



CHELSEA GROUP LIMITED

## Pacific Guardian Center Upgrades to LEED Gold

By Joseph Palma

Honolulu, HI – Pacific Guardian Center is now getting well-deserved recognition for its sustainable practices and energy conservation measures. The U.S. Green Building Council's LEED® green building program promotes sustainable design, construction, maintenance and operations of high-performance buildings, one of which being PM Realty's downtown high-rise. Since 2012, Pacific Guardian Center (PGC) maintained a LEED-Silver® certification for its adherences to a high level of sustainability requirements. In July 2017, with guidance from Chelsea Group's LEED AP® Project Administrator, PGC achieved a Gold certification.



PGC is a Class A office building located in downtown Honolulu's Central Business District. The two, 31 story office towers consist of about 640,000 square feet and were built in 1979, creating a courtyard area with the Dillingham Transportation Building.

Chelsea Group, LEED consultant for PM Realty Group, helped PGC receive LEED-Gold® for Existing Buildings: Operations & Maintenance (LEED-EBOM). LEED-EBOM provides an outline for buildings to use less energy, water and natural resources; and improve the indoor environment. Measures adopted by PGC management that qualified them for the prestigious LEED-Gold® certification include:

- Monitoring and controlling the buildings' energy use, decreasing expenditures, and maintaining a commitment to occupant comfort
- Implementing water efficiency measures successful in reducing water consumption by 1,090,000 gallons annually
- Purchasing green cleaning products to maintain a safe, sustainable, and clean work environment
- Implementing a waste management program successful in maintaining a high overall recycling rate, reducing refuse collection costs, and recycling 100% of the buildings electronic equipment waste
- Promoting non-conventional commuting among tenants. The result: less traffic, more parking, lower emissions, healthier lifestyles, and a better working environment
- Installing individual lighting controls -- adjustable to suit tasks needs -- in most tenant spaces.

"Pacific Guardian Center's LEED certification demonstrates tremendous green building leadership. The urgency of USGBC's mission has challenged the industry to move faster and reach further than ever before, and Pacific Guardian Center serves as a prime example of just how much we can accomplish." says Rick Fedrizzi President, CEO & Founding Chair U.S. Building Council.

Chelsea Group is Hawaii's leading partner in achieving LEED and ENERGY STAR® certification. As a US Green Building Council member and an Energy Star Partner, Chelsea Group has certified more than fourteen million square feet for LEED status, as well as earned its clients 306 Energy Star certifications since 2010.

For more on USGBC's LEED program, visit: [usgbc.org/LEED](http://usgbc.org/LEED)

For more on Chelsea Groups LEED work, visit: [www.chelsea-grp.com/LEED](http://www.chelsea-grp.com/LEED)

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