

MIDDLE TENNESSEE CHAPTER NEWSLETTER

June 2007
Vol. 2, Issue 6

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Notes from the Chair - Mike Leonard

This just in...*Metro LEED Ordinance Passes!*

Metro Nashville Government has officially joined the ranks of 80 other jurisdictions around the country who have adopted the LEED Rating System, thereby demonstrating their commitment to green building practices. The law, which passed on June 5, requires new Metro owned buildings that cost more than \$2 million or have at least 5,000 gross square feet of occupied space to be LEED-Silver Certified. It will go into effect beginning with projects for which planning starts after July 31, 2007.

This is a great step forward in promoting green design and building practices in Middle Tennessee, and it marks the achievement of a goal first set out by our Chapter Advocacy committee near the onset of our Chapter's founding. Not only will this legislation lend us credibility as we take the ideas to surrounding jurisdictions in Tennessee, but hopefully it will aid in the continuance of dialogue important to the success and development of sustainable strategies – some of which stray from the “business as usual” approach.

To ensure its success as a policy in Nashville, we must all continue to be diligent in our quest of knowledge for truly sustainable design and construction principles. Especially for those individuals holding the LEED AP credential, we must continue to set the bar high in project discussions, and never cease in our path to find synergies through an integrated design approach. As our USGBC Middle Tennessee Chapter community continues to grow, I hope this will be an exciting and educating opportunity for all.

On a related note, the theme of this year's national American Institute of Architects convention was “Growing Beyond Green.” Take just a moment to ask what those words mean to you. To me, it is the difference between a business-as-usual design approach, simply using LEED as a checklist, and using the LEED credits as a springboard for dialogue within an integrated design approach whereby sustainable strategies are discussed early in the design process in an effort to maximize benefits to the project and minimize the building's environmental impact.

I saw a quote lately, “if it's the way you've always done it, chances are, it's wrong.” While it may come across as somewhat pessimistic, this is the mindset we need in order to “grow beyond green.” Why do we water plants with domestic/treated water? Why do we prefer digging retention ponds instead of natural stormwater management strategies? Why do we use dark colored roofing membranes that add to the heat gain of a building? Be inquisitive...encourage change through common sense dialogue and conversation.

As we encourage our local government to do great things with their LEED facilities, let us heed the words of the late poet, James Russell Lowell, “Not failure, but low aim is a crime.” Aim high in establishing sustainable design and construction strategies, follow through with research to implement those strategies, and most importantly, pass on your experiences as education for all.

Mike

Think Globally – Act Locally.

Next Meeting

What: “Strategies and Examples for a Successful LEED-CI Project”

Architect Ken Wilson AIA, IIDA, LEED AP, founder of Envision Design, a Washington D.C. based multidisciplinary design firm with a focus on sustainability and smart design will speak on LEED for Commercial Interiors (LEED-CI).

When: Thursday, June 21st, 2007 11:30 am Registration, 12:00-1:00pm Lunch and Presentation. (NOTE: This is a change in our normal meeting day).

Where: Vanderbilt Student Life Center, 310 25th Avenue South, Nashville (NOTE: This is a change in location from our normal meeting place). Parking is available at the Kensington Garage on 25th Avenue. See attached map for parking and location info:

<http://www.vanderbilt.edu/studentlifecenter/directions.html>.

Cost: \$15 for USGBC-Middle TN Chapter members. Non-Members, \$20. Lunch will be served.

RSVP: **RSVP's ARE REQUIRED.** Please do so by Noon, Tuesday, June 19th to Terah Huber at thuber@tmpartners.com or 377-9773.

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Letter from the Regional Chair

- Sara O'Mara

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The Southeast Regional Council (SERC) of the United States Green Building Council (USGBC) had its second face-to-face meeting for 2007 on June 1-2 in Atlanta, GA. At this meeting we focused on how we can accomplish our 2007 goals for our region without putting more work on the chapters that reside in the Southeast Region. We felt that our goals needed to align with USGBC National Strategic Plan Goals; Organizational Excellence, Advocacy and Influence, Research, LEED, Education and Community.

Here is the Research portion of the 2007 SERC goals:

Research

Our first goal is to perform quarterly updates of state and regional LEED credits achieved throughout the Southeast.

The second goal is to develop a questionnaire for all chapters on success and failures of best practices. Specifically the questionnaire will address sponsorships, programs, committees, workshops strategic websites, strategic partnership and plans.

