



# MIDDLE TENNESSEE CHAPTER NEWSLETTER

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## Next Meeting

**What:** January Membership Meeting  
**When:** Tuesday, January 27, Time TBD  
**Where:** TBD  
**Cost:** TBD.

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## Notes from the Chair - Mike Leonard



In November, I attended the Greenbuild International Conference and Expo in Boston along with a strong contingent from Middle Tennessee. There were nearly 28,000 attendees this year – a record high (a nearly 20 percent increase over last year’s 22,835). At the Expo there were 1,400 exhibitors; the word on the street is that there is already a waiting list for next year’s convention!

At the opening session, Rick Fedrizzi, USGBC president, CEO, and founding chairman proclaimed, “When people ask if the green building movement is going to survive the recession, you’ll say ‘We are how the economy will get back on track - with green jobs, green energy, and green innovation.’”

At a time when our Chapter membership growth closely resembles a mirror image graph of my 401(k) value, I couldn’t be more proud to be a part of the green building industry in Middle Tennessee at this moment in time.

Make no mistake about it; it is very apparent that the tough economy has made its way into our own community. Companies of all types and sizes are tightening the purse strings, re-evaluating operating procedures, and looking closer at ways to keep costs low.

I believe there is great opportunity in these times of adversity. In the ironic yet timely words of Henry Ford, “When everything seems to be going against you, remember that the airplane takes off against the wind, not with it.”

What I’ve witnessed lately is a more focused effort on the part of individuals to be creative in using principles of sustainability to help foster new and innovative “green” job growth. A company for example may decide to green their own operations to save costs and pursue LEED for Existing Buildings certification as a way to gain or simply maintain a market advantage. LEED accredited professionals are there to help building owners through this process, offering building commissioning services, LEED facilitation, and advice on cost effective yet environmentally preferred operation and maintenance procedures.

To this end, our chapter recently kicked off our first ever Legacy Project in Middle Tennessee. The premise of this project is to give chapter members first hand exposure to the LEED for Existing Buildings rating system. This “on the job training” will not only help to broaden the exposure of LEED EB in Middle Tennessee, but will empower our membership to create much needed job opportunities.

What better time to demonstrate the benefits of pursuing LEED EB certification. It is certainly no easy task, but a challenge many are eager to take on; investigating solutions that have no up-front costs, evaluating the reoccurring savings from those that require an initial investment, and assisting the building team in the implementation of policies and capital improvements.

As we look toward 2009, recall the words of Rick Fedrizzi, “we are how the economy will get back on track - with green jobs, green energy and green innovation.”

Mike

**Work - Live - Play Green**



# Committee Corner: Emerging Green Builders (EGB) - Ed Wansing, Chair

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**Mission:** The Emerging Green Builders Committee aims to integrate students and young professionals into the green building movement.

**Committee Members:** Ed Wansing, Brandon Maxwell – [bmaxwell@gouldturner.com](mailto:bmaxwell@gouldturner.com), David Grisham – [dgrisham@centricarchitecture.com](mailto:dgrisham@centricarchitecture.com), Amanda Guffey – [aguffey@haa.us](mailto:aguffey@haa.us)

**Contact:** Ed Wansing – [ewansing@archenergy.com](mailto:ewansing@archenergy.com)

The Middle Tennessee Emerging Green Builders (EGB) group was started in the spring of 2004 at Vanderbilt University and quickly spread to Tennessee State University, O'More College of Design, Middle Tennessee State University, and International Academy of Design and Technology. Emerging Green Builders are students and young professionals dedicated to becoming and recruiting the future leaders of the green building movement. EGB groups around the country offer young people the opportunity to get involved in green building locally, gain access to USGBC resources, and participate in local events. The Middle Tennessee Group is chaired by Ed Wansing, who also serves on the EGB National Committee, with the help of Co-Chairs Brandon Maxwell and David Grisham. Amanda Guffey serves as the Programs committee chair. EGB members have been involved with Habitat for Humanity, If I had a Hammer, Nashville Earth Day and numerous green building tours, activities and educational events. Contact one of us today to learn more about EGB!

## USGBC ANNOUNCES GREEN STAR AWARD WINNERS

- Betsy Clapsaddle



On November 6, the Middle Tennessee Chapter of the U.S. Green Building Council (USGBC) hosted its third annual Gala at the historic Riverwood Mansion in East Nashville on Oct. 24, where the 2008 Green Star Award winners were announced.

