



The Allison Earns LEED Gold Certification



One of 22 Hotels in the World to Qualify for Rare Environmental Distinction

April 7, 2010, Newberg, Oregon– U.S. Green Building Council has bestowed LEED Gold certification on The Allison Inn & Spa for its green design and construction. Fewer than 25 hotels in the world have achieved this exceptional certification. With this distinction, The Allison maintains a tradition of leadership that has long distinguished Oregon at the forefront of America’s environmental movement.

This recognition represents the fulfillment of the owner's ultimate vision for the property. Joan Austin always envisioned a hotel that would be a model of energy efficiency for the hospitality industry. "It is just the way we think about things in Oregon," remarks Austin, who held fast to the vision since the property's ground breaking in October 2007. It is well understood that properties seeking LEED Gold certification will be doing so at additional first expense, but believe it outweighs the greater potential expense to the environment and pays back through incentives and reduced operating costs. "It is just the right thing to do," concludes Austin.

Managing Director Pierre Zreik was especially pleased to receive the news from USGBC. "Everyone on the design and construction teams and our entire staff has worked tirelessly in pursuit of LEED Gold certification," notes Zreik. "I'm particularly grateful for the work of our builders, Lease Crutcher Lewis, for their fastidious approach to the challenges and to the architects at GGLO who went to such lengths to stay on top of this goal. We must be national leaders in this area. These practices aren't about being trendy. They make a real difference for our region and they matter to our guests who have demonstrated keen interest in these practices in increasing numbers each and every year."

"Hospitality projects consist of many uses which ordinarily would categorize this project as a high resource consuming project. Recognizing this early, the Design Team established aggressive goals for water, energy and material efficiency. It was an integrated approach," comments Alan Grainger, founding Principal of GGLO, whose firm provided architecture, landscape architecture and interior design for The Allison Inn & Spa. The Seattle firm has a long history of innovation and expertise in sustainable design and provided a team member dedicated to the LEED certification process to ensure that the owner had every opportunity to incorporate green strategies. "This is one of those rare situations where the owner was committed to building with an eye for the long term health of the community," noted GGLO's Director of Sustainability Alicia Daniels Uhlig. "We were honored to be a partner in this project where we were encouraged to always strive for precedent-setting excellence. The Allison was designed to change traditional thinking about hospitality design – to prove that sustainability can be synonymous with quality and comfort."

From solar panels that produce hot water and electricity for a projected 13% energy cost reduction, to the green sedum roof on the meetings and events wing (filtering and slowing rainwater runoff) and daily in-room delivery of glass water bottles (eliminating plastic bottles from the site), the full list of green features and practices in place at The Allison Inn & Spa is enumerated in the attached fact sheet provided in each guest room. Also attached is a brief sustainable design case study.

About USGBC

The U.S. Green Building Council is a nonprofit membership organization whose vision is a sustainable built environment within a generation. Its membership includes corporations, builders, universities, government agencies, and other nonprofit

organizations. Since USGBC's founding in 1993, the Council has grown to more than 17,000 member companies and organizations, a comprehensive family of LEED® green building certification systems, an expansive educational offering, the industry's popular Greenbuild International Conference and Expo (www.greenbuildexpo.org), and a network of 79 local chapters, affiliates, and organizing groups. For more information, visit www.usgbc.org.

About LEED®

The LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™ is a feature-oriented certification program that awards buildings points for satisfying specified green building criteria. The six major environmental categories of review include: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality and Innovation and Design. Certified, Silver, Gold, and Platinum levels of LEED green building certification are awarded based on the total number of points earned within each LEED category. LEED can be applied to all building types including new construction, commercial interiors, core & shell developments, existing buildings, homes, neighborhood developments, schools and retail facilities. Incentives for LEED are available at the state and local level and LEED has also been adopted nationwide by federal agencies, state and local governments, and interested private companies. For more information, visit www.usgbc.org/LEED

About The Allison Inn & Spa

Thoughtfully placed on 35 hillside acres with views of adjacent Willamette Valley vineyards, meadows and gardens, The Allison Inn & Spa features 85 deluxe accommodations, inclusive of 20 suites (all with fireplaces, terrace or balcony, window seat and spa-like bathrooms). The Allison Spa consists of 15,000 sq.ft. with twelve treatment rooms, swimming pool, Jacuzzi and Fitness Studio. There is a dedicated entrance with 12,000 sq. ft. of attractive function space inclusive of a Grand Reception Foyer, Ballroom and dedicated Board Room, all with views and outdoor access.