The third goal in research is to develop a list of measurables that need to be reported on and decide what method of reporting will be used.

Our fourth goal is to insure existing certified projects are put into the high performance building database (HPDB) and provide a link from SERC to HPDB for these buildings.

Our final goal for this committee is to identify and define follow-up measures and timing to further verify actual savings for LEED buildings in the Southeast.

At our meeting in Atlanta the Research Committee shared with the SERC representatives an updated report with all of the state and regional LEED credits per project. If you would like to see the full report please let me know. We'd be more than happy to share the information with you. I'd like to thank Keith Sanders of the South Carolina Chapter who compiled all the information for this report.

Next month I'll review another portion of the 2007 SERC goals.

First Friday June Meeting - LEED-CI Work Session - Mike Leonard

Approximately 65 architects, engineers, interior designers, contractors, product representatives, and other interested professionals attended our First Friday meeting held at the Tennessee Engineering Center on June 8th. The topic was LEED for Commercial Interiors (LEED-CI).

Using an actual tenant build-out project for a local structural engineering firm, Rebecca Batson with Thomas, Miller & Partners described the project parameters and what the client was looking for in their design. From there, 4 discussion groups were formed, each taking a different grouping of credits from the LEED-CI checklist: Sustainable Sites and Water Efficiency, Energy and Atmosphere, Materials and Resources, and Indoor Environmental Quality.

Throughout the discussion, I walked the room and fielded questions, acting as the Owner representative and core-building developer. Each group came up with a tally of points they thought would be feasible for the project and reported on their results to the group at the end.

There are several LEED rating systems for varying building types. Until you actually go through the checklist on a project, reading the individual credit intent summaries, it is not always clear what the differences are. The point of this exercise was to help identify what questions are critical to ask, and what strategies are specific to tenant build-out projects.



As one example, the group learned that sub-metering of utilities and a negotiated lease agreement are necessary in order for the tenant to capture utility savings from an energy efficient design. This is not always possible or financially feasible if the mechanical system for the core building isn't set up to allow sub-metering. Likewise, most tenant leases include a set dollar amount for utilities – so

any savings would go to the developer, not the tenant.

First Friday meetings typically occur on the first Friday of every month. Stay tuned for our next meeting time and topic!



May Meeting in Review - Fernando Rodriguez



Last month, Terry Campbell of Forest Products Solutions gave an informative presentation on the topic of responsible forest management and an introduction to the Forest Stewardship Council (FSC). The presentation highlighted the threats to our forests and communities and how the FSC is working to transform the forest products industry to manage our natural resources in an environmentally responsible and sustainable manner. Terry also explained the “chain of custody” concept that forms the core of the FSC certification process and provided information on regional sources of FSC lumber. It was clear from this presentation that the history and constituency of the Forest Stewardship Council are very similar to that of the USGBC and that the FSC has emerged as a critical “sister” organization to the USGBC in its desire to work with all stakeholders to improve the sustainability of the built environment.

Membership Notes - Michelle Fox

Visit <http://chapters.usgbc.org/middletn/membership.html> to join. Chapter membership allows any individual, regardless of whether or not his or her company is a member, to participate in the chapter and take advantage of local chapter benefits.

We at the Middle Tennessee Chapter of the USGBC would like to invite you to participate in one of the most exciting and growing communities in the world! The first step is to come and participate in our next monthly meeting. You will be able to network with a very diverse group of professionals who are committed to transforming the way communities are designed, built, and operated, and who envision environmentally responsible, profitable and healthy places to live and work.

And if that’s not enough for you, the USGBC connects members to resources you can’t find anywhere else:

- Monthly member e-newsletter with the latest news on USGBC and LEED.
- Private LEED workshops for your employees
- Free company subscription to the award-winning GreenSource magazine.
- Searchable database of LEED Credit Interpretation Reports (CIRs)
- Members-only reports and research.
- USGBC Member Day prior at Greenbuild.

Plus, you will be able to have a voice in legislative outreach efforts and stay up to date with federal and local government green building programs and incentives.

If you are already a member, congratulations! You are helping to lead the way!

Membership Contest: Bring a Guest

Bring a guest to a regular monthly meeting. In order to encourage your participation we are having a fun contest.

- The member who has the most guests attending chapter meetings March-June will receive a gift in appreciation.
- The member who has the most guests who become new members between now and the June meeting will receive a gift as well.

