

GREEN BUSINESS QUARTERLY

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PLUS

A LOOK AT USGBC'S NEW HEADQUARTERS—
LEED V3 PUT INTO ACTION



CONTRACTORS & BUILDERS

Maintenance of the Port of Seattle's commercial properties and harbor

LOCATION:
Seattle, WA

USGBC MEMBER SINCE:
November 2007
(Port of Seattle)

YEARLY EXPENSE BUDGET
FOR OPERATIONS:
\$11 million

EMPLOYEES:
97



Chipper used to chip untreated wood into mulch.

PORT OF SEATTLE MARINE MAINTENANCE

BY KATHY KIDWELL

FOR SHIPS, AIRPLANES, TRAINS, CARGO vehicles, and more, the Port of Seattle is the very definition of a hub: the center for international trade, transportation, and travel in the Pacific Northwest. Its role in industry, the community, and the world provides the Port of Seattle with great power and responsibility. In recent years, the Port has recognized its responsibility to the environment and has wielded its power for the greater good.

“Our slogan is, ‘Where a Sustainable World is Headed,’ and our goal is to be ‘The Cleanest, Greenest Port.’ Our efforts in conservation, recycling, organic gardening, chemical management, and overall safety are the mechanisms by which we hope to

achieve that goal,” says Lindsay Pulsifer, general manager of Port of Seattle Marine Maintenance.

Established in 1911 as a sailing vessel harbor, Pulsifer notes that “there have been many major capital expansions to accommodate business growth, and to add new industries.”

With these expansions came the need to separate divisions of the Port and create organizations to make sure each division runs smoothly. One such organization is Port of Seattle Marine Maintenance, which supports the Port of Seattle’s Real Estate and Seaport divisions. Marine Maintenance is a service organization dedicated

to providing facilities and equipment maintenance, regulatory compliance, and excellent service to the Port’s customers and the community.

Carrying out the Port’s eco-friendly mission, Marine Maintenance has its own green initiatives, including an extensive recycling program, requiring the recycling of everything from antifreeze and diesel fuel to food waste, gasoline, propane tanks, radioactive smoke detectors, vegetable oil, and vehicle mercury switches.

In addition, several of the facilities Marine Maintenance takes care of have four- or five-star EnviroStars ratings, including all four of the Port’s public marinas.

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Lindsay Pulsifer, General Manager

According to several principals of the Port’s Marine Maintenance, eco-friendly goals at the Port have stemmed from its employees’ personal beliefs and practices.

“In the early 1970s, I was an organic farmer,” says Dennis Scott, facilities maintenance manager. “When I began working as a maintenance manager nine years ago, I looked closely at building operations, and the potential for energy conservation was obvious.”

As Pulsifer recounts, “In the mid ’90s, we began to use organic materials and processes in our gardening and landscaping. These efforts were suggested and implemented by employees. Efforts in this area led to chemical controls in other areas, and to conservation efforts throughout the organization.”

In January of 2007, Tay Yoshitani was appointed CEO of the Port of Seattle. “When the new CEO came on board and announced, ‘The Port of Seattle is going to be the cleanest, greenest port in the nation,’ it was reassuring to know the efforts already made were supported from the

top down, and greening the fleet could be stepped up even further,” says Mary Ann Lobdell, compliance and fleet manager.

Most of the Port’s properties and parks are on or near waterways, notes Scott Silcox, compliance and inventory supervisor. “It is our responsibility to not only protect our earth and public but the people who perform the work,” he says. Over the next few years, Silcox explains that the Port will focus on keeping these waterways clean, as it implements best-management practices under the Phase 1 Stormwater Permit.

“The great thing about our contributions is that the Port focuses both on individual contributions and strategic procedures,” says Robert Lane, finance and inventory manager. “We do not lose sight of the impact of recycling, lower-emission vehicles, sustainable materials and the like in our day-to-day business, but, on the other hand, the Port has pushed for grand-scale changes, as well, like the seaport’s At-Berth Clean Fuels program and similar programs at the airport.” GBQ

MARINE MAINTENANCE GREEN INITIATIVES:

- weekly environmental inspections;
- eliminating the purchase of products in aerosol cans;
- replacing lead wheel weights with weights made of non-hazardous materials;
- the use of bio-diesel for all diesel-operated equipment;
- the purchase of hybrid and all-electric vehicles;
- the use of bio-fluids for hydraulic, tractor, two-cycle, chainsaw bar, and chain oils;
- eliminating the purchase of adhesives and sealants with isocyanates, as well as chlorinated solvents;
- purchasing liquid cleaners and degreasers in 55-gallon drums, then dispensing them in reusable plastic spray bottles;
- the use of zero-VOC paints for interior painting and low-VOC paints for exterior painting;
- reuse of old paint;
- chipping untreated wood for use as mulch;
- reducing chemical inventories;
- the practice of solvent recovery to significantly reduce hazardous waste.



Where a sustainable world is headed.™

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