation for the impact climate change is having on our environment and our economy, energy efficiency is a crucial component in addressing these issues. On www.BetterBricks.com, you'll find information, tools, training and resources to help buildings make a difference to the bottom line and the environment.

CATEGORY: OWNER/DEVELOPER

WINNER: GARRIN ROYER & DANNY MCGINLEY

TITLE: Principals

ORGANIZATION: Redside Development

LOCATION: Oregon City

KEY PROJECTS: 900 Main; 221 Molalla; Cascade Square Retail

WORDS OF WISDOM: "At Redside, we build energy efficient, low impact buildings because we feel inspired. I think that what we've accomplished so far is evidence that businesses of all shapes and sizes can be both thoughtful in their practices and financially successful. It's just a matter of making up your mind to do it."

WHAT THE JUDGES SAID: "Energy efficiency and sustainable building seems to be in Garrin and Danny's DNA. They are showing ongoing commitment to sustainable development and their focus on using existing buildings combined with energy-saving renovations makes them a model for others to follow."

CONTRIBUTION TO HIGH PERFORMANCE BUILDINGS: Garrin and Danny started Redside Development in 2002 with a shared love of the Deschutes River and a deep concern for



221 Molalla

the environment. After watching debris from a demo site just thrown away, Garrin and Danny decided it was essential to apply a green standard at every step of construction. From demolition to housekeeping, Redside Development makes sure all are up to green standards. One of the unique things about Garrin and Danny is their diverse green portfolio—they work on both small and

large projects as well as manage over one million square feet of existing commercial real estate in which they have implemented these energy efficient practices.

Garrin and Danny are setting the bar for owners and developers in Oregon City and already have two firsts under their belt: in 2007, 221 Molalla was the first privately developed LEED Gold certified building in Clackamas County and in 2009 Cascade Square Retail was the first privately developed LEED Silver retail building in Clark County. No matter what the size of the building or the return on investment, Garrin and Danny have made a commitment to making it as energy efficient as possible.

CATEGORY: ARCHITECT

WINNER: DENNIS R. CUSACK

TITLE: Principal

ORGANIZATION: SRG Partnership, Inc.

LOCATION: Portland

KEY PROJECTS: Washington State University - Veterinary Medical Research Building; Oregon State Hospital Replacement Project; University of Puget Sound - Harned Hall/Science Center

WORDS OF WISDOM: "My success in the area of sustainable and high performance design is deeply intertwined with that of my colleagues at SRG and within our industry.

I don't think that I, or our firm, would have achieved what we have (or what we will) without a deep collaboration with our clients, design and engineering colleagues or the momentum that is happening within the profession."

WHAT THE JUDGES SAID: "Dennis has an impressive record and body of work and his strong influence on other architects and design engineers is invaluable. His emphasis on actual measured energy savings deserves to be recognized."

CONTRIBUTION TO HIGH PERFORMANCE BUILDINGS: As an SRG Principal and managing partner, Dennis has an unusually broad role that provides significant impact at multiple levels within the profession, industry and community. Dennis is responsible for leadership and oversight of an 80-person, three-office firm which includes setting and monitoring SRG's ambitious goals for sustainable and high performance design. As a result of his leadership, Dennis and his partners have achieved 85 percent LEED accreditation of all staff and 46 LEED equivalent projects. One of his current projects is the Oregon State Hospital Replacement Project in Salem, which is replacing the 125-year-old psychiatric



University of Puget Sound Harned Hall/Science Center

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hospital with over 800,000 square feet of new and renovated space. When completed in 2012, it will be one of the largest and most efficient hospitals of its type in the world.

Dennis also makes an impact outside SRG through his leadership with organizations such as AIA, the University of Oregon School of Architecture and Allied Arts and the Architecture Foundation of Oregon. Dennis is a constant advocate for innovative and ambitious design goals that integrate high performance and sustainability while building strong relationships with like-minded members of the design, engineering and construction industry.

