SUSTAINABILITY’S THREE PILLARS
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STEWARDSHIP AT WORK. Our approach to sustainability is to integrate all the ways we do business under the ‘three pillars’ of Social, Environmental and Economic impact. By evaluating the opportunities in each of these areas, we are becoming more responsible in our processes and finding better ways to create value for our clients and manage their risks at the same time.

We know our industry generates a lot of waste and energy consumption. To create a baseline, we’re participating in the yearlong “Eastside Green Building Challenge.” The extensive survey around our business and operational practices revealed both successes and areas to improve.

Environmental successes include our liquid and chemical handling policy, slurry pan water treatment, 90+% recycling program and repurposing of jobsite materials. We practice resource reduction by taking the lead in digital communications, 3D modeling, electronic punch lists and other software solutions to efficiency. We’re reaching out to local suppliers and vendors and providing these options to our clients and design partners, so together we can source materials close to home. And everything we do to manage complexity, mitigate risk and create value on our projects contributes to economic sustainability for both our clients and the larger community.

On the challenge side, we’re tasked with developing more effective conservation practices for energy and water in our equipment yard and multiple jobsites. Some of our strategies to address this are found elsewhere in this issue. We’re also seeking ways to make transportation and material delivery more time-and-energy efficient.

Social sustainability involves collaboration to remediate environmental impacts and enhance our communities by giving back. Besides being actively involved in community volunteer work, we host and take a leadership role in Cascadia Green Building Council Eastside Leaf, a group that supports...
member efforts to become more responsible environmental stewards. GLY also participates in PSE’s Green Power Program — 21kW/SF for our main office comes from renewable power. And we’re always looking for dynamic new partners to share strategies and ideas with.

One of them is Forterra, Washington’s largest conservation and community building organization [formerly Cascade Land Conservancy]. As a new C3 Founding Partner with Forterra, GLY is pledging to calculate our carbon footprint and participate in carbon mitigation by partnering with local community service groups and our own staff to plant native conifer trees in parks, right of ways, transportation corridors and natural areas. All of the partners in Carbon Capturing Companies [C3] make an effort to voluntarily reduce their impact on the climate, and we’re excited to learn all we can from this diverse and forward-thinking group of businesses and groups, which includes Seattle sports teams and Pearl Jam. Forterra is actively recruiting new partners. Here’s a link to the site if you’d like to join with us. www.forterra.org/get_involved/c3

Tell us what your firms are doing too. To start the conversation, email Ted or Kyra: ted/herb@gly.com or kyra.hughes@gly.com.
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GLY OFFICE ACHIEVES LEED GOLD

43% reduction in water use

90% construction waste diverted from landfill

52% regionally manufactured materials
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GLY OFFICE ACHIEVES LEED GOLD

GLY has been building sustainable projects since 1996, beginning with REI’s flagship store in downtown Seattle. Since then, we’ve built many LEED projects, ground-ups to interiors, and a number of them have been firsts. The Westlake/Terry Building in South Lake Union was Seattle’s first privately developed LEED Gold building, the Bertschi School gymnasium and art addition was the first private school LEED Gold project in the region, and Timber Ridge at Talus was the nation’s first Continuing Care Retirement Community to receive LEED certification. Currently under construction, Group Health Cooperative’s Puyallup Clinic is striving to be one of the country’s first projects to be certified under LEED 2009 for Healthcare. These and other LEED projects have distinguished themselves with multiple recognitions and awards.

LEED BY THE NUMBERS

- 17% below-code optimized energy performance
- 21% more efficient Energy Star appliances
- 12% materials of recycled content
- Low-VOC furniture, paint, adhesives + coatings
- Green cleaning throughout building
- Alternative transportation, bike storage + showers

After working on multiple LEED office projects for clients, it was satisfying to incorporate our own ideas on natural light and materials, energy efficiency and team collaboration. With the help of NBBJ, Integrated Design Manager Dave Burger designed for maximum light and flexibility in the GLY third floor headquarters in Bellevue’s 200 Building. Open workspace features wrap-around windows exposed to natural light on three sides. The expansive work area at the perimeter wraps around glass-walled executive offices at the core, open to a western-facing, skylight-lit corridor that doubles as collaboration space.

Achieving LEED Gold required a supportive landlord willing to make changes to building operations and institute green maintenance procedures throughout. We also had the help of a property manager committed to sustainability goals. Dave Low, director of Sustainability Practices for Kidder Mathews, facilitated the process for us. Metrics for resource use show significant savings. Reuse and repurposing were also dominant themes of the renovation,
which exposed previously covered structural elements. Textured concrete walls, polished concrete floors, and exposed ceilings and mechanical systems reveal the structural and textural elements of the space. Recycled modular materials were shipped ready to assemble onsite. Built-in furniture and accent walls were created from Fin Form, a resin-coated plywood used in smooth concrete forming. The overall effect is one of strength, simplicity and restrained elegance.