Their 100-seat signature restaurant, JORY, showcases Oregon Wine Country cuisine, a five-acre working vineyard and one-acre chef's garden. Opened in September, 2009, the property is LEED Gold certified.

Located 60 minutes from Portland International Airport, less than an hour from downtown and two hours to the Oregon Coast, The Allison Inn is the only member of Preferred Hotels & Resorts in the state of Oregon and joins two other West-coast Preferred properties in achieving LEED Gold certification, namely Cavallo Point Lodge in Sausalito, CA (San Francisco) and The Montage Beverly Hills. The Allison is located at 2525 Allison Lane, Newberg, Oregon 97132 (503) 554-2525 or toll free 877 294-2525. www.theallison.com.

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Green Initiatives

The Allison takes its cues from the ethic of its owners who have roots stretching back for generations in Oregon, a state at the forefront of the environmental movement. Joan Austin is proud to have created a welcoming and environmentally responsible experience to be enjoyed by guests for generations to come.

Green Philosophy

The selection of Seattle's GGLO as the integrated design firm for The Allison Inn & Spa was rooted in the company's expertise in the areas of sustainability and stewardship. Since the project's inception, environmental initiatives have been the foundation and a priority.

The property has achieved LEED® Gold certification from U.S. Green Building Council. The certification is awarded based on implementing dozens of strategies, including landscape restoration with native plants, water conservation, energy conservation, and the use of green building materials to ease the strain on natural resources and improve indoor air quality. Some eco-efforts are designed to raise awareness among guests, like naming meeting rooms after historic, local schools and naming the property's fine dining restaurant after the native soil of Oregon, called Jory, which is responsible for nurturing the produce of the Willamette Valley.

Site Elements

Located just 25 miles from downtown Portland, the site of The Allison is representative of the surrounding Willamette Valley wine country. Prior to project development, the land contained several structures, a home, a neglected tree and grass farm, and the former Page Garage (which required rehabilitation of an underground storage tank). Within the 35-acre site more than 70,000 plants and over 1,000 trees have been brought onto the property. The impressive size, quality and quantity of trees being brought onto the site provide a sense of 'instant forest,' bringing a net positive in terms of agriculture and vegetation to a site that was formerly a field and Christmas Tree Farm inside the city limits of Newberg.

Guests arriving at the resort via the welcoming entry drive lined by the five-acre vineyard find that The Allison is divided into three distinct wings. The west wing consists of

JORY restaurant, kitchen, conference and catering facilities. The center wing encompasses the resort's guest reception and Living Room, the luxury spa, a fitness studio and a swimming pool. The east wing is dedicated to guest accommodations. Deluxe guest rooms (85) consist of oversize rooms, suites, and one ultra-luxury two-bedroom suite. Reclaimed limestone floors, slate and a rich combination of Northwest woods in Guest Reception connect to the exterior's natural feel. Adjacent to the Lobby and Restaurant is the Living Room, featuring a massive two-sided stone fireplace, adjoining bar and outdoor terrace. Guests also enjoy sweeping views of the nearby mountains and meadows. The Allison provides a true sense of place, reflecting the bounty of Oregon and demonstrates that refined luxury, comfort and quality need not have to be compromised for energy efficiency and sustainability.

Sustainable Site:

- Vegetated swales, vegetated open-cell pavement, and settling ponds slow down and remove potential pollutants from storm water run-off
- Alternative transportation for guests and employees including bicycling, low-emitting vehicles, and carpooling are encouraged through site and building design
- More than 10,000 sq.ft. of planted roof slows down storm water run-off
- Planted sedum roof and low sloped roofing materials reject solar heat buildup to minimize the building's microclimate impact
- Cleanup of an abandoned underground gasoline storage tank included rehabilitation of the area into a lush estate garden
- Extensive native and adaptive vegetation used throughout promotes biodiversity
- Low impact vineyard utilizes Integrated Pest Management and is managed by a certified vintner
- Restored woodland along the northern boundary of the resort provides habitat and promotes biodiversity

Building Materials:

Roof forms and materials were designed to take full advantage of the site as well, including the maximization of solar access so that the roof panels can maximize sun capture throughout the day. The materials were chosen in careful consideration of Oregon's weather climate. The use of indigenous wood was considered but does not hold up well over time. Oregon wood is found extensively throughout the resort's interior, where it can be seen and touched by guests. Other wood products were considered, including wood siding, but again, maintenance concerns and the ability for the project to exist beautifully over time eliminated options that would necessitate frequent painting. The wood selected for the exterior is a Prodema (engineered, sealed and polished fine wood product) designed to last as long as possible in Oregon's variable climate with low maintenance. Premiums were placed on applications that would provide maximum durability and longevity with an eye for practical maintenance costs and low environmental impacts. The use of Montana mossy rock, metal and glass entrances as opposed to timbers is a good example of the emphasis on the practical and timeless.

