



A BETTER CITY

CHALLENGE for SUSTAINABILITY

Business and Institutional Leaders
Working Toward a Sustainable City



CASE STUDY



2014 PEER AWARD- FRED O'GRADY

Chief Engineer, CB Richard Ellis: One Beacon Street

Fred O'Grady, Chief Engineer at CB Richard Ellis: One Beacon Street, received the coveted Peer Award at A Better City's 5th Annual Challenge for Sustainability Awards, held in March of 2014 at the New England Aquarium. While the other high achievement awards focus on greenhouse gas reductions, energy conservation or sustainability scores, the Peer Award recognizes the individual considered the most engaged, educational, and inspiring by others in the program. This award is voted on by a group of over 75 industry professionals throughout Greater Boston.

Prior to his work at CBRE, Fred served as the Chief Engineer for Boston Design Center and Boston Harbor Hotel. In addition to over fifteen years of experience as a Chief Engineer, Fred has experience working in power plants as an Operating Engineer and Control Room Operator. Although the majority of his career has focused on generating power efficiently and economically, it has recently evolved to also encompass the realm of sustainable building technologies.

Most recently, Fred upgraded One Beacon Street's ability to capture and reuse rainwater to ensure LEED recertification for the building. Initially, efficient irrigation controls and drought resistant plants were introduced to reduce the amount of water needed for landscaping. However, in May of 2013 Fred implemented a new rainwater capture system to divert rainwater from two of the six roof drains, allowing One Beacon Street to recover an estimated 68,000 gallons per year. The dynamic system can store up to 3,500 gallons of rainwater at once, which is used to irrigate 2,500 square feet of planter beds and supply the ground floor garage car wash with recycled water.

Harvesting rainwater not only reduces One Beacon Street's dependence on city water, but also minimizes stormwater runoff and sewer overflow. It is also important to note that most of the hardware for this project was made from recycled or re-used materials including non-ferrous metals, flexible hoses, and instrumentation. The overall cost of the project totaled \$8,400 and will lower One Beacon's Street municipal water costs substantially over a payback period of eight years.

CBRE: One Beacon Street

Principal Use - Office Building

Building Certification- Platinum LEED for Existing Buildings

Facility Size- 1,017,992 Square Feet

Location- At Government Center Boston, MA

Project Cost- \$8,400

Incentives- LEED: Points for Innovation

Projected Annual Savings- 68,000 gallons of purchased water

Project Timeline- Completed May 2013

Payback Period- 8 years

CASE STUDY



Two roof drains are projected to divert 68,000 gallons of rainwater per year into seven, five-hundred gallon tanks. The tanks can store up to 3,500 gallons of rainwater.

2014 PEER AWARD - FRED O'GRADY (CONT)

Fred presented on this project at the Challenge for Sustainability's monthly meeting in February 2014: Energy & Water Nexus, and led the group in a behind-the-scenes tour of the storm water capture and reuse system at One Beacon Street.

Fred is a regular attendant at Challenge for Sustainability meetings where he shares best practices and project successes with other participants. As a member of A Better City's Sustainability & Climate Change Committee, he consistently works to provide feedback and input to advance sustainability throughout Greater Boston.

"I became involved with the Challenge for Sustainability because we are all responsible for making the earth sustainable for our children and future generations," said Fred O'Grady. "Although my primary career is in the energy field, I also believe in the conservation of all our natural resources. My initial thoughts on rainwater that led to the inception of the project were: Why is it used only once? Can we reuse it before it makes its way back to the environment? Why are we buying 100,000 gallons of clean 'City' water to water plants when over 740,000 gallons of rainwater land on our roof every year?"

As a LEED accredited professional, Fred possess a wealth of knowledge in the green building industry and consistently demonstrates a passion for sustainability. Under his leadership, One Beacon Street achieved Platinum LEED for Existing Buildings and received the 2014 USGBC Massachusetts Green Building of the Year Award.

ABOUT THE CHALLENGE FOR SUSTAINABILITY

The Challenge for Sustainability helps business or buildings save money by increasing energy efficiency, reducing resource consumption, decreasing solid waste, and reducing overall greenhouse gas emissions through hands-on technical assistance and access to local, state, and private incentives.

ABOUT ABC

ABC is an independent, membership-based organization that works to improve the economic competitiveness and quality of life of the Greater Boston region by advancing significant transportation, land development and environmental policies, projects and initiatives. ABC mobilizes the business community to collaborate with both civic and government sectors to take action on challenges facing the region today and into the future.

challengeforsustainability.org

challenge@abettercity.org

(617) 502.6240

FUNDERS



CONTACT:

Challenge for Sustainability
33 Broad Street, Suite 300, Boston MA 02109
challenge@abettercity.org
(617) 502.6240

PARTNERS



CITY OF BOSTON
Martin J. Walsh, Mayor

