

# MIDDLE TENNESSEE CHAPTER NEWSLETTER

January 2007  
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### Letter from the Chair -Mike Leonard

This past November at Greenbuild, I listened as Rick Fedrizzi announced the USGBC adoption of the "2030 Challenge," a global initiative to combat climate change. This relates directly to one of the USGBC's top goals that beginning in 2007, all new commercial LEED projects will be required to reduce CO2 emissions by 50% when compared to current emission levels. To underscore this announcement, the USGBC made the following commitments: By 2010, there will be 100,000 LEED certified commercial buildings and one million certified homes. By 2020, there will be one million LEED certified commercial buildings and ten million certified homes!

To be honest, after hearing these proclamations, a voice in my head said, "How is this going to happen?" It wasn't until later that day when in a town-hall meeting with over 200 USGBC Chapter leaders representing every state in the nation that I realized...this is how it's going to happen. The voice in my head began reciting the often-quoted words of Margaret Mead, "Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it's the only thing that ever has." Suddenly, the nation became a much smaller place, and the once daunting tasks became easier to imagine.

#### LEED - Local

The Chapter theme for this year is "LEED-Local." Through my monthly newsletter

articles, I will write about the community we have become as the USGBC Middle Tennessee Chapter and the challenges and opportunities that lie ahead. I will also address the why's and how's of sustainable strategies specific to Middle Tennessee in an effort to heighten our awareness and bring the issues "close to home." To jumpstart this effort, this issue of the newsletter includes several articles published in the *Tennessean* highlighting recent activity in bringing sustainability to our region. By truly understanding the unique challenges we face in our part of the country, and the direct impact that sustainable solutions can have in our communities, we can collectively work with a united mindset toward eliminating excuses for not building green or pursuing LEED certification.

We have much to do in our quest toward true sustainable living. Simply put, there are prerequisites that must be met here in Middle Tennessee if we are to reach the goals and challenges set forth by the USGBC. Together, with a united understanding, a collaborative effort, and a "local" mindset, these daunting tasks will become reality.

LEED-Local can take on many meanings. Send me your thoughts about what this theme means to you.

#### Think Globally - Act Locally.

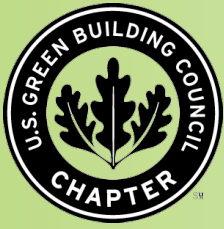
Mike



### Local Statistics:

|   |     |
|---|-----|
| Middle Tennessee Chapter Members          | 169 |
| Middle Tennessee Accredited Professionals | 147 |
| Middle Tennessee Certified Projects       | 2   |





# Local U.S. Green Building Council Chapter Elects New Board and Officers

## Officers

Mike Leonard  
-Chair

Fernando Rodriguez  
-Vice Chair

Laura Schroeder  
-Secretary  
-Resource Development  
Chair

Erik Lund  
-Treasurer

Ann Olsen  
-Regional Delegate &  
Communications Chair

Ken Scalf  
-South East Regional  
Council Delegate

Ralph Velasquez  
-Public Policy &  
Advocacy Co-Chair

Mark L. Smith  
-Public Policy &  
Advocacy Co-Chair

Dan Huitt  
-Programs Chair

Steve Grant  
-Finance Committee

Michelle Fox  
- Membership Chair

Ed Wansing  
-Emerging Green  
Builders Chair

Winston Huff  
- Newsletter Editor

Clark Denson  
- Managing Editor

Brandi Sanders  
- Graphic Designer

Peggy Phelps  
- Copy Editor

The Middle Tennessee Chapter of the U.S. Green Building Council (USGBC) has elected new leadership for 2007:

- ❖ **Mike Leonard**, Chair, is an associate and project architect at Thomas Miller and Partners. 2006-2007 Board member.
- ❖ **Fernando Rodriguez**, Vice-Chair, is Manager of Preconstruction Services for Turner Universal Construction. 2007-2008 Board member.
- ❖ **Laura Schroeder**, Secretary, is a senior landscape architect and associate at Hawkins Partners. 2007-2008 Board member.
- ❖ **Erik Lund**, Treasurer, is a project architect and sustainable design coordinator for Hasting Architecture Associates. Lund most recently worked on the new Schermerhorn Symphony Hall. 2007-2008 Board member.
- ❖ **Ann Olsen**, Regional Delegate and Communications Chair, is a doctoral candidate in Environmental Management at Vanderbilt University. Her research focuses on the diffusion of organizational practices supporting environmental sustainability. 2007-2008 Board member.
- ❖ **Ken Scalf**, 2007 South East Regional Council Delegate, is Southeastern Regional Manager for Architectural Energy Corporation. Scalf also serves on the national Committee on the Environment for the American Institute of Architects. 2007-2008 Board member.

