



Port's Green Building Reaches for Gold Standard New structure could be second LEED-certified in Port

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The newest building in the Port of Long Beach is also the "greenest." Recently completed and occupied as part of a terminal modernization, the Pier G Operations Building boasts state-of-the-art sustainability that could earn it a "gold" certification from the U.S. Green Building Council (USGBC).



Equipped with energy-saving and water-efficient features, plus recycled materials features, the Operations Building is the first of several on Pier G that are the latest demonstration of the Port's commitment to environmentally friendly development and operations.

The Port's 2005 Green Port Policy ushered in an era where all new Port buildings must meet at least the silver certification level in the USGBC's Leadership in Energy and Environmental Design (LEED) program. The Operations Building reaches higher, going for the gold certification. With completion of the building, the Port is awaiting the USGBC's final determination on the certification level.

"Green buildings not only improve the environment, but have real-world, practical benefits. With this building, our customers are better served, and the community can see that we are investing in long-term environmental improvements," said Port Executive Director Richard D. Steinke.

With a host of features that save energy and water, the new Operations Building built for Port tenant International Transportation Service Inc. (ITS) is the second LEED-certified structure at the Port. The \$22 million Port of Long Beach Security Command and Control Center, which opened in 2009, was the first.

The three-story, 30,000-square-foot steel-framed Operations Building also features high-performance building insulation, high-efficiency lighting, along with heating, ventilation and air conditioning systems that reduce energy usage by 35 percent. High-efficiency plumbing fixtures and other improvements reduce water usage by 45

percent.

The building also includes strategic use of daylight, an exhaust system that improves indoor air quality, and personal climate controls at about half of the workstations. Preferential parking is reserved for carpools and low-emission vehicles.

During construction, the Port recycled demolition debris and used recycled-content building materials and cleaner fuels in the construction equipment. The Pier G redevelopment project — the initial phases of which will cost \$470 million — also includes shore power berths, an expanded on-dock rail yard, and pioneering work in asphalt base recycling. These techniques are reusing tons of material that no longer has to be disposed of in a landfill, and are saving the Port millions of dollars.

The new Pier G building will function as an office complex and labor deployment center where the terminal's labor force is assigned at the start of each work shift and supervised throughout the day.

For more information on sustainable development including the Pier G Operations Building, go to www.polb.com/LEED.

To go directly for more information about the Operations Building, go to <http://www.polb.com/environment/leed/pierg/operations.asp>.

See a video about the building here:

<http://www.youtube.com/user/portoflongbeach#p/u/51/71KKqcoN9Ro>.

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