Two Liberty Center opened in October 2007, and is operated through a partnership between The Shooshan Company, Fred Schnider Investment Group, and Kodiak Realty Services LLC.

Kodiak has long held an ambitious vision for the sustainability, wellness, and resilience of Two Liberty Center. The property has achieved ENERGY STAR certification; was awarded the 2010 Award for Excellence by the Architectural Precast Association; the 2009 SAVR Award (Saving Arlington’s Valuable Resources); a Silver certification by the League of American Bicyclists; and a Platinum award by Arlington Transportation Partners for its alternative transportation offerings (one of only two commercial projects to receive the coveted award.) Kodiak wanted to execute the LEED program as part of its best practices and standard operating procedures.

Paladino and Company was tasked to support the company in achieving the LEED EBOM v2009 Silver Certification on its 177,999 sf multi-tenant commercial office building located at 2 Liberty Center, Arlington, VA, which is a landmark 2.3 million square foot mixed-use development with a combination of office space, residences, and retail options.

Paladino served as the project sustainability consultant to provide LEED consulting, gap analysis, and energy auditing.
After conducting the gap analysis it was revealed that the property actually had the potential to achieve a Gold certification, rather than the Silver certification that was originally intended.

“We were optimistic that our standard operating procedures would be enough to achieve LEED Silver, so when Paladino completed their analysis and found that we would actually be eligible for Gold, we were pleasantly surprised and quite excited,” said Mike Mesmer, director of property management at Kodiak Realty.

Many of the strategies that contribute to LEED certification were already part of Kodiak’s standard practices, and the firm recognized that the validation and back-check that comes with LEED certification would contribute to their commitment to the triple bottom line of People, Profit, and Planet.

The property achieved numerous LEED points for its access to alternative transportation and proximity to Ballston Metro, and water and energy efficiency conservation measures. The process to pursue LEED Gold revealed opportunities to implement new programs that make the property even more sustainable and perform with greater efficiency than would have been achieved without formally attempting LEED certification.

Paladino provided the following services:

- LEED EBOM Gap Analysis for Recertification
- Energy Audit
- LEED EBOM Recertification Pre-Performance Period
- LEED EBOM Recertification Performance Period
- LEED Application Development and Management
- ASHRAE 62.1-2010 Ventilation Study