CATEGORY: ARCHITECT FINALIST: LISA PETTERSON

TITLE: Associate

ORGANIZATION: SERA Architects

LOCATION: Portland

KEY PROJECTS: Oregon Sustainability Center; Edith Green/Wendell Wyatt Federal Building Parametric Design Analysis; East Portland Community Center Aquatics Addition; Living Building Financial Study; Living Building Code Study

CONTRIBUTION TO HIGH PERFORMANCE BUILDINGS:

Lisa is a talented and committed sustainability-focused architect who is able to engage and add value during all phases of design—the first meeting with the client, developing concepts, documentation, construction and even commissioning—always with a huge emphasis on maximizing the sustainability impact of the project. As an associate at SERA Architects, there is no aspect of the firm's pursuit of sustainability that Lisa hasn't touched. In particular, she has embraced the Living Building Challenge and its complex goals. She is a tireless advocate within the firm, providing continuing education to staff members, as well as outside her organization. Her unusually diverse skill set and integrated design solutions ensure that energy performance targets are met, or exceeded.



CATEGORY: ARCHITECT FINALIST: JOHN BRESHEARS

TITLE: Principal

ORGANIZATION: ZGF Architects

LOCATION: Portland

KEY PROJECTS: Twelve|West; The Environmental Protection Agency (EPA) Region 8 Headquarters; National Renewable Energy Laboratory

CONTRIBUTION TO HIGH PERFORMANCE BUILDINGS:

As a principal at ZGF, John is licensed as both an architect and a mechanical engineer with a 20-year career specializing in creating healthy and stimulating buildings that are distinguished by their environmental quality and efficiency. His work involves the innovation and testing of systems and strategies that enable buildings to operate more effectively in addition to enhancing the user's environment. John has helped to identify, quantify and describe opportunities and impacts of an integrated design approach to help design teams consider high performance and regenerative strategies. Most recently, John led the research effort to integrate wind turbines into the design of ZGF's new Portland office in Twelve|West—making them the first U.S. installation of a wind turbine array on an urban high-rise. John's work has also been exhibited and published internationally.



CATEGORY: ADVOCATE WINNER: SUSAN STEWARD

TITLE: Executive Director

ORGANIZATION: Building Owners and Managers Association (BOMA) Portland

LOCATION: Portland

KEY PROJECTS: BOMA Energy Efficiency Program (BEEP); BOMA Sustainability Committee; Office Energy Showdown; re-energized BOMA Portland membership through energy efficiency education in her role as executive director

WORDS OF WISDOM: "We know that sustainability is not a fad. Not a trend. Sustainability is here to stay and as the voice of the commercial real estate industry, BOMA Portland must take the lead to educate our members that this is one of the best investments an owner can make."

WHAT THE JUDGES SAID: "Susan is a dynamic change agent in the arena of management of existing buildings. Her exceptional passion for sustainable operations benefits not just her organization, but the profession as a whole."

CONTRIBUTION TO HIGH PERFORMANCE BUILDINGS:

As the executive director of BOMA Portland, Susan represents the interests of building owners and managers throughout the metro region. Prior to her arrival in 2005 only some of the members were engaged in upgrading their own properties to improve building performance and energy efficiency. In just four short years, Susan has managed to re-energize her chapter members and focus BOMA on strategic organization-wide energy issues. Susan understands that energy efficiency projects are one of the best investments property owners can make and she has worked hard to educate all members on the operational and financial benefits of investing in sustainable management practices. Under Susan's direction, BOMA Portland was the first to offer BOMA Energy Efficiency Program (BEEP) training, which is now available to affiliates around the country. In addition, Susan spearheaded the Office Energy Showdown, a competition challenging Portland-area buildings to benchmark energy use and improve their energy performance. Susan also invests countless hours to sit on committees, attend hearings and meet with officials and influencers to ensure the pathways to energy savings and sustainable practices work for both her membership and governmental groups.