Water Efficiency:

- Drought tolerant vegetation and high efficiency irrigation reduces water use on landscaping
- Irrigation equipment is installed to accept the future City of Newberg reclaimed water supply which will eliminate potable water use for landscaping in the near future
- Low-flow showerheads, faucets, urinals, and high efficiency toilets reduce water use in public areas and guest rooms
- High efficiency kitchen equipment reduces potable water demand

Energy Efficiency:

The Allison consists of many uses which ordinarily would categorize this project as a high energy consuming property. However, incorporation of energy efficiency was a high priority throughout the design process. This focus resulted in an anticipated energy cost savings of almost 50% relative to a conventionally designed building. Through a collaborative design process, key energy efficiency features incorporated in the building's design include:

- Solar Power: 55 kW photovoltaic array on southern rooftops produces energy on-site (generating more than a full 7% of the property's needs) to reduce the need for fossil fuels
- Solar Hot Water: rooftop collectors reduce the large need for heating water related to the kitchen, laundry, guest rooms, and spa
- Water efficient plumbing fixtures and kitchen equipment reduce demand for water heating
- Thermally broken, double-pane, low-e windows and south facing orientation reduce heating loads
- Energy efficient lighting and controls reduce electricity usage
- Variable Refrigerant Volume (VRV) heating and cooling provide superior efficiency in comparison to typical hospitality HVAC systems
- Computerized guest room 'check-out' controls deactivate electricity and set back heating and cooling upon departure to reduce energy consumption in unoccupied rooms

Materials and Healthy Indoor Environment:

Products were selected for their durability, promotion of healthy indoor air quality, recycled content and location of manufacturing and harvesting

- From landscaping to durable concrete and masonry, preference was given to local materials
- Products ranging from metal framing to carpet tile contribute a high level of recycled content

- Low emitting paints, sealants, carpeting, and cabinetry combined with natural day lighting contribute to the health of the indoor environment
- FSC certified wood products promote responsible forestry and support the local economy
- Rapidly renewable aspen fiber flooring enriches the spa, while reducing the demand on old growth timber
- HVAC systems provide individual controllability & provide thermally comfortable spaces
- Construction practices protect the health of the workers as well as the end users
- Construction debris was diverted from the landfill
- The facility, including all guest rooms, is a non-smoking building

Operations:

Sustainable practices do not stop upon completion of construction

- Amenity large refillable bottles in showers
- No plastic water bottles in rooms
- Filtered water in every in-room wet bar
- Turn down water nightly delivered in reusable glass water jar bottles
- No water bottles in meetings rooms, unless requested by client
- ‘Green’ in-house systems and standard procedures at The Allison Spa, including eco-friendly and locally-sourced amenities and retail selections, including cleaning supplies

Portland General Electric has recognized The Allison Inn & Spa by awarding a certificate for the Inn’s support and contribution to the environment and renewable power. The Allison purchases ‘clean wind’ from PGE, representing 35% of the electrical requirements of the building, or about 444,750 kWh per year.

Core Team Members :

Owner: Springbrook Properties Inc

Architect: GGLO

Landscape Architect: GGLO

Interior Designer: GGLO

Contractor: Lease Crutcher Lewis

LEED Administrator: GGLO

Civil: WRG Design Inc.

Structural: KGA

Mechanical: Glumac

Electrical: Glumac

Plumbing: Glumac

Energy Modeler: Glumac

Design Build PV: EC Company

Design Build Solar Thermal: EC Company

Commissioning Agent: Glumac (Fundamental)

Commissioning Agent: BEA Consulting, Inc (Enhanced)
Management Company: Waterford Hotels and Inns, Inc.
Spa Consultant: Health Fitness Dynamics, Inc.