Other Board Members include:



Mike Leonard



Fernando Rodriguez



Laura Schroeder



Erik Lund



Ann Olsen



Ken Scalf

- ❖ **Ralph P. Velasquez**, Public Policy and Advocacy Co-Chair. 2007 Board member.
- ❖ **Mark L. Smith**, Public Policy and Advocacy Co-Chair. 2006-2007 Board member.
- ❖ **Dan Huitt**, Programs Chair. 2006-2007 Board member.
- ❖ **Steve Grant**, Finance Committee (formerly Treasurer. 2006-2007 Board member.
- ❖ **Ed Wansing**, Emerging Green Builders Chair. 2007 EGB Board Liaison.

### About USGBC

The U.S. Green Building Council is the nation's leading coalition of corporations, builders, universities, government agencies and nonprofit organizations working together to promote buildings that are environmentally responsible, profitable and healthy places to live and work. Since its founding in 1993, the Council has grown to nearly 6,000 member companies and organizations; a 60-person professional staff; a broad portfolio of LEED products and services; extensive educational offerings; the industry's popular Greenbuild International Conference & Expo; and a network of more than 60 local chapters, affiliates and organizing groups. [www.usgbc.org](http://www.usgbc.org)

### About LEED®

The LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™ is a voluntary third party rating system in which building projects earn credits for meeting specified green building criteria. Projects are evaluated within six environmental categories: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, and Indoor Environmental Quality. Certified, Silver, Gold, and Platinum levels of green building certification are awarded based on the total credits earned. The LEED Rating System has been adopted nationwide by federal agencies, state and local governments, and interested private companies as the industry standard of measurement for green building.



Thursday, February 22  
Tennessee Energy Center  
@Adventure Science Center  
800 Fort Negley Blvd.  
Nashville, TN 37203

7:45 to 8:30 am: Registration  
& Continental Breakfast  
8:30 am to Noon: Program

Tickets:  
\$99 At the Door  
\$89 Advance  
\$79 if member of AIA, IFMA,  
IIDA, USGBC

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USGBC Education  
Provider Program

# It's The Money '07

## Separating Green Fact from Fiction in the Design, Construction and Renovation of Commercial Buildings

Here's your chance to get to the real bottom line. In this fact-filled seminar, you will learn high performance building strategies that apply directly to low and mid-rise corporate, educational, healthcare, institutional, and multi-tenant buildings. This program gives you the answer to the two questions everybody is asking: Does green cost more? Are green buildings worth money? Here's your chance to look underneath the hood of real projects and get real numbers, not hype. If you're not interested in maximizing your ROI, then skip this seminar. It's not for you.

### Learn How to Maximize Your ROI by Adding Value Faster than Cost

- Learn how to pencil out the numbers for a high performance project from start to finish.
- See the good, the bad, and the ugly when it comes to site selection, building orientation and landscaping.
- How to calculate how much a watt is worth to the building owner – It's over \$6 per square foot and the ROI exceeds 500%!
- Discover building materials and systems that make money and how to avoid those that add costs faster than value.
- See how one project team spent \$291,000 more for the right product and saved over \$1.8 million!
- Learn about a little known incentive from Uncle Sam that can save you big money.
- Get the unbiased truth about LEED. Where it hits the mark, where it misses.

### Tap Into a Seminar Leader with 40 Million Square Feet of Experience

No one separates fact from fiction better than Alan Whitson, RPA, who's known for his ability to tackle head-on the money issues affecting design and construction decisions. Grab your chance to tap into Alan Whitson's experience as an Asset Manager, Facility Manager, Construction Manager, Development Manager, Broker and Consultant. As manager of planning and construction for Bank of America's data processing facility he was responsible for 2,000 construction projects a year. Today, he is a member of BOMA International's Energy and Environment Committee.