In order to qualify, you must RSVP your guest’s name for attendance to the meeting that they will be attending along with your own. The gifts will be presented at the June meeting; we will see you there!

Contact Michelle Fox at mafox-1@hotmail.com with questions about the contest.



June 23rd (12-5pm)

Two Rivers Park
2320 Two Rivers Pkwy
Nashville, TN 37214

Get your team together or partner up at the event! RSVP to Betsy at bclapsaddle@lrk.com (615) 733-1505

DISC GOLF CHALLENGE

a fundraiser benefiting the Middle Tennessee Chapter of the USGBC **2007**

\$25 FEE

(includes event t-shirt, custom disc, snacks and a chance at prizes)





Letters to the Editor

Beginning this month, we are including the views and opinions of you, our readers, in a "Letters to the Editor" section. Please limit your letter to no more than 300 words, and the newsletter staff will try to include your letter in the newsletter. Submit letters to cdenson@ssr-inc.com before the second Thursday of the month to be considered for that month's newsletter.

Preserving Tennessee's Water Quality

We as a people are in desperate need to learn to change our culture and the way we plan to preserve our water quality. Trees slow stormwater runoff allowing water to soak into the ground rather than run into streams or storm sewers via large areas of pavement and concrete, be they parking areas or walls. We need to reduce the amount of impervious surfaces and implant pervious surfaces.

Tree cover has also been slipping in Tennessee through "deliberate invasions of flood plains by developers and those who finance developments." (U.S. Army Corps of Engineers)

In a rural area, the runoff rate may be only 10% or less; in an urban area or downtown situation, that percentage can easily increase to 55%, 60%, or even more.

In Tennessee, we need to create a digital "green data layer" for cities, towns, and communities to use with its Geographic Information System. This would help officials plan for future development while keeping nature in mind. A volunteer, citizen based urban forestry

task force could be formed to develop a fundamental urban forestry plan to address canopy loss.

We need to keep the most important parts of a watershed protected through better site design. Improper land use increases surface runoff so that main channels are deepened at the headwaters and numerous gullies develop bringing on scour and stream bank cutting. Other damages can occur to fences, equipment, roads and bridges. The rate at which erosion rises is directly proportional to the heels of the activity of man.

Larry Smith with Ocmulgee National Heritage Corridor states "... cities and towns that have enhanced their environmental, historic, and cultural resources have experienced great economic revival." The bottom line with this whole affair has to do with a phrase that is floating around all sectors of business: "Do well by doing good."

Restoration and protection of Tennessee's watersheds is sorely needed. Watershed stewardship is the best focus supplemented with education.

Maury Miller III
Earth Friends Photography
Architectural and Location Photography
Watershed Coordinator for West and Middle Tennessee Through Southeast Watershed Forum
earthfriends@localnet.com

June Meeting Preview/ Ken Wilson Bio - Strategies and Examples for a Successful LEED-CI Project

Our speaker, Ken Wilson, will focus on LEED-CI, starting by reviewing some of the strategies and pitfalls of doing a LEED-CI project followed by a review of three examples of 3 LEED-CI projects that his firm has done: Nusta Spa (LEED-CI Gold), the Society for Neuroscience Headquarters (LEED-CI Gold), and the Aveda Institute (a cosmetology school that has been submitted for LEED-CI Silver). This presentation will show how LEED-CI applies to a range of project types. Read Ken's bio below.



Kendall P. Wilson AIA, IIDA, LEED AP Founding Principal, Envision

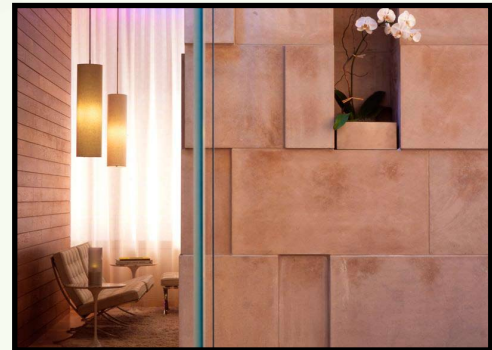
In June of 1999, Ken Wilson founded Envision. Ken has over 25 years of experience and has been responsible for the design and production of a wide variety of project types ranging from product design and graphics, to major interiors, and out of the ground structures. In 2000, Ken emerged

as a leader in the field of sustainable design after completing the Greenpeace USA Headquarters, a project that has been widely hailed as one of the forerunner projects of the green interiors movement. In addition to being the subject of numerous case studies, the Greenpeace USA Headquarters has appeared in multiple design journals, reports, and textbooks.

