



2009 EnviroGuard Company Profile

Thornton Oliver Keller

Thornton Oliver Keller is a commercial real estate company. Founded in 1991, Thornton Oliver Keller has the largest number of Certified Commercial Investment Manager and Society of Office and Industrial Realtors in the state of Idaho. They also manage daily operations for 4.5 million square feet of commercial property from Sun Valley to Caldwell.

Thornton Oliver Keller is committed to resource conservation and sustainable business practices. Their green vision and mission statement address both their internal business operations and their influence on commercial real estate clients, tenants, employees, new construction, electricity consumption, etc.

The company uses benchmarking techniques to track the performance for each building in their portfolio. Each building is rated on an energy efficiency scale; those that qualify are commissioned as Energy Star rated. For those buildings that do not qualify, an individual plan is created to address and improve energy efficiency with the goal of Energy Star certifying those buildings.

In 2008, Thornton Oliver Keller remodeled their office spaces paying close attention to lighting and other energy efficiencies, waste reduction and reuse, and environmentally-friendly materials and finishes.

- Lighting upgrades have saved the company nearly \$250 and conserved 3,560 kilowatts of electricity. The return on investment for this project is less than three years.
- Whenever possible, materials such as casework, flooring, trim, furniture, lighting other finishes were reused. Of the discards, 92% of the waste stream was diverted from the landfill.
- New materials and finishes were selected based on their environmental performance. For example, FSC certified woods, Green-guard certified fixtures, recycled content and/or recyclable flooring and surfaces, and no or low-VOC paints, coatings, and adhesives were used.

Thornton Oliver Keller extended their green mission into the community by hosting an

electronics recycling collection event on Earth Day 2009. Approximately 10,000 pounds of electronics were collected and recycled.