



## **Fisher Brothers' 605 Third Avenue and Park Avenue Plaza achieve LEED certification**

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According to the Fisher Brothers, 605 Third Ave., a 1.1 million s/f tower between 39th and 40th Sts., has earned the LEED for Existing Buildings (EB) certification at the Gold level by the USGBC, and Park Avenue Plaza, a 1.2 million s/f building at Park Ave. between 52nd and 53rd St., has achieved LEED-EB certification at the Silver level.

Located in Midtown, the Fisher Brothers' buildings are desirable locations for high-profile tenants. In 2012, both buildings had earned Energy Star Labels from the U.S. EPA for its energy efficiency, with 605 Third Ave. earning an Energy Star rating of 80 and Park Ave. Plaza earning a score of 75.

Kenneth Fisher, partner, Fisher Brothers, said, "Fisher Brothers is committed to sustainable development and operations, and the LEED designation for these two buildings is an official recognition of this commitment. We would like to thank our tenants at both buildings for being instrumental in achieving this important milestone. CodeGreen consulting was a true and invaluable partner in the process. Our staff, led by Park Avenue Plaza building manager John Donnelly and assistant building manager Bridget Reel, and 605 Third Ave. building manager John Romano and assistant building manager Miriam Mendez, worked tirelessly to make it happen."

Fisher Brothers implemented and achieved several sustainability measures at the buildings, prior to and throughout the LEED certification process, including:

**RECYCLING:** A 100% durable goods recycling rate was achieved at both properties. With the help of the buildings' tenants, an ongoing consumables recycling rate of 84% at 605 Third Avenue and 88% at Park Avenue Plaza was achieved.

**WATER:** Newly installed water saving devices reduced the buildings' water and sewer consumption. 605 Third Avenue reduced its water consumption by more than 39% better than the LEED baseline (saves over 3,500 kGal of water per year). Park Avenue Plaza reduced its water consumption by more than 15% better than the LEED baseline (saves over 1,600 kGal of water per year). A Cooling Tower Chemical Management Program that reduces potable water consumption for cooling tower equipment through effective water management was implemented.

**CLEANING:** A Green Cleaning Policy was imposed, reducing building occupants and maintenance personnel's exposure to potentially hazardous chemicals and particulates. A Building Exterior and Hardscape Management Plan that uses environmentally friendly chemicals and processes for outdoor cleaning was introduced. Over 60% of all cleaning supplies at both locations now contain a sustainability attribute.

**PEST MANAGEMENT:** An Integrated Pest Management Program was introduced to reduce the use of toxic pesticides.

**MATERIALS:** A Sustainable Purchasing Policy that reduces the environmental impacts of materials

acquired for use in the operations, maintenance and upgrades of the building, was introduced.

ENERGY: ASHRAE Level 2 Energy Audits and Retro-commissioning studies were performed at both buildings to identify and implement energy efficiency improvements and comply with New York City Greener Buildings Local Law 87.

"The Fisher Brothers team exemplifies how to incorporate sustainability and energy efficiency into a portfolio's day-to-day operations. It is a great accomplishment to successfully take two 1,000,000 sq. ft.-plus commercial office buildings through the LEED for Existing Buildings program simultaneously," said Harry Etra, the CodeGreen senior project manager for both Fisher Brothers LEED projects.

#### ABOUT FISHER BROTHERS:

Fisher Brothers is a New York based, family owned, real estate firm founded in 1915 and now in its third generation. Led by partners Arnold, Ken, Steven and Winston Fisher, as owner/builder, in New York City, Fisher Brothers manages and leases more than 6 million square feet of Class "A" Midtown Manhattan office buildings including 299 Park Avenue, 1345 Avenue of the Americas, Park Avenue Plaza and 605 Third Avenue. Its office holdings in Washington DC are represented by the 1.5 million square foot Station Place complex, adjacent to Union Station, comprised of 700 Second Street, 600 Second Street and 100 F Street, which is the largest privately held office complex in the nation's capital. Additionally, more than 1.5 million square feet of residential projects are currently under development including 123 Greenwich Street, 222 East 40th Street, and 101 Murray Street in Manhattan; and at 701 2nd Street NE in Washington, D.C.

#### About CodeGreen

CodeGreen provides sustainable and energy efficiency solutions for individual buildings, portfolios and corporations throughout the country. They develop innovative solutions to help clients conserve capital by complying with energy efficiency laws, reaching sustainability goals, improving operations and reducing energy consumption. Their innovative software package ProAct(TM) is designed to track, maintain, and report the ongoing sustainability of today's complex buildings. CodeGreen's consulting services include energy benchmarking, LEED certification management, energy auditing, retro-commissioning (RCx), and sourcing for energy efficiency financial incentives across the country. CodeGreen is currently greening over 200 million square feet of property throughout the country, and has managed the LEED certification of over 30 million square feet nationwide.

For more information about CodeGreen, please visit [www.codegreensolutions.com](http://www.codegreensolutions.com) or email [jenelle@codegreensolutions.com](mailto:jenelle@codegreensolutions.com)

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