Since that time, Ken has led Envision in becoming a nationally recognized sustainable design practice having designed projects for many other environmentally responsible organizations and companies. He is a LEED Accredited Professional and is active in the U.S. Green

Building Council. Ken was a member of the national committees that wrote both the LEED for Commercial Interiors and the LEED for Core and Shell Buildings rating systems. Ken regularly lectures on sustainable design issues to organizations, design professionals, and schools throughout the country. In 2005 he was chosen by the USGBC to be the Master Speaker on LEED at the annual Greenbuild International Conference & Expo.

For four years, Ken served as the Sustainability Forum Advisor for the International Interior Design Association (IIDA) and chaired the IIDA's Sustainability Advisory Council that he formed in 2004. Ken's work as Sustainability Forum Advisor sought to educate the design profession on the value of sustainable design through a variety of educational efforts. In 2006 Ken established the first





June Meeting Preview/ Ken Wilson Bio

- Strategies and Examples for a Successful LEED-CI Project

continued

annual IIDA/Metropolis Smart Environments Award, an international program designed to recognize interior environments that are both beautiful and sustainable.

Ken Wilson works to educate the public and the design profession to the fact that environmental and social responsibility is an integral part of design excellence, and he chooses to lead by example. Throughout his career, Ken has received over 50 awards for his design work and his projects have been published in numerous design journals such as Interior Design, Contract, Metropolis, Interiors & Sources, GreenSouce, Dwell, Metropolitan Home, Residential Architect, Hospitality

Design, Print, Environmental Design + Construction, and Building Design + Construction.

In 2005, Ken was named Designer of the Year by Contract Magazine and in 2006 received the Jhane Barnes/Men's Journal Environmental Ambassador Award. Ken has received both the IIDA Presidential Commendation and the IIDA Leadership Award for his work in promoting sustainable design. In 2005, Susan Szenasy, Editor-in-Chief of Metropolis magazine called Ken "the most influential designer in the country regarding sustainable interiors."



TVA Decides to Include Efficiency in Strategic Plan

- Winston Huff USGBC Middle Tennessee Newsletter Editor

According to the Associated Press TVA directors pledged in a long-range strategic plan adopted May 31, 2007, to make TVA a leader in energy efficiency in five years. This is a change in direction from the April 23, 2007 public hearing held in Nashville where the strategic plan was presented and covered a wide range of issues from flood control, power generation and organizational integrity. During the presentation, there were few references to sustainability or environmental issues.

The change in direction was brought in part by public demand and over 300 submissions made in the TVA suggestion program. While this is a step in the right direction for sustainability issues, the details of the program are not developed.

According to the AP article, "Under the plan adopted Thursday, TVA would 'strive to be a leader in energy-efficiency improvements and peak (power) reduction in five years.'" Director Susan Williams praised the new language, saying the plan "needed a greater emphasis on energy efficiency and conservation."

It is expected that TVA will have programs that create special electric rates based on time of use that will be available to the customers through partnerships with TVA, distributors and end-user customers. The goal is to "try to save one year's worth of growth, which is 500 to 700 megawatts, with energy efficiency and conservation," TVA President and CEO Tom

Kilgore said. "And if we are able to do more than that, it is a good thing because we can retire some of our older coal units," he said of TVA's most-polluting source of energy.

According to the NES article in last month's USGBC newsletter, Nashville receives roughly 60% of its electrical power from coal. Most of this is from the Gallatin plant. Efficiency efforts in Nashville will help the quality of life for the people downwind of this plant. These efforts could represent \$10 billion in savings. TVA already has over \$23 billion in debt from the *scrapped* nuclear construction program of the 1970's and 1980's.

Compounded over the next decade, greater operating efficiency could represent \$10 billion in savings to TVA, Kilgore said. Some layoffs could result, but he would not say when or how many.

The AP article reported that, "Kilgore said the agency anticipates it will need to build a second nuclear reactor at the Watts Bar station in Tennessee and two reactors at the Bellefonte site in Alabama by 2019. Both projects are under study. The agency will need about \$18.5 billion to build the nuclear plants and other non-coal power generators over several years."