### Special Panel: Inside the Minds of In-the-Field Experts

- David Bailey, Principal, Hastings Architecture Associates
- Kim Shinn, Director of Sustainability, TLC Engineering
- Brian Weldy, PE, CEM, VP/Engineering & Facility Management at HCA (Hospital Corporation of America) and President of IFMA Nashville Chapter

### Who Should Attend this Seminar

- Architects, Designers and Engineers
- Building Owners and Property Managers
- Build-to-Suit and Speculative Developers
- Commercial Real Estate Brokers
- Contractors
- Design/Build Principals
- Facilities Manager

### What Prior Attendees Say

*"It's easy to get information on the right reasons to do sustainable projects. It's extremely difficult to get reliable financial information. That's what made this morning's ROI seminar worth the time to attend"*

*"Emphasis on financial benefits of green, value to developers and building owners and occupants"*

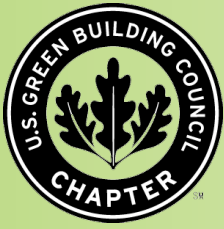
*"The emphasis on economic impact, real world examples"*

*"Excellent content, financial models and focus on ROI"*

*"Strong tie to cost issues. Owners can benefit from seeing this presentation – it hits on their primary interests"*

*"Real numbers with relevant examples"*

*"Gold mine of information!"*



# 'Green' Renovation Proves Rewarding

By DAVID BAILEY

*Reprinted from the Tennessean, January 16, 2007*

If, in 1967, the word was "plastics," in 2007 it is "sustainability."

In 2002, Hastings Architecture Associates LLC set out to design its offices at 127 Third Ave. S. to be environmentally friendly. At that time, we weren't exactly sure what that meant, except that we knew, as architects, we must be preparing for the future and finding a way to respect and improve the environment.

Our goal was to design the renovation of the 1895 structure to be LEED (Leadership in Energy and Environmental Design) -certified, a third-party verification of green design accomplishments. This meant we would have to devote extra time and effort to consider the implications of design from an environmental perspective. While at the time the challenge was difficult, given availability of proper materials and products, and the extent of the knowledge base on the topic, our practice was philosophically committed to achieving the goal.

To meet the LEED criteria, we designed the building systems to consume less energy than the average building, by 11 percent as it turned out, creating ample access to natural light and fresh air (we added an overhead glass door in our break room that is usually open during good weather), and avoiding the use of toxic materials and products. During construction, we took care to recycle construction waste, protect the HVAC systems from dust, and fully reuse the original shell of the building.

## **Many unforeseen benefits**

We occupied the new office space in March 2003, and were awarded certification as the second building in the state and one of the first 250 in the world by the U.S. Green Building Council. There is a plaque to commemorate the effort, but what that plaque doesn't tell is the enormous amount of unforeseen benefits: that we would be able to help educate others, work in a more productive environment, use fewer sick days than we did in our previous location, and consume less energy than we had anticipated.

The experience has enabled our firm to assist an ever-growing list of like-minded clients, peers and contractors in making more green buildings while working together to shape the environment in a positive way.

Sustainable (green) design helps make buildings more successful and rewarding for everyone. It produces better-performing and healthier employees and students, lowers utility costs and reduces impact on the environment. And, as we have seen, green buildings help instill a mindset of sustainability that is taken to other aspects of everyday life.

With an ever-increasing population, dwindling natural resources and ever-increasing utility costs, sustainability is here to stay. Without adopting such practices, the negative environmental data we see every day will grow ever worse.

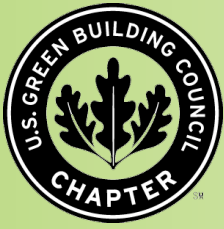
However, our society has a chance to ensure a good environment for future generations, and Metro has the opportunity to set a good example by implementing LEED requirements for its buildings, saving taxpayers tremendous amounts of money in life-cycle and utility costs and providing better learning environments for our children.

*Bailey, David. "'Green' renovation proves rewarding." Tennessean.com 16 January 2007. <<http://www.tennessean.com/apps/pbcs.dll/article?AID=2007701160333>>*

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/)



# Reader Views: Should Metro Require 'Green' Building Guidelines?

*Reprinted from the Tennessean, January 16, 2007*

Your editorial page asked for feedback regarding the following question: "Green buildings: Should new Metro buildings be legally required to meet environmental guidelines?"

