

Boise's Building Excellence Award

Green Building Upgrade

Thornton Oliver Keller

250 S. 5th Street, 2nd Floor



Thornton Oliver Keller

Green Building Upgrade

Work Completed

Remodeled an existing 11,009 square foot office tenant space

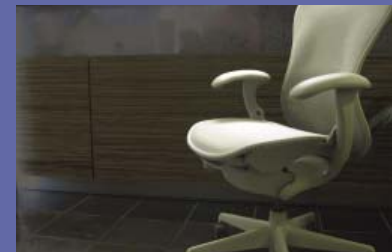
General Information

Cost of Work: \$211,035

Owners/Property Managers: Thornton Oliver Keller

Architect: BRS, Trent Koci

Interior Designer: Cornerstone Design

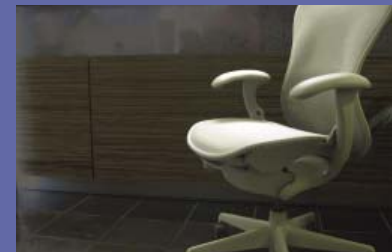


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Green Building Upgrade

Award Focus

- Demonstrates real commitment of a Boise property management company to be green and energy efficient
- Every process and material was selected with a sustainable purpose
- Renovation of existing spaces “recycles” and rejuvenates the City



Thornton Oliver Keller

Green Building Upgrade

Project Goal

- Model, educate and provide resources to commercial real estate clients/tenants, employees and the community
- Create energy efficiencies, cost-effectiveness and environmental sustainability
- Created a showcase for their clients using Green products
- Measure actual savings and share results





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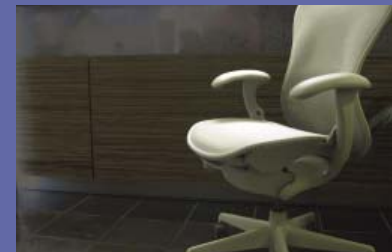
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Energy Efficiency

- Removed 24 '2x4' lights from the exterior offices (\$1300 annual est. savings)
- Motion sensors in conference rooms and offices (\$900 annual est. savings)
- LED lighting
- Energy Star appliances

Construction Waste Management

- Diverted 92% of construction waste material from the landfill



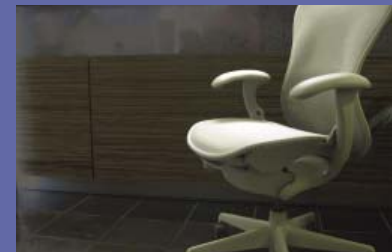


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Green Building Upgrade

Utilized “Green” Materials

- Reused all they could
- All furniture required to have at least 25% recycled content
- All FSC-certified wood
- Low VOC paint; wall coverings made out of 50% recycled product
- Floor tile made out of recycled aluminum
- Millwork finishes: treefrog veneer, plyboo, paperstone counters, lumicor recycled glass
- Reclaimed steel artwork



Thornton Oliver Keller

Green Building Upgrade

Challenges

- Shrinking inventory of readily available green products
- Had to move horn strobes
- Keeping the office open while under construction

More Examples of Excellence

- Thornton Oliver Keller remodel is a Better Bricks Case Study

