

John Gallin & Son and Levien's Rockefeller Bros. office proj. receives LEED Platinum

MANHATTAN, NY The 29,000 s/f office for the Rockefeller Brothers Fund has earned the Platinum certification for Leadership in Energy & Environmental Design (LEED) from the U.S. Green Building Council (USGBC). It is the highest level attainable under USGBC's energy conservation program, according to Tom Gallin, LEED-AP, principal in John Gallin & Son, Inc., the construction manager and general contractor for the project.

Construction of the Rockefeller Brothers Fund's office, located at 475 Riverside Dr., began in February 2009 and was completed in June 2009. Project management for the Fund's green build-out was handled by



Rockefeller Brothers Fund's office, 475 Riverside Dr., Manhattan

EPA's lead-based paint rule by Wasserman of LEW

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bance events while minimizing any potential for lead-based paint litigation. As a nationally respected subject matter expert, with almost 20 years of lead-based paint testing of single family, multifamily and everything else for lead paint, I can confidently share, that N.Y.C. co-ops and condo's built between 1960 and 1978 have an incredibly low potential for lead-based paint to exist (lead paint was banned during such time by N.Y.C. law, but federal law didn't) and an incredibly high probability of achieving Lead-Based Paint Free Certification. Accordingly, by having your property inspected for lead paint by a respected licensed professional lead evaluation firm and most likely achieving a Lead-Based Paint Free Certification, you and your association become exempt from all the requirements of EPA's lead based paint laws! Whereby, current costs of paint disturbances should not experience a 10-20% cost increase, you will not have to train your workers and contractors, your maintenance staff and third party contractors won't have to worry about pre-notification requirements, containment, signage, record retention and cleaning verification or toxic lead dust clearance. Most importantly, you and your association won't have to worry about enforcement actions, penalties, violations or unduly unnecessary litigation bills or wasting money on paint disturbance projects unnecessarily.

In short, if your co-op or condo was built between 1960 and 1978, call a professional EPA-NY certified lead-based paint evaluation firm, like LEW Corp. (800-783-0567) to schedule a meeting to discuss how such a WIN-WIN exemption inspection is performed. Avoid the costs and added responsibilities of this law, its potentially enforcement actions, its very litigious nature and take the well documented, well proven advice of a national expert and get your co-op and/or condo exempt for all to benefit before the first of the year.

Lee Wasserman is the founder and president of LEW Corporation, Mountainside, N.J.

Levien & Co., while the open and eco-friendly office was designed by FXFowle Architects, LLP.

"It's a wonderful honor to be recognized for achieving the highest LEED benchmark in sustainable construction," said Gallin.

Kenneth Levien, president of Levien & Co., said, "Throughout the job, we had to work closely with many sub-contractors and consultants to make sure we were staying on task and meeting LEED's admittedly high standards. It was a very collaborative effort, and everyone stayed extremely focused, from day one until completion."

One Union Sq. East completes 14,000 s/f residential green roof

NEW YORK, NY One Union Sq. East, the famed pyramid-topped building that initiated the revitalization of Union Sq. 20 years ago, will set a new benchmark for the booming neighborhood with the opening of one of the city's largest residential green roofs.

Located at One Irving Place, the 14,000 s/f green roof will put the full block, mixed-use property, also known as Zeckendorf Towers, at the forefront of the city's new green roof initiative. In late September, mayor Michael Bloomberg kicked off N.Y.C. Green Infrastructure, a major campaign aimed at integrating infrastructure, such as green roofs, to improve water and air quality, cool the city, and reduce energy bills and greenhouse gas emissions.

Green roofs play a critical role in preventing discharge of sewer overflow into New York waterways during rain storms by capturing and slowing storm water runoff. According to a recent study by Riverkeeper, a 40 s/f green roof could result in 810 gallons of storm water captured per year, meaning One Union Sq. East's massive green roof could prevent over a quarter million gallons of storm water from entering the sewage system each year. Likewise, it will significantly reduce runoff entering the subway system at Union Sq., preventing rain delays at the city's fourth busiest subway station.