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## **Columbia Construction participates in ceremony awarding Cell Signaling Technology a LEED certificate**

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Columbia Construction participated in the long-awaited ceremony on November 16th awarding Cell Signaling Technology's (CST) president, Michael Comb, PhD., their LEED certificate. The celebration included approximately one hundred participants, including CST staff; Columbia Construction; the architect, D. F. Trees Associates; as well as engineers from RDK Engineers and D & L Engineering. Columbia served as construction manager and the LEED project administrator for the 105,000 s/f renovation/addition project for CST, formerly the King's Grant Inn.

"It was a privilege working with Cell Signaling Technology", said Neil Lemieux, Columbia's director of pre-construction. "They took the initiative before the plans and specifications for the project were even created. Their passion for the environment created the synergy and enthusiasm that guided the team throughout the project. As a contractor, LEED enables us to have an integral role in the process and to have a positive impact on our environment, one building at a time".

Peter Gorer, of the USGBC, kicked off the event by providing a snapshot of the various sustainable elements of CST's facility, and how the team accomplished such an impressive goal. "What is truly amazing is this team was able to convert a motel into a state-of-the-art lab facility! Surely, that must be a first!", said Peter Gorer.

Following is an outline of these accomplishments:

- \* Spearheaded and managed by Columbia, the team carried out an indoor air quality management plan, both during construction, and again before occupancy to ensure that the volatile organic compounds and other contaminants affecting indoor health had been removed before anyone moved in.
- \* Through recycling and salvaging efforts, Columbia managed to stop over 75% of the construction waste from being disposed of as landfill.
- \* CST chose a site that had already been developed, and thus did not diminish the extent of land available for agriculture or natural vegetation. The fact that over 75% of the existing building shell was able to be preserved for reuse reduced a huge amount of the carbon emissions associated with transporting building materials, and also protected our overall stock of raw materials for future generations.
- \* The team achieved benchmarks in terms of transportation, by recognizing the value of alternative fuel vehicles, capping parking capacity and promoting carpooling, and by making bicycle-friendly provisions.
- \* Managed storm water run-off so that it does not overburden drainage systems.
- \* Reduced night light pollution, which plays a surprisingly important part in preserving habitat.
- \* Avoided using valuable drinking water for landscape irrigation, an important consideration since the North Shore does experience seasonal water shortages.

- \* Supported local industry, by using materials manufactured locally
- \* Earned the most LEED credits within the Indoor Environmental Quality category. Most Americans spend 85% of their time indoors. Our homes and the places we go to work, shop and play are our habitat. In designing this building, the project team did everything they could to achieve excellence in air change effectiveness and thermal comfort.
- \* The architect, Doug Trees, took care in selecting adhesives, sealants, paints and carpet materials to ensure that only those that are the least odorous or potentially irritating were specified for the building.
- \* Designed the space so almost everyone has access to natural daylight and views.

Columbia's project management team included Jim Marsh, vice president/COO; Fred Scribner, principal-in-charge; Neil Lemieux, LEED AP, director of pre-construction and LEED project administrator; Shaun Lover, project manager; Judy Delorey, project assistant; and superintendents Greg Keller and Tom Willwerth.

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