BOMA Portland's Office Energy Showdown Power Broker Trophy

CATEGORY: ADVOCATE FINALIST: CLARK BROCKMAN

TITLE: Associate Principal

ORGANIZATION: SERA Architects

LOCATION: Portland

KEY PROJECTS: Co-chair of Oregon Governor's Energy Efficiency Legislative Workgroup resulting in Senate Bill 79; Co-chair of Portland EcoDistricts Technical Advisory Committee (TAC); Oregon Sustainability Center; City of Portland High Performance Green Building Policy Task Force

CONTRIBUTION TO HIGH PERFORMANCE BUILDINGS:

Clark's advocacy for green building is never-ending. He has worked within SERA as well as on local, state, national and international levels to bring awareness to high performance





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building. Clark is a passionate and effective advocate for energy efficiency, renewable energy and climate-responsive sustainable design, inspiring those around him to action. He meets people where they currently are along the sustainability continuum and then moves them incrementally from there, expanding and deepening the movement by creating other leaders and advocates in his wake. Clark has recently expanded his reach and influence dramatically, moving deeper into the arena of public policy and creating opportunities and synergies between groups that propel the success of others in achieving their energy and sustainability targets.

CATEGORY: MULTI-DISCIPLINARY TEAM

WINNER: SLOCUM CENTER TEAM

John Bauman, Dr. Thomas Wuest, Slocum Center for Orthopedics and Sports Medicine; Whitney Churchill, The Neenan Company; Galen Ohmart, Solarc Architecture + Engineering; Brian McCarthy, CMGS Landscape Architects; Doug McKay, Steve Korth, McKay Investment Company

LOCATION: Eugene

KEY PROJECTS: Slocum Center for Orthopedics and Sports Medicine

WORDS OF WISDOM:

"The vision of the Slocum Center is, 'Play hard. Stay strong. Live well.' From the outset, each individual who touched the project provided their own unique belief in the value of creating a healthy, energy efficient building. The ultimate success of the Slocum Center has been dependent on the continued and deliberate collaboration."



The Slocum Center Team

WHAT THE JUDGES SAID: "This project is a great example of a truly integrated team approach. The healthcare sector is particularly challenging and it's significant how their estimated savings and real savings are remarkably close to each other."

CONTRIBUTION TO HIGH PERFORMANCE BUILDINGS: From the start of the project, the Slocum Center was more than just a healthcare building—it needed to promote the health of the community and the environment. The Slocum Center partnered with McKay Investment Company to transform a three-plus acre site from a wasteland of asphalt, asbestos and a buried gas tank into a landmark statement for wellness and environmental stewardship. The Neenan Company, design-builder on the project, Solarc Architecture + Engineering, the MEP engineer and LEED consultant, provided the technical expertise to help bring this vision to a reality. The result was the Slocum Center for Orthopedics



Slocum Center for Orthopedics and Sports Medicine

and Sports Medicine—a LEED Gold Certified building. It is one of only three buildings in Eugene and the only healthcare facility in the community to receive a LEED Gold Certification.

The Slocum Center was created through strong integration and cooperation. Designing a building to LEED standards in a healthcare facility presents specific challenges not present in other building types, including maintaining patient privacy, safety and infection control. Healthcare buildings are also some of the most energy intensive buildings around. This team managed to accomplish it all while creating a building that saves 37 percent per square foot per year.

CATEGORY: MULTI-DISCIPLINARY TEAM

FINALIST: TWELVE|WEST TEAM

Mark Edlen, Gerding Edlen Development; Greg Goodman, Downtown Development Group, LLC; Bob Packard, Gene Sandoval, Peter van der Meulen, ZGF Architects, LLP; Eric Hoffman, Hoffman Construction; James Thomas, Glumac; Norm Faris, Art Johnson, KPFF Consulting Engineers

LOCATION: Portland

KEY PROJECTS: Twelve|West

CONTRIBUTION TO HIGH PERFORMANCE BUILDINGS:

Although these team members have worked extensively together in some combination, the Twelve|West project was the first time all firms came together to work on a joint project. The group met on a regular basis from the early planning stages through completion of construction to ensure