While the phrase "legally required" has a negative connotation, the reality is that it can lead to an incredibly positive outcome for all of us. Buildings are responsible for 40 percent of total U.S. energy consumption and about the same percentage of total U.S. carbon dioxide emissions. I believe our government should lead by example and require all government-funded buildings to be Leadership in Energy and Environmental Design-certified by the U.S. Green Building Council. LEED is currently the best building design standard available with the "triple bottom line" in mind — focused on creating buildings that are environmentally responsible, profitable and healthy places to live and work. LEED-certified buildings can offer 30 percent energy savings, 35 percent carbon savings, 30 percent-50 percent potable water-use savings, increased daylight and increased productivity and health of the building occupants.

**Fernando Rodriguez**  
Nashville 37215

Metro Nashville government-owned and -financed construction should be certified under the U.S. Green Building Council's Leadership in Energy and Environmental Design environmental building guidelines. It is one of the roles of government to provide examples of best practice to its community in building construction and operation. I encourage Metro Nashville to be good stewards of our environmental and financial resources. The LEED program provides third-party verification, and helps assure that taxpayers receive return on the investment that we make in the design and construction of our public buildings.

Green buildings are more than green roofs and recycled content. A building that is LEED-certified must prove outstanding performance in site design, energy efficiency, water use and the quality of the indoor environment through measures like adequate fresh air and access to daylight and views for building occupants. LEED-certified buildings use at least 20 percent less energy than conventional construction practice, thus reducing their direct and indirect contribution to global warming.

LEED buildings lower demand on utility and infrastructure services, saving money for the communities where they are built. Green buildings make good business sense, and Metro Nashville government should invest our tax dollars wisely.

**Kim E. Shinn**  
Nashville 37205

There are many opportunities to make buildings cleaner. As just one example, if only 10 percent of homes in the U.S. used solar water-heating systems, we would avoid 8.4 million metric tons of carbon emissions each year.

Green building practices offer an opportunity to create environmentally sound and resource-efficient buildings by using an integrated approach to design. Green buildings promote resource conservation, including energy efficiency, renewable energy and water conservation features; consider environmental impacts and waste minimization; create a healthy and comfortable environment; reduce operation and maintenance costs; and address issues such as historical preservation, access to public transportation and other community infrastructure systems. The entire life cycle of the building and its components is considered, as well as the economic and environmental impact and performance.

More and more designers, builders, and building owners are becoming interested and involved in green building. National and local programs encouraging green building are growing and reporting successes, while hundreds of demonstration projects and private buildings across the country provide tangible examples of what green building can accomplish in terms of comfort, aesthetics, and energy and resource efficiency.

**Ron Story**  
Charlotte 37036

I believe that all new Metro Nashville government buildings should be required to meet environmental guidelines. Everyone has a responsibility to be good stewards of the environment. We have little time left to reverse the damage that we have caused, and the government has to stand up and show leadership in reducing carbon emissions and lightening our footprint on the environment. The United States produces far more greenhouse gas emissions per capita than any other country. Green buildings also perform better financially than normal buildings. I want my tax dollars

to pay for buildings that are built responsibly so less of our tax dollars are spent on energy and maintenance and more on education and health care.

I would also like to leave the earth in better shape than it is now for future generations.

**Edward Wansing, LEED AP associate, AIA  
Gould Turner Group**  
Nashville 37205

In regard to the question surrounding Metro buildings meeting environmental standards for building construction, I would put forth these thoughts: As a downtown resident (core area) since May 2005, my wife and I specifically chose to move downtown to promote the idea of green construction in the urban environment. We believe that green technology promotes sound, long-term fiscal management and enhances the quality of life for the citizens who live and work within the downtown.

Further, the adaptation of green building practice within Nashville will promote increased livability, encouraging the area's citizenry to move downtown, spurring further economic development and an increased tax base for the city and county. Outside companies looking to relocate their business to Nashville will not find the requirements oppressive, if designed with common sense, but will in fact find these practices will be a draw to their respective employees who wish to work and live in greater Nashville. Other cities, states and federal entities have already found this statement to be a reality. Nashville, Davidson County and the state of Tennessee should be leaders in this regard, living up to the standards espoused by our collective political leadership, as a city, county and state unequalled in quality of life, opportunity and economic footing when compared to other places in our country.

We support the use of tools such as the LEED process put forth by the USGBC on all public-owned buildings as a minimum and would greatly encourage consideration for this standard for all buildings within Nashville. Let us not be left behind others in our region, but echo the achievements of our state's historical leaders by being our own "pioneers" and lead the way to a more progressive future.