The Green Star Award is presented each year to an individual, company or project that has accurately represented the USGBC's Middle Tennessee Chapter mission by promoting principles of sustainable design and construction. The 2008 Green Star Award Winners included:

### Educational Contribution:

Jamie Qualk – For establishing a successful LEED AP training series for the USGBC Middle Tennessee Chapter

### Residential Contribution:

Kris Duran – For her passion and personal commitment to building sustainable and affordable residential environments

### Commercial Contribution:

Hastings Architecture Associates Office Building – In recognition of the first LEED certified project in Middle Tennessee

### Commercial Contribution:

Commons Center, Vanderbilt University – In recognition of the first LEED Gold certified project in Middle Tennessee

### Individual Contribution:

Mayor Karl Dean – For the establishment of the Mayor's Green Ribbon Committee on Environmental Sustainability and demonstrated support of the USGBC Mission

### Corporate Contribution:

Street Dixon Rick-- For the company's significant investment in renewable energy for its office, providing an on-the-ground example of environmental responsibility and financial viability

Event sponsors included Tennessee Waste, Lightwave Solar, Gardens of Babylon, Nashville Office Interiors, Live Roof and Nashville Home Energy Solutions. The USGBC Gala also incorporated many green practices including paperless registration, a menu that featured locally grown produce from the Nashville's Farmer's Market as well as food composting on behalf of Earth Matters.





# Technologies Help Hospitals Meet Water Efficiency Goals

## Part Two - Winston Huff CPD, LEED AP

Recently, I have been working on an article for Health Facilities Management and found out some interesting information that can apply to the health care and non-health care facilities looking to add sustainable elements in their buildings. This article is the second part of a three part series on the topic.

### Choosing Water-Efficient Technologies

It is predicted that water will be the next resource in short supply after oil. In reaction to this, the building industry is introducing a large amount of new water-efficient technologies.

#### Plumbing

There are many water-efficient plumbing fixture options available, so consideration should be given to which are the best fit for the sustainability goals of the facility. Toilets, showers, and faucets offer examples of some simple things that can be incorporated to reduce water usage.

Standard toilet fixtures use 1.6 gallons-per-flush (GPF) of water. There are fixtures on the market that use less than 1.6 GPF, however many hospitals are reluctant to use them because in health care facilities the extra water may be needed. Dual-flush water closets are an inexpensive alternative. The handle controls the water usage for solid or liquid waste. Pushing the handle one direction, usually down, uses the full 1.6 GPF for the purpose of removing solids from the bowl. Pushing the handle the other direction uses less water for the purpose of removing liquid waste. With proper signage, users typically choose the lower water consumption option.

Standard showers use 2.5 gallons-per-minute (GPM). New low-flow shower systems are available that use about 2.1 GPM, offering an effective bathing option that helps reduce water usage. With these systems, it is not enough to simply install low-flow shower heads. The mixing valve and shower head are specified as a system to insure the mixing valve is rated for the low-flow and will not place the user at risk of exposure to high-temperature water. The low-flow fixtures will also save on the water heater utility cost for a facility. However, these systems should be tested before being installed, as there are ultra low-flow heads on the market that use even less water but are not appropriate for hospitals.

In projects that include patient rooms, installing a water-efficient dual flush toilet and shower system may help in obtaining one LEED credit with a minimal cost increase and should be used in facilities taking moderate to aggressive sustainable approaches.

Lastly, low-flow faucets are an excellent fixture option, as there is no additional cost to purchase or install. Careful planning during design will ensure the low-flow fixtures are placed where needed. Standard 2.5 GPM fixtures are appropriate for faucets that fill containers such as janitor's sinks or food service and scrub sinks. Break-room sinks and exam-room sinks work well with faucets in the 1.5 GPM range. Some codes now require 0.5 GPM faucets in public toilet room lavatories.

While plumbing fixtures are a good start, in a typical hospital they account for only about 30 percent of the total water usage.

#### Mechanical Systems

Mechanical systems can use large amounts of water in hospitals. When cooling towers are used and the facility is taking a moderate approach to sustainability, the design team should start by considering options to reduce domestic water usage in cooling tower systems. In some applications, condenser water can be lost to the atmosphere, in which case drift eliminators can be used. In other instances the combination of sensible and evaporative type cooling towers are good solutions.

Facilities should monitor and improve the cooling tower's "cycles of concentration." This is calculated as the ratio of the concentration of dissolved solids (or conductivity) in the blow-down water compared to the make-up water. More solids and minerals in the water result in a higher blow-down rate. The cycles of concentration can be improved with a monitoring program, such as installing make-up and blow-down meters, conductivity controllers and overflow alarms.

