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News

For: **THOMAS PROPERTIES GROUP**

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THOMAS PROPERTIES GROUP TURNS GREEN INTO GOLD

-- Joe Serna Jr. -- Cal/EPA Headquarters Building in Sacramento is first high-rise to win gold certification from U.S. Green Building Council --
-- Building receives 2nd major national green award in three months --

SACRAMENTO – Thomas Properties Group, a national real estate owner, developer and operator, took home the gold at the United States Green Building Council’s Greenbuild International Conference, receiving the first gold certification for a high-rise building in the U.S. – the Joe Serna Jr.–Cal/EPA Headquarters Building in downtown Sacramento. This is the second major “green” building recognition for the 25-story, 950,000 square foot structure in three months. In October, it was cited as one of the most energy efficient high-rises in the nation by Energy Star, a program of the U.S. Environmental Protection Agency.

“In partnership with the City of Sacramento and the California State Environmental Protection Agency, we set out to prove the viability and cost-effectiveness of sustainable high-rise development,” said James A. Thomas, chairman of Thomas Properties Group that developed and operates the building. “These national awards validate our efforts and acknowledge the significant benefits a green building brings to its occupants and owners as well as the environment.”

The Leadership in Energy and Environmental Design (LEED) Green Building Rating system was established by the USGBC in 2000 to serve as the national standard for the environmental efficiency of design and construction of new buildings.

The Serna-Cal/EPA building topped 87 others in the existing building program to win the first high-rise gold certification.

The Cal/EPA Headquarters Building is Sacramento's largest high-rise project. Led by Thomas Properties Group, the project development team included architects AC Martin Partners, mechanical-electrical engineers Levine Seegel Associates, interior designers IA Corporation, and construction manager Turner Construction Corporation. The building was designed and built using sustainable, yet economically competitive, technologies, materials, methods, and processes, such as advanced cooling and ventilation systems, photovoltaic co-generation, high-efficiency glass and curtain wall components and low-gas and recycled construction products. Thomas Properties enhanced the green building design and construction by implementing an aggressive program of green operating techniques.

Craig Sheehy, Director of Property Management for Thomas Properties Group, has observed significant reductions in operating expenses as a result of green building operations. "Our electrical bills alone are 40 percent less than downtown averages and these savings go directly to our bottom line. These practices are good for the environment and also are good business."

Green operating features of the building include:

- A comprehensive indoor air quality program involving janitorial, landscape, and maintenance practices that use non-toxic, odor-free and biodegradable products enabling the EPA to lead by example;
- A daytime janitorial system, that not only shrunk electrical consumption by 8%, but also cut tenant service calls by 70%;
- An aggressive recycling program that reduces the building's waste hauling costs and serves as a source of non-rental revenue;
- A vermi-composting system, using worms that last year devoured 10 tons of organic materials generated during food preparation in the on-site cafeteria;
- The by-product of this process is used as a nutrient rich soil amendment in the building's landscaping; and
- An integrated pest management plan that eliminates the use of toxic chemicals.

Thomas Properties Group, LLC, founded in 1996 by James A. Thomas, acquires, develops and manages commercial real estate throughout the United States for its own portfolio as well as third party and institutional investors. The firm owns and manages more than eight million square feet of office and retail space with an additional six million square feet in pre-development. Headquartered in Los Angeles, Thomas Properties Group maintains offices in Philadelphia, Sacramento, Austin, Dallas and San Antonio. More information is available at www.thomaspropertiesgroup.com.

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