**Ralph and Lea Velasquez**  
Nashville 37219

Should new Metro buildings be legally required to meet environmental guidelines? Having



# Reader Views: Should Metro Require 'Green' Building Guidelines?

*continued*

worked extensively on Metro buildings as an interior designer, I would strongly suggest that Metro buildings be legally required to meet environmental guidelines. While the cost of construction of a Metro-owned building is huge, and attracts a lot of attention from the public, there are other more hidden "costs" which the taxpayers pay for over time. These are the cost of salaried employees and the cost of building maintenance, including energy cost over time. The building design impacts both of these things.

Regarding the cost of salaried employees: Studies show that a building designed using environmental guidelines improves the quality of life for the people working in it. For

example, the quality of the indoor air is cleaner, and there is more natural light and more views outdoors. This increases the quality of life, and decreases the rate of staff turnover and sick time, reducing the cost of salaries, thus translating in taxpayer savings.

Similarly, the savings in energy cost for an "environmentally sustainable" building can begin to pay off within five years. Since Metro owns its own buildings, this cost savings would pay off in big dividends. This translates into savings in taxpayer dollars, which benefits all of us.

The best way to track building energy savings is through following LEED guidelines. LEED offers the tools it takes to project how much

energy can be saved through building design, in comparison to an average building design. The construction cost of the more energy-efficient building is higher than that of an average building, but the savings in energy over time will far surpass that.

**Marcelle Guilbeau, interior designer, Gresham Smith and Partners Nashville 37219**

*Rodriguez, Fernando, et al. "Reader Views: Should Metro require 'green' building guidelines?" Tennessean.com 16 January 2007. <<http://www.tennessean.com/apps/pbcs.dll/article?AID=2007701160334>>*

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## Environmentally Friendly Buildings Right For Metro

*Reprinted from the Tennessean, January 16, 2007*

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*Today's topic: Require 'green' building rules?*

### **Our View**

The Metro Council should look favorably on a proposal that would require every large building constructed by Metro government to meet environmentally friendly design standards.

Councilman Mike Jameson is working on legislation that would have city government conform to guidelines known under LEED, or Leadership in Energy and Environmental Design. The standards have been established by the U.S. Green Building Council. The guidelines focus on design that will enhance energy efficiency, water savings and indoor environmental quality. Such buildings utilize "green" roofs with plants, use of natural light, proximity to mass transit, and locations for workers to put bicycles and recycle waste. The Metro proposal would apply to new government buildings of at least 5,000 square feet that cost \$2 million or more to construct.

The LEED standards immediately show environmental attributes. Advocates acknowledge that adhering to the standards can result in extra costs in construction of a building. But the key factor in favor of adopting the rules is that through their environmental efficiency those steps can pay for themselves over time. The adoption of environmental

standards in construction seems to be gaining momentum throughout the country. It's a smart way to go about construction, and Metro should get in on a good thing.

The proposal to require such measures has prompted some concerns. Metro Finance Director David Manning is being cautious about the issue, as he should be. As Manning points out, the city should be careful about taking standards and writing them into law, and about requiring the government to comply with guidelines that come from an outside organization.

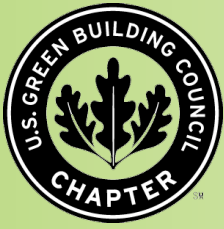
Those are legitimate issues the city should address. But Jameson points out that the city already takes such an approach with codes in areas such as building and plumbing. Further, Jameson says that if the city adopts the standards as written at any given time, it would need only to maintain those particular standards, even if the accrediting organization were to change its guidelines in the future. Once adopted, the standards would be Metro's to work with. Mayor Bill Purcell has been an environmental advocate, so support from the administration should certainly be able to obtain.

Under the current proposal, the city would adopt the LEED "silver" standard. In the organization's format, the top tier of accreditation is called platinum, followed by

gold, silver and simple certification. So in the big scheme of environmental construction, the proposal for Metro is relatively modest. It's important to note that the proposed standards are for Metro government buildings, not all development. Atlanta and Kansas City have passed similar laws. But in December, the Washington, D.C., council became the first major U.S. city to mandate that developers follow green building standards. It's an excellent trend.

An embrace by Metro of environmental accreditation in government construction would be an example for the rest of the city. But as the advantages of environmentally friendly buildings becomes more apparent, all developers should want to follow suit. This is a good plan.