The goal for the building operator should be to use no more than 2.3 gallons of potable water per ton, per hour for cooling tower make-up. Concentration cycles in cooling towers around the country usually range from three to seven. Many places with soft water can obtain close to six or seven cycles.

Facilities taking a more aggressive approach to water efficiency may consider capturing air conditioning condensate and directing this water into the cooling tower make-up water system. Condensate is relatively clean water and requires little treatment. More information can be found on the U.S. Department of Energy website: [http://www1.eere.energy.gov/femp/water/water\\_bmp10.html](http://www1.eere.energy.gov/femp/water/water_bmp10.html)

Hospitals use water softeners for the mechanical systems and reverse osmosis water filtration systems for central sterile and labs. These systems will backwash to clean the filter systems. Most standard systems use timers to backwash, and as a result, they will waste water backwashing a filter system that does not need cleaning. More efficient units use a sensor and only backwash when needed. Facilities with an aggressive approach may look at recovering the backwash water, which is relatively clean, and using it for cooling tower, boiler water make-up, or irrigation.

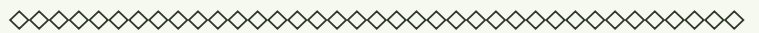
*Part three of this three-part series will cover food service equipment and strategies.*

*Winston Huff, CPD, LEED AP, is a project manager, plumbing designer and sustainability coordinator with 25 years of experience. He is also on the USGBC Water Efficiency Technical Advisory Group (TAG). Huff is with Smith Seckman Reid Inc. ([www.ssr-inc.com](http://www.ssr-inc.com)), a full-service engineering design and facility consulting firm. Huff can be reached at [whuff@ssr-inc.com](mailto:whuff@ssr-inc.com).*



### Local Statistics:

Middle Tennessee Chapter Members	570
Middle Tennessee Accredited Professionals	315
Middle Tennessee Certified Projects	7
Middle Tennessee Registered Projects	51





# Public Policy and Advocacy Update on the Nashville Tree Ordinance

- Lisa Platt, IIDA, LEED AP

Ordinance No. BL2008-328 or, as it is more commonly known, the newly proposed Nashville’s “Tree Ordinance” is currently being championed by At-large Councilwoman Megan Barry and District 6 Councilman Mike Jameson. To give a brief synopsis of the intent of the resolution, embraced by some and maligned by others, the ordinance would require residential developers to protect or augment a certain number of trees in new developments based on their size.

The importance of this modification to current zoning regulation is due to the ongoing trend over the past twenty years of unchecked development occurring in our area without serious consideration to the preservation of the existing tree canopy or for the provision of new trees to replace ones removed or damaged during the construction process.

The aesthetic- and health-related benefits a viable tree canopy provides to Nashville are obvious reasons to most who support this resolution. However, “Managing Nashville’s Urban Forest,” a proposal submitted

by the Metro Tree and Advisory Committee, also cites factors such as increased economic activity, improved water ecology, traffic flow calming, and decreased property crime as additional factors that come into play when cities support strong tree policies. The report gathered information from eight cities across the country regarding their tree management practices. Using this data, they (Metro Tree and Advisory Committee) propose how Nashville may accomplish an organizational structure that would support an “Urban Forester” position within the city’s Department of Public Works that would oversee an Urban Management Plan that would relate to the inventory and preservation of Nashville’s trees on both Private and Public property.

Ordinance No. BL2008-328e passed its first reading on October 7 of this year. Presently its second reading has been deferred to December 2nd, 2008. To read a full description of the amendment visit: [http://www.nashville.gov/mc/ordinances/term\\_2007\\_2011/bl2008\\_328.htm](http://www.nashville.gov/mc/ordinances/term_2007_2011/bl2008_328.htm)

## Some Insurers Share the Green Vision

- Stephen G. Bushnell CPCU, ARM, Fireman’s Fund Insurance Company

The benefits of a green building are considerable, from reducing CO2 emissions, to saving on energy costs, to providing a healthier work environment.

Yet there is one risk that many green building owners face – inadequate insurance coverage. While green building is a smart investment, that investment may be at risk because it isn’t fully covered by the traditional commercial insurance policy. For example, some green features that a traditional insurance policy won’t cover include:

- “Vegetated roofs” with plantings that keep the building cooler and provide an urban rooftop park. Most insurers limit coverage for plants to \$5,000 or \$10,000 a sum that is insufficient for green roofs where the value of the plants often exceeds \$100,000
- Alternative energy devices like solar panels may not be fully covered for either damages or the income or costs to buy or sell power if the solar panels suffer a loss.
- Alternative water systems that use non-potable water to flush toilets or water the lawn also pose problems if there are underground tanks, pumps, and pipes.

