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Portland's Former Public Market, A Model of Green Renovation

PowerPay's corporate headquarters in the former public market space is awarded the prestigious LEED Gold

(Portland, Maine) The Portland Public Market was once a vibrant, well-known establishment in Portland. This iconic building sat vacant for several years until a local businessman, Stephen Goodrich, stepped in to buy the old market for his rapidly expanding business, PowerPay. The building was transformed into a model of green renovation, and recently received LEED Gold Certification by the U.S. Green Building Council.

PowerPay's new headquarters is the first LEED Gold office building in the state of Maine and is also the first example in Maine of a LEED certified commercial adaptive re-use project. The building has many "firsts," which also include the first building to be part of Efficiency Maine's Maine Advanced Buildings Program, which provides financial incentives to energy efficient businesses.

It was important to Goodrich to restore this historic Portland landmark. Through the acquisition, PowerPay was able to keep all current employees in Portland, while increasing job opportunities to the area. Committed to reducing their environmental impact, it was a requirement to keep the character of the original building, while building to LEED Gold standards. Notably, no new parking was added for the building, which is well located near transit lines and other amenities.

Jim Raftice, President and COO of PowerPay has been thrilled with the new space, "Our goal has always been to utilize sustainable business practices in every aspect of the company. Not only did we want to reduce our carbon footprint, but we wanted to create a quality, healthy work environment for our employees. Since PowerPay moved into the Portland Public Market building we have been successful in doing so through our automatic lighting, non-CFC producing cooling system, recycled material, ergonomically-sound work space and more; ensuring our employees are happier, healthier and more productive."

Winton Scott Architects led the design team, creating a well-rounded final design by preserving the character of the public market with the needs of a green, modern and rapidly growing commercial business. As LEED Consultant, Maine based Fore Solutions assisted the team with design strategies, energy modeling and LEED administration for the \$4.5 million, 46,450 square foot LEED Gold renovation.

Wright-Ryan Construction was selected as Construction Manager to perform the renovation and make sure all LEED requirements were met. New mechanical systems were added to the space along with various structural and demolition work. The open concept second floor houses many of the company's employees and executives and features glass conference rooms. To add an intimate touch to such a large space, Wright-Ryan's Millwork Division surrounded an original stone fireplace with custom woodwork.

Key green features of this building include materials with recycled content, low VOC materials throughout and energy efficient systems. Locally produced building materials were used throughout the building; materials removed from the original structure were given new life within the building or donated for re-use. The building is flooded with light from operable and highly efficient skylights produced locally in Maine.

Changes to the building have reduced water usage through the use of low flow fixtures, reduced necessary lighting power by 25% through the use of high-efficiency fixtures and occupancy sensors, and have allowed for simultaneous heating and cooling, all while giving new life to a cultural Portland landmark.

About Wright-Ryan Construction, Inc.

Founded in 1984, Wright-Ryan is one of Maine's leading construction firms, with expertise in commercial, institutional and residential construction as well as high-end millwork and furniture. The firm employs more than seventy highly skilled professionals and tradesmen. Wright-Ryan has successfully completed some of the most architecturally distinctive and challenging buildings in Maine. For more information please contact Heather Blanchette at hblanchette@wright-ryan.com or (207) 773-3625.

About Fore Solutions

Established in 2003 by Gunnar Hubbard, Fore Solutions is a leading high-performance green building firm working throughout New England and internationally that is recognized for its expertise in assisting design teams, contractors and building owners to create or improve the environmental performance of their buildings and communities. Fore Solutions' team acts in a diverse number of roles as LEED consultants; facilitators; sustainability consultants; and as energy modelers and daylight analysts. Fore Solutions is located in Portland, Maine and on-line at www.fore-solutions.com.

About PowerPay

PowerPay is one of the nation's fastest growing and most trusted providers of merchant card and electronic payment processing solutions. Established in 2003, PowerPay is a Merchant Acquirer Independent Sales Organization (ISO) and supports all major credit and debit cards, electronic benefits transfer (EBT), government purchase cards, petroleum cards, loyalty cards, gift cards and recurring bill payment. Working with its wholly owned subsidiary and internet-based merchant account provider, e-onlinedata, PowerPay delivers comprehensive, innovative solutions that help customers grow their businesses and improve their bottom lines. For more information, please visit: www.powerpay.biz