During the April 23 meeting in Nashville, there were environmental groups asking why the Green Power Switch program was funded by customers paying more on electric bills, while nuclear and coal construction

was funded with debt and utility bills. They suggested with a tongue-in-cheek comment that TVA should start selling "Nuclear Power Switch" blocks to fund nuclear plant construction.

For more information check out these articles.

http://www.chattanooga.com/articles/article_108227.asp

<http://www.forbes.com/feeds/ap/2007/05/31/ap3776135.html>





LEED for New Construction Technical Review Workshop Certification Requirements and Process

Are you ready to enter the rapidly growing green building market?

Attend the LEED® for New Construction and Major Renovations Technical Review Workshop presented by the U.S. Green Building Council. Gain the knowledge needed to maximize building performance, achieve LEED certification and take the LEED Professional Accreditation Exam.

WHY LEARN ABOUT LEED?

Ask any of the 5000 building owners seeking LEED certification right now. Owners and developers are demanding green buildings that save money while protecting the environment and occupant health. The USGBC's LEED Rating System™ is the nationally recognized rating system for green buildings. LEED is already being used by green building projects in all 50 states, and the market continues to grow.

WHO SHOULD ATTEND?

Industry professionals seeking to increase their understanding of the LEED for New Construction Rating System and green building strategies, benefits and resources:

- Architects
- Designers
- Consultants
- Owners
- Engineers
- Developers
- Contractors
- Manufacturers

WHAT'S COVERED

- LEED for New Construction and Major Renovations:
 - Technical requirements
 - Certification process
 - Project case studies and strategies
- Green building costs and benefits
- Available tools and resources

CONTINUING EDUCATION CREDITS AVAILABLE



HOST



MIDDLE TENNESSEE CHAPTER

June 28 2007
8:30 am – 5:00 pm
Nashville, TN

Millennium Maxwell House – Nashville
Grand Ballroom West.
2025 Metro Center Blvd.
Nashville, TN 37228

FACULTY

USGBC workshops are conducted by the top green building practitioners in the country. The following instructors are currently scheduled for this workshop (subject to change):

Jason Hainline
John McFarland

REGISTRATION

To register for this or any USGBC workshop, visit www.usgbc.org/workshops/register

FEES	USGBC MEMBERS*	NON-MEMBERS
Early	\$345	\$445
Late (begins 06/21/07)	\$375	\$495
Students NEW!	\$150 (limited availability)	

(FULL-TIME STUDENTS ONLY)

For info on student rates and all workshop inquiries, contact workshop@usgbc.org or call 202-742-3820.

Fee Includes:

- Online access to LEED for New Construction Reference Guide and a discounted price on the print edition (\$125 + S&H) when purchased at registration
- Educational handouts
- Continental breakfast, lunch and refreshment breaks

Join USGBC today and start saving!

Members receive discounted rates on all workshop offerings and reference materials.

*Attendees whose firms are national members of USGBC.



Feeling the Heat from Your Summer Electric Bill?

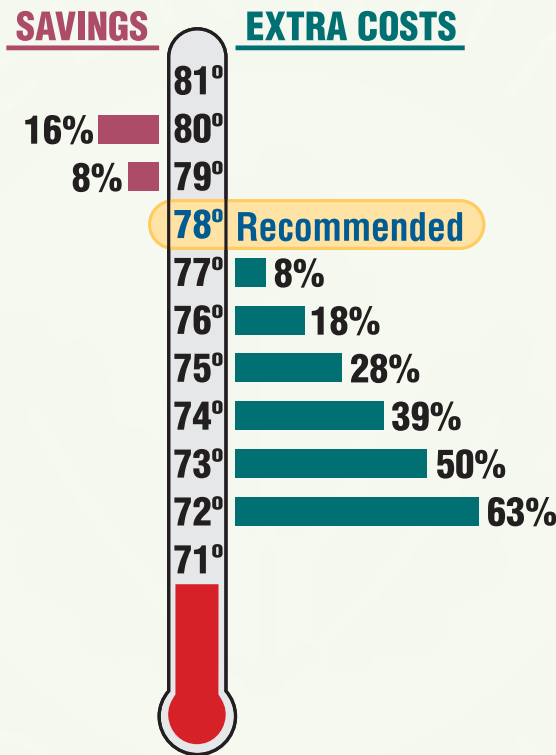
Laurie Parker, NES

The savings are right at your fingertips.