We’re thankful to our colleagues who have contributed so much, including NBBJ, Columbia-Pacific Management, Kidder Mathews, McKinstry and Valley Electric. We’re proud of how our space looks — and more importantly, how it works. From the unique perspective of being builder, designer and client on this project, we’re taking everything we’ve learned and using it to benefit clients on upcoming work.
Photo top left clockwise: Onsite “Baker Tanks” filter sediment from waste water, making it clean enough for discharge. Collected concrete water settles out before treatment. Concrete water is treated to neutral PH levels in CO₂ tank. Layers of industrial-strength fabric protect adjacent natural area. Concrete left behind in slurry pan is recycled.
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SUSTAINABLE SOLUTIONS ON THE JOB

Our field crews and equipment yard personnel are passionate about finding sustainable solutions and feel empowered to drive changes that make a difference.

Over the years, we’ve become very good recyclers. Regardless of LEED status, GLY implements stringent mandatory jobsite recycling on every project we do. For quality control, we collect and separate recyclables before they are sent to recycling centers. Our waste management practices routinely result in the recycling of 90% or more construction waste on all of our project sites. That translates to approximately 10,000 tons/month of successfully recycled material diverted from landfills. More recently, we’ve concentrated on finding more ways to repurpose materials, such as reusing waste concrete as fill or for temporary roads.

The GLY Equipment Yard team led by Chris Thompson continues to generate innovative ways to conserve, reuse and recycle. The team as a whole takes a lot of pride in their contributions to GLY projects around Puget Sound, and in helping GLY be responsible stewards. For example, they’ve established strict and detailed guidelines for handling and storing liquids and chemicals on jobsites. The effort begins with assisting our teams to purchase only what they need and properly dispose of any residual material, while taking every opportunity to reuse and/or recycle on other jobsites, if appropriate.

The Yard began a program permitted by the Department of Ecology to reclaim dirty water used in concrete work, as well as the leftover concrete itself. At the jobsite, concrete water is collected in slurry pans and H2O tanks, then hauled to the Yard. As water settles out, it’s skimmed off the surface, pumped into a neutralizing tank and injected with CO2 to neutralize the PH. The reclaimed water is legal to discharge, but the crew retains it in a large holding tank, using it again to clean slurry pans before they go back to jobsites. The solid concrete residue left behind in the slurry pans is recycled or reused. In addition, the Yard is burning used motor oil in a waste oil burner to heat the Repair Facility, as well as composting onsite. Other Yard innovations being considered include rainwater collection for washing trucks and equipment, onsite treatment for recycling water, solar panels to supplement power, and large-scale composting involving all of our jobsites. Ideas are vetted based on economic feasibility, long-term value, and whether it is simply the right thing to do.
Efficiency is sustainable by definition. Our field teams, notably our team on the Group Health Cooperative Clinic in Puyallup, are implementing Lean strategies such as pull planning, flow mapping process, “just-in-time deliveries,” equipment on wheels and extensive prefabrication to eliminate steps and redundancies, streamline schedules, save time and money for the client. Early as-builting and 3D software modeling make the same impact. Digital modeling not only eliminates paper waste, but assures design accuracy and construction efficiency with zero rework, eliminating the biggest waste of all — doing it twice.

In the office environment, our staff is equally committed. Our 90+% diversion rate for recycling applies to electronic/digital equipment in addition to other recyclable waste. The IT team is skilled at rebuilding computers onsite to re-purpose parts, while dedicated volunteers support in-house composting for food waste generated internally. Every contribution is important to the larger goal.

We build amazing
downtown office buildings
using concrete and we do
it right. Our fully protected
concrete reclamation area
sits right next to a beautiful
natural woodland. That’s
what it’s all about.

CHIP BURGESS, RUNS
CONCRETE/WATER
RECLAMATION OPERATION AT
GLY YARD
I'm so excited to start this garden! What better place to do it than at work, where we can all benefit from the beautiful, fresh produce.

| STEPHANIE HOFFMAN, PROJECT ADMINISTRATOR |
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GROWING SEASON.

Sustainability is part of our culture. We don’t stock foam cups or bottled water in our kitchen. Food waste is collected for composting. We honor an employee every year for the best sustainable idea and/or commitment to resource conservation. And then there are the gardeners ... they get passionate!

Every spring, Superintendent Shawn McDougall distributes well over 100 tomato and pepper starts to the main office and his jobsite. With tempting names like Bella, Rosalita, Sweet Baby and Super Sonic, these little beauties have inspired a lot of GLY staffers to grow their own — especially since they come with Shawn’s expert advice, also free of charge.

Down at our Group Health Cooperative Puyallup Clinic jobsite, Project Administrator Stephanie Hoffman got fired up about starting an organic community garden outside the job trailer. Handy guys Bryon Stevenson, J.P. Malloy, Trevor Anderson and Bryan Barton built a large garden box with excess lumber and crushed rock from the site, filling it with a heaping portion of compost and vegetable starts donated by field and office staff. Lettuce, radishes, cucumbers, pumpkins and tomatoes are all thriving, with a little oversight from Stephanie and the work crew.

The crew will share in the harvest throughout the growing season, which should end just as the job is finishing up in the fall. Nature is cooperating with ‘just-in-time delivery,’ coincidentally the name for one of the efficient Lean practices employed on this job.

Here’s to a healthful harvest for all of you enthusiastic gardeners out there — and we know your ranks are legion.