Left to right: Norm Faris, Eric Hoffman, James Thomas, Peter van der Meulen

decisions were made based on what was best for the project as a whole, rather than optimizing one particular system or discipline. One innovative addition to the building was installing four wind turbines on the roof making them the first U.S. installation of a wind turbine array on an urban high-rise. Twelve|West is currently on track to receive two LEED Platinum Certifications—one for new construction and a second for commercial interiors for ZGF's new offices located in the building. In addition, the modeling predicts the building will reduce energy consumption by more than 44 percent beyond ASHRAE 90.1-2004 and exceed the 2030 Challenge benchmarks for this project type.

CATEGORY: FACILITY MANAGER/OPERATOR

WINNER: FRED MEYER ENERGY TEAM

Daniel Schmidlkofer, David Wright, Fred Meyer; Kroger Energy Team

ORGANIZATION: Fred Meyer

LOCATION: Portland

KEY PROJECTS: Retrofitted stock rooms and sales floor (saved over 33 GWh); Retrofitted over 12,000 T-8 fluorescent lamps in refrigerated glass doors (saved around 6 GWh); Installed approx. 7,000 Electronically Commutated Motors (ECM) in walk-in cooler and freezer boxes (savings around 2,760 MWh)

WORDS OF WISDOM: "At Fred Meyer we define sustainability as our company's commitment to continuously improve our environmental and social impact in order to support our communities, improve the lives of our



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Fred Meyer—Hawthorne location

customers and associates, and ensure the long-term success of our business.”

WHAT THE JUDGES SAID: “Daniel and David used a broad range of energy conservation measures as well as types of projects. That combined with a robust communication and education system delivers a consistent commitment to efficiency throughout their corporate culture.”

CONTRIBUTION TO HIGH PERFORMANCE BUILDINGS: Daniel, David and the Kroger Energy Team make up Fred Meyer’s Energy Team which has taken a comprehensive approach to energy efficiency. This has earned them impressive results in locations all over the Northwest. The team has focused primarily on highly cost-effective and proven energy efficiency upgrades including lighting and refrigeration measures. The results include savings of \$1,027,100 in electric costs annually and upgrades which have amounted to the equivalent of removing 1,450 cars from the road or planting 5,200 trees. In 2009, Fred Meyer facilities in Oregon, Washington, Idaho and Alaska achieved 220 percent more energy savings than any other division within its parent company, Kroger, and although Fred Meyer only represents four percent of the total stores, the combined energy savings accounted for 30 percent of Kroger’s total energy savings.

In order to magnify these results, the Fred Meyer Energy Team trains store associates and service contractors to maintain energy efficiency and designates an Energy Champion for each store who monitors energy use, suggests energy savings strategies and shares information with other store champions.

CATEGORY: FACILITY MANAGER/OPERATOR FINALIST: DAVE ZIER AND MELVIN MARK COMPANIES OPERATIONS TEAM

ORGANIZATION: Melvin Mark Companies

LOCATION: Portland

KEY PROJECTS: Columbia Square; Crown Plaza; Fifth Avenue Building; Auditorium Parking Lighting

CONTRIBUTION TO HIGH PERFORMANCE BUILDINGS: The Melvin Mark Operations Team is led by Melvin Mark Construction Company president, Dave Zier, and includes building managers, building engineers, superintendents and maintenance employees who oversee the operations and maintenance of 19 properties managed by the company. Dave and his team have worked tirelessly to improve efficiency and comfort in its buildings. Every building has a customized Environmental Management Policy in place to cover all areas of sustainability. These are tracked carefully and the energy engineering group meets twice a month to review the energy use and discuss ideas for improvement. In June 2009, Melvin Mark’s flagship building was awarded four Globes by the Green Building Initiative (GBI) for achievements in green design including one for Columbia Square, making it the first existing building in the nation to earn GBI’s highest award and the first existing building in Oregon to earn any Green Globes rating.



