



2010 EnviroGuard Company Profile

Property Management - UNICO Properties, LLC

Unico Properties, LLC is a leading northwest property management company overseeing the US Bank Plaza, a 32 year-old, 20-story Class A office tower located in downtown Boise. Through Unico's company-wide sustainability mission, the Unico Boise efforts resulted in the US Bank Building being awarded a US Green Building Council LEED-Existing Buildings: Operations and Maintenance (LEED-EB: O&M) Gold certification. The US Bank Plaza achieved a total of 57 LEED credits and received an Energy Star score of 91, reducing overall consumption (electricity, gas, and water) by 14% since 2007. Key projects include:

- No potable water is used for landscape irrigation. Surface water is collected, stored, and used for irrigating lawn and landscape.
- Initiated a building wide recycling program, increasing waste diversion by 27.5%.
- Installed occupancy sensors, energy management systems, and upgraded the heating and cooling systems that reduced energy consumption by 14% since 2007.
- All toilets were replaced with low-flow models resulting in an annual reduction in water consumption from 2.3 million gallons to 1.2 million gallons.
- Showers were installed in the basement of the building and bike racks were added to encourage and support alternative transportation. Also, a designated 'free' scooter/motorcycle parking area was established.
- Building plans/construction documents include requirements for waste diversion (i.e. recycling) and the use of sustainable building materials.
- Replaced mercury halide lamps in parking garage with 40-Watt compact fluorescent light bulbs saving about 100,860 kWh/year.