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Kennedy Associates receives LEED EB: O&M for 30 & 35 Corporate Drive

November 04, 2010 - Owners Developers & Managers

Kennedy Associates has received Leadership in Energy and Environmental Design (LEED) for Existing Building Operations and Maintenance (EB: O&M) certification for 30 and 35 Corporate Dr. owned by Multi-Employer Property Trust (MEPT) as a part of the U.S. Green Building Council's (USGBC) Volume Pilot program. LEED EB: O&M certification is awarded to existing buildings for maximizing operational efficiency and minimizing environmental impacts.

"30 and 35 Corporate Dr. have demonstrated tremendous environmental stewardship through its LEED EB: O&M certification," said Rick Fedrizzi, president, CEO and founding chair, USGBC. "Furthering the accomplishment, 30 and 35 Corporate Dr. is a leading example of the importance of greening the existing building stock, which is among the most environmentally responsible actions we can take."

30 and 35 Corporate Dr. are two of the first class A office buildings to receive LEED EB: O&M certification along the Rte. 128/95 Beltway outside of Boston and part of only the second LEED EB: O&M volume certification nationally. LEED EB: O&M certification recognizes that 30 and 35 Corporate Dr. have achieved key sustainability actions and related LEED requirements in areas of site, energy, water, waste, materials and resources and indoor environmental quality.

"30 and 35 Corporate Dr.'s LEED certification is a significant achievement and a reflection of the commitment of the building's ownership and property management teams to sustainable property operations and maintenance; a best practice in today's market," said Mike McKee, CEO of Kennedy Associates. "We have achieved LEED certification for 30 and 35 Corporate Dr. cost-effectively, providing its tenants a more sustainable, operationally efficient and healthy place to do business."

Kennedy Associates in partnership with CB Richard Ellis - N.E. Partners, LP implemented multiple sustainable actions on behalf of MEPT to achieve LEED certification including:

- *Achieved an Energy Star rating of 92, making them eligible for the Energy Star Label, and demonstrating 42% greater energy efficiency than the national average.

- *Implemented water efficiency measures that reduced water consumption by 51% and 269,000 gallons annually.

- *Implemented sustainability policies and plans covering green cleaning, purchasing, waste management, water efficiency, site management, lighting, and pest management among others.

- *Developed proprietary technical assistance tools and education/training modules.

- *Implemented lighting programs which turned lights off when buildings were unoccupied or in spaces not currently used on a regular basis, producing extra energy savings.

- *Created an electronics disposal program that is now available to all tenants in the office park. A recycling company has offered to remove any and all surplus parts and components of computers and other electronics at absolutely no cost to the building.

A longstanding national leader in Responsible Property Investing (RPI), Kennedy Associates pursued LEED EB: O&M volume certification for 30 and 35 Corporate Dr. as a part of its market-leading pre-certified LEED EB: O&M program. RPI allows Kennedy to consider environmental and social ramifications, as well as fiduciary responsibilities, in managing real estate investments. Achieving LEED certification is a clear symbol of Kennedy's continued commitment on behalf of MEPT to actively address the built environment's impact on climate change at 30 and 35 Corporate Dr. and other eligible assets across its national portfolio.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540