



THE AUSTIN COMPANY

Press Release

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THE AUSTIN COMPANY EARNS COLGATE PALMOLIVE FACILITY A SILVER LEED RATING

CLEVELAND, OHIO – June 1, 2009. The Austin Company, an international firm offering a comprehensive portfolio of in-house architectural, engineering, design-build and construction management services, is pleased to announce that it designed and built Colgate Palmolive's new 250,000 SF Oral Care Manufacturing Facility in Morristown, Tennessee, to achieve a Silver LEED Rating.

After locating the site and providing the design and engineering services, The Austin Company was two-thirds of the way into construction when Colgate-Palmolive requested that they assist them in obtaining LEED certification for the facility. The Austin Company started by developing a quick checklist of possible credit attempts to determine if there was a reasonable chance to achieve certification. Each available credit attempt was evaluated to determine if it would be easily achievable with little or no additional cost added to the project, moderately achievable with reasonable costs added, or not achievable for this project. It was determined that there was a very good chance that all the required pre-requisites could be met and that the minimum of 26 points could be reached for basic project certification.

"The Austin Company has been designing and building sustainable facilities for many decades now", said Michael Pierce, Senior Vice President of The Austin Company. "Back in the forties and fifties, we didn't receive "points" to design this way, we just did it because it was good practice. That is why we only had to make minimal changes to the original design in order for them to receive this Silver Rating."

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Some specific items included in the project to achieve green certification were:

SUSTAINABLE SITES:

- Selection of a site that was not on prime farmland
- Installing secure bicycle racks to encourage the use of alternate means of transportation
- Onsite treatment of storm-water runoff to help reduce any contaminants and to mitigate flooding of local water bodies.
- Preferred parking spaces are provided for fuel efficient vehicles, and carpool vehicles to encourage the use of alternate means of transportation.

WATER EFFICIENCY:

- Native and adaptive landscaping plants were used to eliminate the need for an irrigation system and also, to protect against soil erosion.
- No turf was planted on the site, instead native and adaptive plants were used in an effort to decrease environmental impact from mowing and to minimize the use of pesticides and herbicides

ENERGY AND ATMOSPHERE:

- Energy performance was optimized to achieve levels of energy performance above the baseline in the required prerequisites standards to reduce environmental and economic impacts associated with excessive energy use.
- C-P will provide for enhanced commissioning to verify that the building mechanical systems are still performing as expected after the building has been in use for approximately a year.
- A commitment was made by C-P to account for ongoing energy consumption over time

MATERIALS AND RESOURCES:

- A central collection area is designated for the collection recyclable materials including office paper, cardboard, glass, plastic, and metals that will be hauled off site by a recycling contractor and thus reducing the amount of waste generated by building occupants that is hauled to and disposed of on landfills.
- Verification that 20% of materials (based on the total value of the materials in this project) contain recycled materials.
- Verification that 20% of the materials/products based on cost, of the total materials of this project, were harvested or extracted within 500 miles of the site.

INDOOR ENVIRONMENTAL QUALITY:

- The entire facility including the site is designated a non-smoking facility.
- Monitoring equipment is being installed to provide feedback on the ventilation system performance to insure minimum ventilation requirements are being maintained.

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- Use of low emitting materials such as carpeting, paints, adhesives, wood and agrifiber to reduce the quantity of indoor air contaminants that are odorous, irritating, and/or harmful to the comfort and well being of the installers and occupants
- Occupancy sensors were installed to control lighting in spaces that are not continually occupied such as the employee lunchroom, class/training rooms, conference rooms, and break rooms, in order to conserve energy.
- Individual lighting and thermal comfort controls were installed in areas occupied by individual occupants to enable adjustments to suit individual task needs and preferences

INNOVATION AND DESIGN PROCESS:

- An educational and outreach program was established to educate employees, visitors, and the community at large regarding the Green Building features of Colgate's Morristown Oral Care Facility as well as the role that sustainable design and development play globally.
- Innovative strategies for structural design intended to minimize the amount of concrete and steel material used for this project.
- Demonstrated exemplary performance in the use of recycled content materials and regional materials.

About The Austin Company:

The Austin Company is an international firm offering a comprehensive portfolio of in-house architectural, engineering, design-build, construction management and consulting services. In addition to services for the built environment, Austin offers value-added strategic planning services including site location, transportation/distribution consulting, facility/process audits and more. The Austin Company is headquartered in Cleveland, Ohio, with offices in Cleveland, Atlanta and Irvine, CA and is a wholly owned subsidiary of Kajima USA and a proud member of the Kajima family of companies. Kajima Corporation is one of the leading engineering and construction contractors in the world with nearly \$18.9 billion in total revenues for 2008.