Fortunately, there is an alternative. A select number of insurance policies cover the costs of rebuilding or upgrading to green and sometimes include a discount for a LEED certified building. These policies were developed because some insurance providers recognize that green buildings are less risky than traditional buildings.

If you’re not green but are eager to convert, a green upgrade policy can make the transition easier. For instance, the coverage pays to upgrade your building with green materials and equipment after a loss. Ordinary policies will restore exactly what you had before the loss. A roof, lighting system, or plumbing system that incurs a loss would be replaced with a green alternative. If the building is a total loss it would be replaced with a green certified building and the debris would be recycled. Then there’s commissioning, a fundamental quality control and value enhancing process for green buildings. A green insurance policy will cover the cost of post-loss commissioning which includes a professional engineer making sure the system is installed properly.

Green buildings are the future of real estate. They offer a profound economic value proposition to building owners and are subject to increasing demand by tenants who seek quality, safety, and health as a priority.

Green loss control services help building owners identify low and no cost ways to help building owners green their buildings. Homeowners, manufacturers, and commercial auto also have green insurance products available to help protect their investment in energy efficiency and sustainability.

If you’re interested in learning more about an alternative to traditional insurance policy for your green building, go to <http://www.firemansfund.com/green/>.

**USGBC National** has created an online Career Center for job seekers to post resumes and search for jobs with an emphasis on green building design and construction. At the same time, employers and recruiters are given an opportunity to post job positions, search resumes, and gain access to this specialized niche. To learn more, visit [careercenter.usgbc.org](http://careercenter.usgbc.org).



## Nashville Public Power Conference Successful NES Purchases Renewable Energy of Offset Carbon Impact - Jim Purcell, Nashville Electric Service

This October, NES was the host utility for the American Public Power Association (APPA) annual Customer Connections Conference in downtown Nashville. This conference brings together public power employees in the fields of Energy Services, Customer Service, Public Communications, and Key Accounts to learn more about issues in public power as related to end-use customers.

This year's theme was "Sustainability and Enhancing Customer Service" with sessions on topics such as "The Future of Energy Efficient Lighting: Serving the Next Generation of Illumination" and "Calculating Your Customer's Carbon Footprint." These and other sessions on energy efficiency helped this conference achieve almost 300 attendees, a large increase over previous years.

One of the keynote speakers, Joe Hoagland, TVA's Vice-President of Energy Efficiency & Demand Response, discussed TVA's plans to build a 1,400-MW, zero-carbon power plant by the year 2012. This big generating station will have no carbon emissions, or any other kind of emissions, because it will be built out of saved energy amounting to about 4% of TVA's current load. TVA came up with the plan by going to customers and asking them for ideas.

"The traditional way for a utility to devise an energy conservation plan has been to put

a bunch of engineers in a room, come up with some ideas, and create a program out of them," Hoagland said. "We decided to take a different approach."



*Joe Hoagland challenges audience at the APPA Customer Connections Conference in downtown Nashville.*

TVA hired a consulting company experienced in commodities and utilities to work with the federal utility and its distributors - the municipal utilities and rural electric cooperatives that buy their wholesale power from TVA. They also talked to people in the residential, commercial, and industrial sectors and asked what was important regarding energy efficiency.

"We learned that customers often do not make their homes or businesses more energy-efficient simply because they do not have a source of reliable advice about how to do it," Hoagland said. "Customer will ask, 'There's

lots of information on the Internet, but who can I trust?' Or, 'If I bring somebody into my home to do something to my air conditioning system, how do I know he is going to do the job right?'"

TVA says that customers want to be green and want to do the right thing, but they need help. And, that means education.

As the host utility, NES purchased enough green power to offset 25,875 pounds of CO2 produced by the conference. Using historical data from the Hilton Downtown Nashville Hotel, NES calculated the amount of energy that would be used during the four day conference and in the attendees' hotel rooms and estimated that 22,500 kWh of energy would be consumed. Based on that calculation, NES purchased 150 blocks of Green Power Switch® to offset 100-percent of the energy used during the conference.

NES President and CEO Decosta Jenkins provided opening remarks and welcomed conference participants. "We are setting a precedent for APPA and we challenge other host utilities to follow our lead in the future," Jenkins said. "We are happy to help offset the carbon impact in an effort toward sustainability."