Your thermostat is the single biggest money-saver when it comes to your summer electric bill. A few degrees can make a significant difference in your cooling costs. Can you imagine saving 16-percent each month? It's easy. Here's how:

COOLING

Using the recommended thermostat setting can save you money.



Proper insulation can help provide the greatest savings on your heating and air conditioning costs. Insulate now for savings on air conditioning this summer, for heating this winter, and for years to come.



Anything below the recommended setting of 78 degrees will cost you. For example, you would have to pay almost 30-percent more each month on your cooling costs if you set your thermostat set at 75 degrees. Expect to see a 50-percent increase at a setting of 73 degrees.

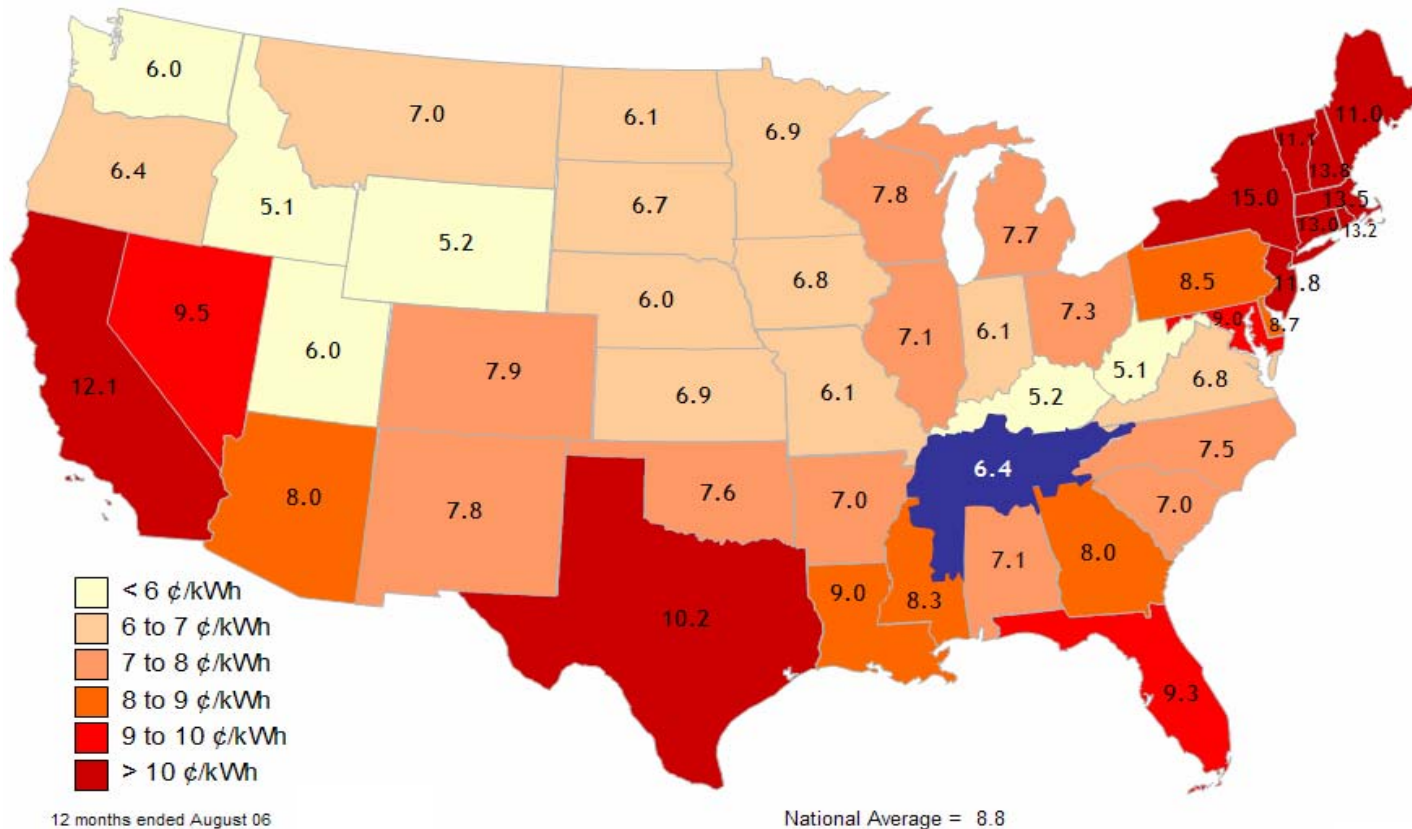
The power to save this summer is in your hands. For more information, visit www.nespower.com.