CATEGORY: DESIGN ENGINEER WINNER: BOB GULICK

TITLE: Principal

ORGANIZATION: Mazzetti Nash Lipsey Burch (M+NLB)

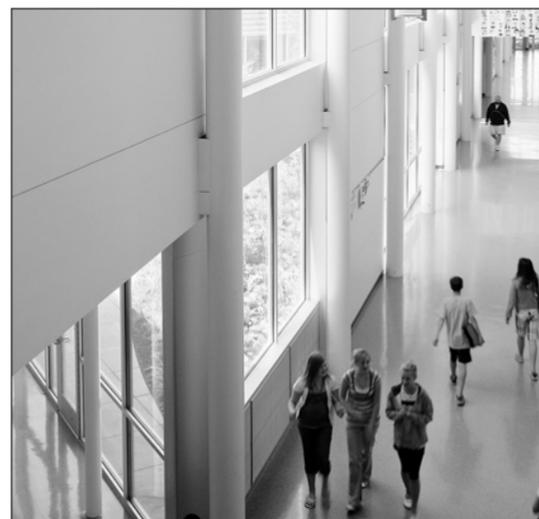
LOCATION: Portland

KEY PROJECTS: Baker Prairie Middle School; Washington County Clean Water Services Addition; Oregon Museum of Science & Industry (OMSI)

WORDS OF WISDOM: “I like to keep it simple because sometimes the most elegant sustainable solutions have the least number of moving parts. Also, share knowledge with your peers. When our goal is to transform an industry, our ability to learn from one another allows us to leapfrog the development of innovative solutions.”

WHAT THE JUDGES SAID: “Bob has continuous follow through, a holistic approach and values education and advocacy. His work and research in the healthcare industry has national implications and must be recognized.”

CONTRIBUTION TO HIGH PERFORMANCE BUILDINGS: When Bob started as a mechanical engineer nearly 40 years ago, adding insulation to a building was optional and an acceptable indoor lighting density was 4W/sq. ft, yet his professional ethic from the beginning has been to apply engineering fundamentals toward the conservation of energy. He has impacted more than a dozen LEED projects including six which are LEED Gold Certified and numerous precedent-



Baker Prairie Middle School (photo by Pete Eckert)

setting pre and post-LEED buildings. Bob has worked on a wide range of projects including OMSI (which won the 1993 State of Oregon Governor’s Award), Baker Prairie Middle School in Canby (now has the lowest energy use intensity of any school in Oregon) and the Toyota Motor Sales Terminal (LEED Gold Certified).

Bob works hard to promote energy efficiency outside M+NLB through speaking opportunities and a research effort that has resulted in a proposed change to the ASHRAE Standard 170. Whatever project Bob is working on, he does not limit himself to what has been done before, but rather seeks out like-minded professionals who recognize that a successful sustainable design is an integrated, collaborative one.

CATEGORY: DESIGN ENGINEER FINALIST: NICK COLLINS

TITLE: Principal, Mechanical Engineer

ORGANIZATION: PAE Consulting Engineers, Inc.

LOCATION: Portland

KEY PROJECTS: First and Main Office Building; Willow Creek Center—Portland Community College; Amazon, Inc. Office Buildings; Shattuck Hall Renovation—Portland State University; Rosedale Elementary School

CONTRIBUTION TO HIGH PERFORMANCE BUILDINGS: Nick has more than 25 years of experience in the design of energy efficient mechanical systems. He has worked on a variety of projects including government buildings, educational facilities and commercial office buildings and has two LEED Platinum and nine LEED Gold buildings under his belt. Internally at PAE, Nick has led the development of quality control and training programs, helping to promote firm-wide standards for efficient design. Nick’s holistic and innovative approach to sustainable design seeks to minimize a building’s energy use by setting aggressive goals, analyzing the climate, selecting efficient systems, opting for renewable energy when appropriate and verifying performance. Outside of PAE, Nick has been a long-time advocate for energy efficiency in mechanical engineering by participating in speaking opportunities, board memberships and his adjunct faculty member role at Portland State University.

