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## **PORT SAN ANTONIO HEADQUARTERS RECEIVES LEED CERTIFICATION FOR SUSTAINABILITY FROM U.S. GREEN BUILDING COUNCIL**

*First commercial building in San Antonio to be LEED Gold-certified for commercial interiors; Facility pushes forward with other green building efforts*

### **EDITOR:**

- Please see attached photographs of Port San Antonio's headquarters building.

**SAN ANTONIO**—Port San Antonio's headquarters at 907 Billy Mitchell Drive have been awarded a Gold certification for Leadership in Environmental and Energy Design (LEED) by the U.S. Green Building Council (USGBC). It is the first commercial building in San Antonio to be LEED Gold-certified under USGBC's commercial interiors category and only the fourth Gold-certified building in the city.

The certification recognizes the efforts incorporated into the project to conserve electricity and water, employ recycled materials, reduce waste and improve the working environment within.

"The Port San Antonio community is very proud of reaching this milestone in our development efforts," said Bruce Miller, President and CEO of Port San Antonio. "The Gold LEED certification of our headquarters underscores Port San Antonio's commitment to create a livable, pedestrian- and transit-oriented community following best business practices and high environmental sustainability standards."

The USGBC's rating system is a third party certification program that evaluates and rates the design, construction and operation of high performance "green" buildings. In awarding LEED certification, USGBC considers factors such as water and energy efficiency, resources used during construction and indoor environmental quality.

Port San Antonio's 29,400 square-foot headquarters were completed in early 2009. Highlights of its sustainable features include:

- **Efficient heating and cooling**— High efficiency systems provide better comfort to employees while reducing energy consumption. Individual thermostats in most offices and conference rooms allow staff to tailor the temperature to personal comfort levels. Indoor air quality is enhanced by the introduction of fresh air, controlled by carbon dioxide detectors that monitor the need for additional air.
- **Efficient lighting** — High efficiency fixtures with automatic lighting controls with occupancy sensors in offices and common areas reduce lighting requirements by about 28 percent.

Individual task lighting allows employees personal control over lighting levels at their work stations.

- **Reduced consumption of natural resources** – Whenever possible, materials with recycled content were specified. Contractors also reduced the construction waste going into the landfill by diverting 85 percent of waste, such as drywall, wood, copper and cardboard packing, to recyclers.
- **Renewable energy** – The Port has a two year contract with City Public Service (CPS) to ensure that 50 percent of the building’s electricity comes from wind-generated power.

Other programs have been instituted for the operation of the building:

- **Office recycling** – Containers in common areas throughout the building allow employees to separate waste from paper, plastic and aluminum recyclables. Each office and cubicle also has two separate containers so waste and recycling can be divided. The headquarters has reduced waste by switching from Styrofoam products in the breakroom to washable dishes and glasses; in addition, a water dispenser encourages the use of reusable water bottles instead of bottled water.
- **Green Cleaning** – The Port has contracted an eco-friendly janitorial service that uses non-toxic cleaning products and washable/reusable cleaning cloths rather than disposable paper towels.

As it continues to build or refurbish other properties around the campus, Port San Antonio will do so with an eye towards sustainability.

In 2010 Port San Antonio will complete a \$9.5 million remodel to the 84,500 square-foot building at the intersection of Billy Mitchell Boulevard and General Hudnell Drive that served as the facility’s former headquarters. The building, which is more than 60 years old, is being completely renovated to accommodate Affiliated Computer Services (ACS), a Port customer in need of more space as it adds hundreds of new employees this year. The building has also been registered with USGBC for certification. The project will include additional “green” features, such as a cistern to collect air conditioning condensate that will be used to irrigate landscaping.

Port San Antonio has also adopted sustainable practices facility-wide as part of its property management work. These include:

- Landscaping mowers and tractors run on low sulfur diesel with an additional 20 percent bio-diesel mix; Mowed grass and tree trimmings are re-used for compost;
- Adopting the Texas Department of Agriculture’s Integrated Pest Management guidelines for treating building exteriors and landscaping;
- Developing an irrigation system that meets or exceeds City of San Antonio water-saving standards; and
- Offering Port tenants cardboard, paper, glass, aluminum and plastic recycling by centrally locating a compactor on the main campus.