

Press Release

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In Move to Empire State Building, Skanska Proves “Going Green” Achieves Noteworthy Savings

Construction Manager shares statistics used to monitor performance of its full-floor space in the iconic 80-year-old tower, and proves that even landmarked buildings can be retrofitted to high levels of sustainability.

New York City – “Skanska USA Building is pleased to announce that the systems in our new US flagship offices in the Empire State Building are on target to achieve a projected energy savings of 46%,” stated Steven Pressler, New York Executive Vice President and Area General Manager, at an opening reception last night for clients and New York sustainability VIPs.

Mr. Pressler’s New York team is based in the Empire State Building’s 32nd floor. Also located there is Mike McNally, President of Skanska USA.

Mr. Pressler credits “careful adherence to green design and construction principles” with this striking 46% statistic, which compares energy utilization for the 24,000-sf space against Skanska USA Building’s prior, smaller offices in a Murray Hill office building. “The corporate challenge was to build out the space to the highest standards of sustainability for no additional cost with lifecycle cost analysis. At this rate, we expect to save \$556,436 over that term,” he predicts. “Generally, tenants don’t make these figures available.”

Skanska, which has committed its company globally to high sustainability standards, is the only US construction company to be designated ISO 14001 compliant by the International Organization for Standardization.

Skanska’s New York office anticipates receiving Leadership in Energy and Environmental Design (LEED) Platinum designation, US Green Building Council’s (USGBC) highest, this fall. Skanska has three additional offices in the US – Seattle, Orlando, and Atlanta – that have achieved a high LEED ranking.

Both Client and CM

In the move to the iconic building, Skanska was both client and construction manager. “We had the advantage of being able to totally drive the process, but we also have the obligation to educate the design, construction, and real estate industries and government agencies in the region about how to achieve the same level of savings with their existing and even historic buildings,” says Mr. Pressler.

Skanska's "very green" team included Terrapin Bright Green for an intensive pre-construction LEED planning session, Swanke Hayden Connell Architects [programming only], Cook+Fox Architects, Cosentini Associates [engineering], and Arup [lighting]. There was also active participation from building owner W&M Properties and its manager, W&H Holdings.

From the signing of the lease to move-in was a scant five months. "We had an excellent team that knows how to make decisions," Mr. Pressler remarked. "This entire project demonstrates every team member's abilities, especially Skanska's; everyone really had to perform." The team included Pre-construction Director Tri Tran (LEED AP), Project Executive Chris Viola, and Project Superintendent Terry Shay.

The cost of going green

"Now we are working out the actual cost of going green," he remarked. "This exercise will yield even more insight into the decision-making process, from initial costs to life-cycle value. Skanska is geared to do this for our clients, and our own experience sharpens our ability to understand the best way to build sustainably. Our calculations will aid other owners, developers, and occupants who want to build sustainably."

Based on projected savings calculations, the reduction in energy consumption will compensate for the LEED cost premium to produce a return on investment in less than five years. Over the course of the 15-year lease, Skanska predicts a net positive return of \$368,380, solely based on energy savings.

Green facts

According to Mr. Tran, Skanska received its LEED points and the 46% energy savings from a variety of scorecard categories. Over half of the points were awarded in the indoor-environment and energy categories alone.

"The building's original design was extremely conducive to creating a high-quality indoor environment," explains Mr. Tran. "Skanska earned points because 90% of the office receives natural daylight and 99% of employees have outside views. Additionally, the raised-floor air system has operable diffusers that permit temperature control for each individual workstation, adding to comfort and productivity."

Energy Star-compliant appliances and a state-of-the-art lighting system collectively use 35% less energy than ASHRAE standards call for. Sensors built into lighting ballasts automatically dim the lights based on the amount of natural light. Lastly, waterless urinals, low-flow toilets, and hand sensed faucets reduce water usage to 40% below Energy Policy Act standards.

The other half of LEED points come from sustainable materials, design, and building practices. Skanska recycled 80% of the construction waste

and preserved 40% of the non-structural interior components. Recycled products were used throughout the office and 28% of materials were manufactured within 500 miles. 89% of the wood-based materials were certified with the Forest Stewardship Council.

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This and previous releases can also be found at www.skanska.com

<p>**Note to Editors: An extensive green fact sheet specifically for the media is available from Anthony Angelico (aangelico@capelin.com). Formal photography will be taken in June. Floor plans are also available.</p>
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Skanska USA Building Inc. is a leading national and local provider of construction, pre-construction consulting, general contracting and design-build services to a broad range of U.S. industries including science and technology, healthcare, education, high-tech, aviation, transportation and sports and entertainment. Skanska USA Building also provides pharmaceutical validation services to clients. The company, part of the Skanska AB global group of companies, is headquartered in Parsippany, New Jersey, and has approximately 4,700 employees.

Skanska is one of the world's leading project development and construction groups with expertise in construction, development of commercial and residential projects and public-private partnerships. The Group currently has 56,000 employees in selected home markets in Europe, in the U.S. and Latin America. Headquartered in Stockholm, Sweden and listed on the Stockholm Stock Exchange, Skanska's revenue in 2008 totaled \$21.8 billion.

Besides the Empire State Building renovation, the New York office is involved in several "green projects," including the new Brooklyn Bridge Park, Brooklyn Children's Museum (just completed), and the City University of New York Advanced Science Research Center at City College of New York.

Skanska's Commitment to Sustainability

Skanska is committed to contributing to a more sustainable world and devotes considerable resources to this goal. A leader in green building worldwide, Skanska is consistently ranked as a top green contractor in the United States by Engineering News Record. Country-wide, Skanska has built close to 40 LEED-certified buildings, including the first LEED Gold-certified hospital in the country. In 2005, Skanska formed the Skanska National Green Council to "lead Skanska to be the green builder of choice." Senior Vice President Elizabeth Heider, AIA, LEED, its chair, is also on the 2009 Board of Directors of the U.S. Green Building Council, which the company joined in 2000. All Skanska worldwide offices comply with ISO 14001, the environmental management standards of the International Organization for Standardization.