

FOR IMMEDIATE RELEASE

**HAGE & HAGE HEADQUARTERS BUILDING AWARDED LEED® GOLD
CERTIFICATION STATUS BY U.S. GREEN BUILDING COUNCIL**

***THE HAGE BUILDING IS THE FIRST AND ONLY OFFICE BUILDING BETWEEN
SYRACUSE AND ALBANY TO ACHIEVE LEED® NC CERTIFICATION***

Utica, N.Y., October 7, 2009--The office of Hage & Hage, on September 28, 2009, achieved Leadership in Energy and Environmental Design for New Construction (LEED® NC) Gold certification from the U.S. Green Building Council's (USGBC) Green Building Certification Institute. The USGBC's LEED® system provides third-party verification that a building was designed and built using strategies aimed at improving performance across all the metrics that matter most: energy savings, water efficiency, CO₂ emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts. The Hage Building is the first and only office building in the region to achieve LEED® NC certification and one of only a few in New York State to achieve Gold.

The Hage Building opened in November of 2008 and is the home of Hage & Hage, a law, consulting and capital formation firm. The building, which is located at 283 Genesee Street in Utica, NY, was built in 1956 and operated as a bank until it was abandoned in 2003. JK Hage III purchased the building in 2006 and determined to renovate the vacant building for adaptive reuse as office space. This extensive renovation project developed as a design build project with JK Hage III taking the leadership role in the team oriented process. The initial conceptual plans for necessary envelope, mechanical, and electrical upgrades were combined with Mr. Hage's overarching goal to create an energy-efficient, healthy and attractive office building. A few of the members of the integrated design team include: HR Beebe Inc. as Construction Manager, Robson Woese as Engineers, Schmalz Mechanical Contractors, Ridley Electric and Amy Hilts, Hage & Hage's own project manager. The New York State Energy Research and Development Authority (NYSERDA) offered technical

assistance and incentives and the City of Utica also provided incentives all of which helped to make the project possible.

Green certification of the project was based on sustainable design and construction features that include the following:

- Energy consumption expected to be about 35% more efficient than a typical building through use of high performance glazing and insulation, a geothermal HVAC system, high efficiency lighting with automatic lighting controls, and occupancy sensors and a building automated system that sets back temperatures and ventilation rates
- Over 98% reuse of existing structural elements and over 53% of existing non-structural elements in the building
- A storm water management system that captures and filters storm water run-off prior to release into the local storm water system
- A Green roof which offers improved insulation, lower maintenance costs, reduced heat island effect and reduced storm water run-off
- Water-efficient landscaping incorporates native plants and requires no irrigation once established
- More than 90% of spaces have access to outdoor views and daylight
- 22% (by value) of materials were obtained locally and 20% made of recycled materials
- Over 75% of construction-related waste was recycled
- Low-flow fixtures reduce water use to 30% below standard
- All sealants, paints and carpeting emit only low or no amounts of Volatile Organic Compounds (VOCs).

“The Hage Building’s LEED® certification demonstrates tremendous green building leadership,” said Rick Fedrizzi, President, CEO & Founding Chair, U.S. Green Building Council. “The urgency of USGBC’s mission has challenged the industry to move faster and reach further than ever before, and the Hage Building serves as a prime example with just how much we can accomplish.”

Throughout this project, Hage & Hage developed an educational mission to inform the community that sustainable development is necessary and viable in the region.

As construction progressed, excitement grew within the community about the project and its' goals. Local government officials, business leaders, colleges and high schools have had the opportunity to tour the project to learn about the features that make the building green. To date these tours have served to educate and enlighten over 500 people about available options for energy efficient and environmentally friendly design. The building is successfully fulfilling its role as an efficient, healthy, comfortable and collaborative work environment for the staff and guests of Hage & Hage. The many requests Hage & Hage has received for consulting on green initiatives has led it to expand its law, consulting services and capital formation services to include a green practice. JK Hage III hopes the building, which is now the first and only LEED® NC certified office building between Albany and Syracuse, will continue to inspire energy efficient, environmentally sustainable development and lead change and action in Utica and the surrounding region.

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