Thank Goodness We Live in Middle Tennessee - A nationwide look at electric rates - Laurie Parker, NES

Ever wonder how much you are paying for electricity compared to the rest of the country? The state of Tennessee is 2.4 cents per kilowatt-hour lower than the national average. That's good news for Nashville Electric Service customers. Tennessee is also lower than most of the southern states including Georgia and Alabama.

Average Total Retail Price Cents per kWh by State 12 months ended August 2006



Source: EIA Monthly Electric Utility Database (Form EIA-826)
TVA sales and revenues excluded in states partly served by TVA.

Electricity is more affordable in Tennessee because it comes from a not-for-profit public power utility. In other parts of the country, many companies are investor-owned utilities (IOU's) in business to make a profit. To learn more about NES energy rates, which are set and regulated by the Tennessee Valley Authority (TVA), visit www.nespower.com.

Local Statistics:

Middle Tennessee Chapter Members	259
Middle Tennessee Accredited Professionals	147
Middle Tennessee Certified Projects	2
Middle Tennessee Pre-certified Projects	1

Registered Tennessee LEED projects (As of April 10)

New Construction	40
Existing Building	2
Commercial Interiors	3
Core and Shell	7



Local Happenings

JUNE

Thursday 6/21 - Membership Meeting

What: Strategies and Examples for a Successful LEED-CI Project

Who: Architect Ken Wilson of Envision, a Washington D.C. based multidisciplinary design firm with a focus on sustainability and smart design

Where: Vanderbilt Student Life Center, 310 25th Avenue South, Nashville (**Note:** Change Location Change)

When: Thursday, June 21st, 2007 11:30 am - 1:00pm (**Note:** Change in normal day of meeting)

Cost: Chapter Members, \$15; Non-Members, \$20.

RSVP: RSVP's ARE REQUIRED. Please do so by Noon, Tuesday, June 19th to Terah Huber at thuber@tmpartners.com or 377-9773.

Saturday 6/23 - Disc Golf Tournament

Where: Two Rivers Park, 2320 Two Rivers Park, Nashville, TN 37214

When: Saturday June 23rd from 1pm to 5pm

Participants will arrive between 12 pm and 1 pm for registration.

Cost: A participation fee of \$25 per person will be charged for the tournament.

RSVP: Betsy at bclapsaddle@lrk.com or (615) 733-1505.

Thursday 6/28 - LEED For New Construction Technical Review

Where: Millennium Maxwell House - Nashville
2025 Metro Center Blvd.
Nashville, TN 37228

When: On-site sign-in and registration for the workshop begins at 8:00 a.m., and the workshop will take place from 8:30 a.m. - 5:00 p.m.

To pre-register, go [here](#) and search for workshops in Tennessee.

Please note that the CEU credits below are incorrectly listed on the national site as the amount available for Half-day workshops. This full day Technical Review is eligible for:

IDCEC (ASID and IIDA) for 0.7 Continuing Education Units (CEUs), AIA/CES for seven (7) hours of Health, Safety, and Welfare (HSW) Learning Units (LUs), IFMA for seven (7) CFM/FMP Maintenance Points, BOMI for seven (7) Continuing Professional Development (CPD) Credits.

JULY

Friday 7/6 - First Friday

Where: Tennessee Engineering Center

When: Friday, July 6th, 11:30 am - 1:00pm

Thursday 7/26 - Membership Meeting

What: LightWave Electric (solar systems)/TVA

Who: Steve Johnson /Jolyn Newton

Where: Tennessee Engineering Center

When: 11:30 am



Emerging Green Builders

What: LEED AP Exam Study Groups

When/Where: June 19, 11:30 a.m. – 12:30 p.m. (bring your lunch) at Gould Turner Group, 4400 Harding Rd. Suite 1000, Nashville, TN 37205 or
June 26, 5:30 p.m. – 6:30 p.m. at Fowlkes & Associates, 2207 Crestmoor Road, Suite 200, Nashville

RSVP: Please contact Ed Wansing at ewansing@gouldturner.com if you plan to attend either of these groups or for additional information.

Would you like to:

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

Visit us at www.usgbc.org/chapters/middletennessee/