



For Immediate Release

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Norwood Venture I Receives LEED™ Certification

PEDCO transformed historic factory into modern “green” office building—the cornerstone of Norwood’s emerging business district

CINCINNATI, OH —PEDCO E&A Services, Inc. (www.pedcoea.com) announces that the renovation of the American Laundry building in Norwood, Ohio, has received LEED™ New Construction 2.1 (NC 2.1) certification.

LEED NC 2.1 certification was awarded to Norwood Venture I, LLC, owned by LandBank Properties, LLC, for the renovation of the shell and core of the original building, built in 1926. The Norwood Venture I, LLC building is the first LEED-certified building in Norwood, the second certified building in Hamilton County, and the 17th certified facility in Ohio. Norwood Venture I, LLC also marks the first LEED-certified project in the Greater Cincinnati area that is a brownfield redevelopment project.

“LEED” refers to the “Leadership in Energy and Environmental Design” Green Building Rating System developed by the U.S. Green Building Council (USGBC), which establishes standards for environmentally sustainable construction.

In the Norwood Venture I, LLC project, PEDCO redesigned a 60,000-square-foot, 80-year-old building into viable office, research, and laboratory space. Tenants include Shaw Environmental & Infrastructure, Inc., Time Warner Cable, and American General Life and Accident Insurance Company. Phase II will include an additional 100,000 square feet of new office development.

Key efforts that led to certification of the site include:

- Grounds remediated of contaminants.
- White roofing installed to reduce heat island effect.
- Bicycle racks and showers installed to promote less car usage.



- Low-E windows and increased insulation in the exterior walls and roof installed to save energy.
- HVAC refrigeration equipment and fire suppression systems installed with low ozone depletion potential.
- “Underfloor” system installed that provides clean, conditioned air to occupants by forcing heat and air contaminants toward the ceiling and back through roof-top filters, reducing transmission of communicable viruses.
- Water-saving fixtures and native, drought-resistant plants utilized to reduce water consumption.

Additionally, the building’s “green” housekeeping program features environmentally friendly chemicals and a staff trained in green initiatives. These design features have led to a 30-percent reduction in water consumption and a 20-percent increase in energy performance.

To learn more about PEDCO and its LEED-accredited team of engineers and architects, contact Tom Shanks, PE, SE, LEED Accredited Professional, at 513.782.4920, or visit www.pedcoea.com. To learn more about LandBank, contact Andy Forberg, Director of Real Estate, at 303.741.7302, or visit www.landbank.net .

About PEDCO

PEDCO E&A Services, Inc. was founded in 1981. With offices located in Cincinnati, Ohio and Fort Wayne, Indiana, PEDCO serves a variety of premier Midwest clients in industries ranging from Corporate, Industrial, and Health Care to Education, Working Environments, and Facility Services. PEDCO’s team includes LEED™ accredited professionals and designers of high performance green buildings. Projects range in size from small consulting engagements to comprehensive design services on significant projects.

About LandBank Properties, LLC

Established in 1995, LandBank Properties, LLC is a national leader in the acquisition and redevelopment of environmentally impaired property. The company acquires distressed land, buildings, and operating facilities; remediates existing environmental problems; and redevelops, operates, and sells the property, placing it back into productive reuse.