



## **UNILAND DEVELOPMENT SUSTAINABILITY VISION**

Creating livable environments for work and play requires commitment and consideration with every aspect of design, construction and property management.

At Uniland, sustainability is a corporate responsibility that we have to our tenants, our environment, and ourselves. Our sustainability practice includes a portfolio that minimizes the environmental impact of the construction and operation of our buildings while maximizing tenant comfort and financial savings. We accomplish this by achieving the highest level of performance in energy and water efficiency, environmental construction, sustainable building operations, green building certifications, tenant engagement and community involvement.

From reducing the carbon footprint the equivalent of 415 automobiles annually by retrofitting light fixtures and compressors, to recycling thousands of tons of clean waste in the largest reuse project in Western New York history – Uniland recognizes that every effort, large and small, is an important contribution to our shared environment. From concept to completion, elements of sustainable design are incorporated into every Uniland project.

### **EXISTING BUILDINGS**

Uniland recognizes that sustainable initiatives are an important amenity for many of our tenants. Benefitting both our businesses and the environment, we are committed to working together to assist our clients to achieve their sustainable goals.

Uniland consistently reinvests in capital repairs to maintain the value of its properties, including heating and cooling systems, lighting fixtures and water services. The following objectives are maintained for existing buildings:

- Reduce overall energy consumption by a minimum of 5% annually with a focus on a minimum of 10% during peak consumption periods.



- Implement annual lighting retrofit programs throughout the portfolio. Focus on LED replacements and retrofits due to the double benefit of reducing overall energy consumption and significantly reducing waste disposal of more frequently replaced other types of lighting.
- Continue and increase the percentage of recycled material purchasing, particularly in the area of janitorial paper products.
- Increase the number of properties with cardboard and paper recycling trash procedures.
- Increase the quantity of high efficient HVAC units when replacements are required.
- Pursue modernization updates of existing building control systems.
- Increase the use of organic pesticides and fertilization of lawn and landscape areas.
- Promote and preference vendors that focus on vehicle and equipment emission reduction, alternative power sources such as battery, etc.
- Continue the recycling of concrete, asphalt and other paving materials during restoration, renovation, and repair work.
- Continue to recycle roof membranes during tear off replacements.
- Maintain existing Energy Star ratings and increase the number of Energy Star rated buildings.
- Encourage a “paperless” office by promoting the use of electronic filing, scanning and presentations at tenant, contractor and Uniland corporate office function levels.
- Engage tenants to reduce their environmental impact through regular communications and action-oriented programs.

### ***Programs and Projects***

Uniland’s property managers are constantly looking for ways to deliver value for clients. Numerous green and sustainable measures are in place to increase energy-efficiency, reduce carbon footprint, and lower energy bills for clients.

The company actively pursues economic development programs, rebates, tax credits and other opportunities that reduce tenant occupancy costs and utility expenses including Energy Star, LEED

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certification and NYSERDA incentives. Certifications are coordinated in-house for maximum efficiency and oversight.

#### Materials and resources

- Purchase recycled materials whenever possible for tenant construction or building capital improvements
- Minimize or eliminate exterior water usage through the introduction of water-efficient landscaping
- Retro-fit to LEED standards (lighting, landscaping, restroom fixtures, etc.)

#### Indoor environmental quality

- Energy efficient lighting/Lighting retrofits
- Environmentally safe cleaning products
- Low VOC paint
- Water-conserving bathroom fixtures

#### Recycling

We endeavor to ensure that all materials from the building are disposed of in a safe way for both tenants and the environment, including paper, printers, ink cartridges, and plastics.

#### Green cleaning

We encourage the use of green cleaning products that are safe to employees' health, as well as the environment.

#### Green Team

Beyond the work in the field, Uniland's "Green Team" includes employees from a variety of departments and levels of experience, including LEED and Green Globes accredited professionals, meeting regularly to discover better ways to preserve and protect the environment. We educate our

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property management team and service providers on the importance of using environmentally friendly products, recycling of waste, and continually practicing energy efficient methods in our buildings.

Many of our associates participate in industry-specific forums, such as BOMA, NAIOP and NYSCAR, what about Architecture and Design-related? to remain current of real-time innovations and changes in the world of commercial real estate sustainability.

### ***Energy Performance Benchmarks***

Uniland has adopted building energy performance benchmarks for all our properties. Our property managers are trained in creating energy performance reports that help us track energy consumption and develop performance benchmarks. Advanced computer applications are also used to monitor utility expenses and life-cycle equipment costs.

### ***Building Certifications***

#### **ENERGY STAR Partner**

Uniland benchmarks the energy performance of each building in our portfolio using ENERGY STAR Portfolio Manager. An ENERGY STAR certified facility meets strict energy performance standards set by EPA and uses less energy, is less expensive to operate, and causes fewer greenhouse gas emissions than its peers. More than a dozen of Uniland's buildings have been awarded the prestigious ENERGY STAR, distinguishing them as some of the most efficient buildings in the country.