## NES Launches Green Billing Program - Laurie Parker, Nashville Electric Service

NES is taking a more active role in conserving resources by encouraging customer to take part in a new paperless billing program called **NES E-bill**.

This green initiative provides a convenient method for paying bills that doesn't require paper or postage. NES E-bill allows you to:

- Receive and view your bill online and make payments from your bank account for free.
- Log on anytime to check your bill amount.
- Set up automatic payments.
- Instantly access up to 24 months of billing and payment history.

"This new online billing program will make life easier for our customers who prefer doing business online," said Teresa Corlew, Chief Customer Care Office at NES. "NES E-bill is an important tool because we are giving customers 24/7 access to their accounts for the first time ever."

The best part is - it's free! Customers will save time, money and paper by enrolling today.

According to a Javelin Strategy and Research study, an estimated 16.5 million trees could be spared each year if all U.S. households paid bills online. NES has developed a multifaceted campaign to inform and educate customers about the benefits.

"We plan to send out emails, include information in Power Notes and bill stuffers, add billboard advertising to trucks within our fleet, utilize media coverage and traditional advertising," said Corlew. NES even launched an internal promotion in November to encourage NES employees to sign up.

Visit our website at [www.nespower.com](http://www.nespower.com). Look for the NES E-bill logo to learn more.





# Kilowatt Ours Holiday Reception Invitation

*You are invited to attend the 2008 Kilowatt Ours holiday reception and benefit. Our theme this year is "I'm Dreaming of a Green Christmas".*

**Host:** Rhonda Courtney, Kilowatt Ours Advisory Board Member  
**Location:** The Loft @ 2AV -- 219 2nd Avenue North #200, Nashville, TN 37201  
**When:** Thursday, December 11, 6:00PM to 9:00PM  
**RSVP:** 615-340-5005 or [info@KilowattOurs.org](mailto:info@KilowattOurs.org)  
**Cost:** \$75.00 per person



Rhonda Courtney is hosting a "Green Christmas" social & open house with live music, light appetizers and a silent auction to benefit Kilowatt Ours. There will be Kilowatt Ours DVDs and lots of great and green holiday gifts for sale and auction.

The event features *Kilowatt Ours* filmmaker Jeff Barrie, who will discuss the film and ideas for a green holiday, and Tiffany Wilmot from the Mayor's Green Ribbon Committee on Environmental Sustainability who will talk about the committee's work to assure that Nashville continues to be a livable city with clean air, clean water, open spaces, transportation infrastructure and an optimal energy use profile.

**A donation of \$75 is requested. RSVP required as space is limited.**

Kilowatt Ours, [www.KilowattOurs.org](http://www.KilowattOurs.org), is a project of Trust for the Future, a 501(c)(3) educational organization. Donations are tax deductible to the fullest extent of the law. You may donate using cash, check, or credit card at the event on December 11.

If you cannot attend, please visit [www.KilowattOurs.org](http://www.KilowattOurs.org) for ways to support our energy conservation mission and green your holidays at the same time.

## Local Chapter Opportunities

Chapters are the front door to USGBC, and each one relies on dedicated chapter volunteers to be successful. Chapters offer many opportunities for you to get active and make a difference in your community. Here are a few ways you can play a part in your chapter:

- **Advocacy:** Help educate local officials and community leaders on the benefits of green building. Work to promote green building initiatives like green schools.
- **Education:** Assist with organizing LEED education programs and study groups held by your chapter.
- **Committee Involvement:** Participate on a committee (all chapters have finance, membership, and programming committees and many have others too) to help your chapter grow and become a stronger voice for USGBC and green building.
- **Communications/PR:** Help your chapter get the word out. Share your PR expertise or help develop communications tools like e-blasts and local press lists.
- **Administrative:** From data entry to number crunching, you can help your chapter get the necessary "stuff" done behind the scenes.
- **Emerging Green Builders (EGB):** If you are a student or young professional, EGB groups provide opportunities to get involved locally.

TennesseeGreen.com - The Tennessean newspaper provides a wealth of local information on green building and green living. Check out former Chapter Board member Jamie Qualk's blog and many other "Green Voices" at [www.tennesseegreen.com](http://www.tennesseegreen.com).

Would you like to:

- be a member?
- be an accredited professional?
- register and certify your building?

Visit us at [www.usgbc.org/chapters/middletennessee/](http://www.usgbc.org/chapters/middletennessee/)