For more information:

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SUSTAINABLE DESIGN CASE STUDY

37%

water use reduction

48%

projected utility cost savings

78%

reduction of potable water use for irrigation

The Allison Inn & Spa Newberg, Oregon

Completion: September 2009
Project Size: 32 acres, 150,000 sf, 85 Guest Rooms
Statistics: Inn, Spa, Conference & Restaurant
Owner: Springbrook Properties, Inc.
Architecture: GGLO
Landscape Architecture: GGLO
Interior Design: GGLO
Contractor: Lease Crutcher Lewis
Civil Engineer: CardnoWRG
Structural: KGA
Enhanced Commissioning: BEA Consulting
Electrical: Glumac
Mechanical and Plumbing Engineer: Glumac

LEED® Gold



LEED for New Construction
Certification awarded April 1, 2010

Total LEED® Points	49
Sustainable Sites	9 of 14
Water Efficiency	3 of 5
Energy & Atmosphere	15 of 17
Materials & Resources	7 of 13
Indoor Environmental Quality	10 of 15
Innovation & Design	5 of 5



SUSTAINABLE DESIGN CASE STUDY

The Allison Inn & Spa

LEED® POINT HIGHLIGHTS	
Sustainable Sites	
SS 4.2 4.3 4.4	Alternative transportation for guests and employees including bicycling, low-emitting vehicles, and carpooling are encouraged through site and building design
SS 5.1 5.2	Native & aspartive planting maximize open space & provide habitat
SS 6.1 6.2	Vegetated roof, swales and permeable paving filter and mitigate stormwater
SSc7.2	Planted roof and low sloped roofing materials reject solar heat buildup to minimize the building's microclimate impact
Water Efficiency	
WE 1.1	Drought tolerant landscape utilizing high efficiency drip irrigation reduce potable water use by over 70%
WE 3.1 3.2	High efficiency toilets, low-flow showerheads and faucet aerators reduce water use by 37%
Energy and Atmosphere	
EA 1.1 thru 1.10	Envelope improvements combined with digital controls, high efficiency mechanical systems, equipment and lighting provide a projected 48% energy costs savings
EA 2.1 2.2 2.3	56kW photovoltaic array and 3,800 sf solar water heating reduce electricity and natural gas consumption
Materials & Resources	
MR 2.1 2.2	90% of construction waste diverted from landfill
MR 4.1 4.2	28% of total building materials contained recycled content
MR 5.1 5.2	24% of materials regionally sourced & manufactured
MR 7.0	55% FSC certified wood products
Indoor Environmental Quality	
EQ 6.1 6.2	Controllability of lighting and HVAC systems promote comfort and well-being for guests and staff
EQ 7.1 7.2	Quality HVAC systems provide thermal comfort
EQ 8.1	Daylight is provided in 75% of the guest, public and staff areas

Background

The Allison reflects the bounty of Willamette Valley and demonstrates that luxury, comfort and quality do not have to be compromised for energy efficiency and sustainability.

Better Site Design:

- Vegetated swales, vegetated open-cell pavement, +10,000 sf of planted roof, and settling ponds slow down and remove potential pollutants from stormwater run-off
- Extensive native and adaptive vegetation used throughout and restored woodland along northern property boundary promote biodiversity

Conserving Water:

- Drought tolerant vegetation & high efficiency irrigation reduces potable water use
- Irrigation system will accept future City of Newberg reclaimed water supply which will eliminate potable water use for landscape irrigation in the near future
- Low-flow showerheads, faucets, urinals, and high efficiency toilets reduce water use in public areas and guest rooms
- High efficiency kitchen equipment reduces potable water & water heating demand

Conserving Energy:

The Allison consists of many uses which ordinarily would categorize this project as a high energy consuming property. However, incorporation of energy efficiency was a high priority throughout the design process. This focus resulted in an anticipated energy cost savings of almost 50% relative to a conventionally designed building:

- Solar Power: 56 kW photovoltaic array on southern rooftops produces energy on-site to reduce the need for fossil fuels
- Solar Hot Water: rooftop collectors reduce the large need for heating water related to the kitchen, laundry, guest rooms, and spa
- Thermally broken, double-pane, low-e windows and south facing orientation reduce heating loads
- Variable Refrigerant Volume (VRV) heating and cooling provide superior efficiency in comparison to typical hospitality HVAC system



- Energy efficient lighting & controls reduce electricity usage

Better Materials and Indoor Environment:

Materials were selected for their durability, promotion of healthy indoor air quality, recycled content and location of harvest and manufacturing:

- Low emitting paints, sealants, carpeting, and cabinetry combined with natural daylighting contribute to the health of the indoor environment
- 55% of total wood based materials are harvested from FSC certified forests.
- Rapidly renewable aspen fiber flooring enriches the spa while reducing the demand on old growth timber

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For LEED Certification that is accepted
National Authority for US Green Building
Council's certification.

Contact Information



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