The following buildings are ENERGY STAR certified:

- 11 Pinchot, Amherst , NY
- 61 John Muir, Amherst, NY
- 130 John Muir, Amherst, NY
- 285 Delaware Avenue, Buffalo, NY
- 6225 Sheridan Drive, Amherst, NY
- 6245 Sheridan Drive, Amherst, NY

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- 6265 Sheridan Drive, Amherst, NY
- 6400 Sheridan Drive, Amherst, NY
- 6500 Sheridan Drive, Amherst, NY
- 100 Corporate Parkway, Amherst, NY
- 800 CrossKeys, Fairport, NY
- 1250/200 Pittsford Victor Road, Rochester, NY
- 100 WillowBrook, Fairport, NY
- 200 WillowBrook, Fairport, NY
- 400 WillowBrook, Fairport, NY
- 500 WillowBrook, Fairport, NY
- 300 Airborne, Cheektowaga, NY

### ***Awards and Recognitions***

- ENERGY STAR Partner of the Year 2014
- Award for Commitment to Community and the Environment, Amherst Chamber of Commerce
- Commission for the Conservation of the Environment Award for Tonawanda Commerce Centre
- Environmental Excellence Award, New York State Department of Environmental Conservation  
- AVANT, 200 Delaware Avenue, Buffalo, NY



## **NEW DEVELOPMENT**

We have integrated sustainability into the operations of our existing buildings and continue to introduce the latest green building materials and technologies into our new developments.

With a LEED accredited design team, Uniland knows how to maximize the efficiency in every part of a building, and we understand how physical space impacts comfort, productivity and attitude for both employees and visitors. Uniland has built a reputation for designing space that is energy-efficient, sustainably designed, aesthetically pleasing, and easy to maintain – in part because our designers and planners work side-by-side with our construction managers and vendors. This level of collaboration is unique in the industry, and produces excellent results for our clients.

Uniland's sustainability guidelines for new construction include:

- Installation of Low-E glass
- Installation of high efficiency mechanical systems
- Use of recycled content in building products
- Installation of water conserving bathroom fixtures: Dual flush toilets and low flow faucets
- Increase building ventilation using ASHREA standards
- Use of low VOC paint
- Recycling of construction waste
- Maximizing natural daylight and high efficiency light fixtures

### Building and Grounds

Uniland's green design strategies often extend into the site plan design and the connection to the community. The Uniland team creates plans to address erosion and sedimentation control utilizing

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temporary seeding, earth dikes, silt fencing and sediment traps. Draught resistant landscaping is implemented and run-off water is stored and cleaned.

When possible, Uniland purchases and develops sites within the community that are near public transportation, providing an added convenience for tenants of the site, and aiding to reduce carbon emissions. Uniland also aids clients in establishing recycling programs and smoke-free building campuses.

### ***Sustainability Extends to Our Business Partners***

Uniland is committed to buying and hiring local. We pride ourselves on providing an environment in which local, union, open shop, and minority- and women-owned businesses are able to participate on projects. During the contractor selection process, Uniland evaluates candidates based on four qualifications: integrity, knowledge, performance and value. Uniland's standards ensure that contractors and project managers adhere to commitments made relating to green building design specifications.

### ***Representative Experience***

Uniland's 400,000-square-foot adaptive re-use project, Avant, began a commitment to sustainable design with the largest recycling project of clean materials in Western New York history. Hundreds of tons of concrete, aluminum, glass and other materials were hauled away to create a pristine core of steel frame and concrete floor. Each design and construction decision has been carefully considered for enduring environmental value. Months were taken to investigate the most environmentally appropriate and functional glass for the curtain wall system. The life cycle of the building and the livability for owners, tenants and guests were paramount to each decision made.

Uniland was hired to construct a 140,000-square-foot building to be utilized as an Administrative and Regional Training Center by a Buffalo-based healthcare company. Uniland worked with the client to implement a wide range of environmentally friendly features and high-efficiency systems to achieve LEED certification. Some of those included a complex-wide recycling program where all non-food disposables are recycled and organic food waste is composted; filtered hot and cold water filling stations to encourage using refillable containers; sun shades to reduce glare and cooling costs in the



summer months; and High-Efficiency Toilets (HET) with dual-flush for water reduction. A bio-swale was designed at the site to remove silt and pollution from surface runoff water through a natural filtration system of rocks and gravel, and return it back in the building.

## **COMMUNITY COMMITMENT**

Community commitment means much more than designing and building signature properties or creating and supporting hundreds of jobs each year. Uniland was founded in Western New York and maintains a daily promise to build a better community. From its support of local non-profits and the arts community to the organization of community events, Uniland's business practices embody true social consciousness.