*Uncredited. "Environmentally friendly buildings right for Metro." Tennessean.com 16 January 2007. <<http://www.tennessean.com/apps/pbcs.dll/article?AID=2007701160336>>*



# LEED Criteria Needed In Building Codes

By MIKE JAMESON

*Reprinted from the Tennessean, January 16, 2007*

Last week, the National Climatic Data Center declared 2006 the warmest year ever recorded in the continental U.S. If we didn't notice, perhaps it was because seven of the hottest years on record have occurred within the past 10 years.

In what can perhaps be described as understatement, the National Oceanic and Atmospheric Administration declared, "People should be concerned about what we are doing to the climate."

Most recent surveys indicate Americans are adequately "concerned," with three in four concluding that climate disruption is a reality and that steps are necessary to address it. The scientific community essentially stopped debating the reality of global warming last year — not for lack of interest, but because no credible peer-reviewed entity argued otherwise. NOAA, the EPA, NASA, the U.S. Department of Energy, the National Academy of Sciences and the Intergovernmental Panel on Climate Change all conclude that global warming is real and that human activities are largely responsible.

So now what? While attention has focused on CO2 emissions from factories and

automobiles, buildings have, until recently, gone unchecked. Yet estimates are that 70 percent of the thermal effect of global warming derives from the asphalt seas atop our urban buildings and parking lots. Beginning in 1998, the U.S. Green Building Council — a coalition of leaders from every sector of the building industry — began establishing uniform criteria to make buildings more "green," thereby reducing their environmental impact. These criteria, known as LEED (Leadership in Energy and Environmental Design), have been adopted slowly but gradually in building codes nationwide. To date, more than 20 states and 63 cities have signed on.

## **Nashville starts to catch up**

In Nashville, LEED adoption has moved at a more glacial pace (assuming there are remaining glaciers). In 2003, as a newcomer to the Metro Council, I met with a developer proposing a large commercial building. When I suggested he consider LEED certification, he looked at me as if I had said, "Please chew off your left foot." But today, the tide is turning. Not because the development community has suddenly embraced environmentalism, I suspect, but because the economic advantages, particularly in energy savings,

now outweigh initial costs. Equally important to developers: Consumers now prefer "green" to conventional.

There are signs that Nashville's attitudes toward global warming, and our moral obligation to address it, are evolving. In 2005, I introduced a resolution before the Metro Council urging ratification of the Kyoto Protocol to reduce greenhouse gas emissions. I failed, and the measure received only six votes from the 40 members. But recently, Mayor Bill Purcell signed on to the U.S. Mayors Climate Protection Agreement, which aims to meet or exceed Kyoto goals. And later this month, Councilman David Briley and I hope to introduce legislation requiring LEED certification for most Metro government buildings.

Progress is slow, but we're moving forward. LEED certification is just another way we can make a difference.

*Jameson, Mike. "LEED criteria needed in building codes." Tennessean.com 16 January 2007. <<http://www.tennessean.com/apps/pbcs.dll/article?AID=2007701160335>>*

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## Councilman: Eco-designs Will Help City Turn Over Green Leaf Proposal Aims For Earth-friendly Building Standards

- Michael Cass Staff Writer

*Reprinted from the Tennessean, January 16, 2007*

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*Published: Saturday, 01/06/07*

Every large building that Metro government builds from now on should meet a set of environmentally friendly design standards, according to a city councilman who has recently pushed some private developers in the same direction.

Councilman Mike Jameson said he's preparing legislation to require the city to take that step. But Metro Finance Director David Manning, who met with Jameson this week, is taking a more cautious approach.

"This administration has been pursuing those opportunities for some time," said Manning, who is working on a compromise bill. "The question is going to be one of taking a program of that nature and writing it into law."

Manning said he was concerned about requiring compliance with what was designed by an outside organization as a voluntary set of guidelines.

But Jameson, who represents much of downtown and east Nashville, said it makes good sense for any new government buildings of at least 5,000 square feet or costing at least \$2 million to be LEED-certified. Atlanta passed a similar law in 2003; Kansas City did the same in 2004.

"It looks like municipal governments across the country are leading this," Jameson said.

### **Developers on board**

LEED stands for Leadership in Energy & Environmental Design, a group of principles

established by the U.S. Green Building Council. It has become a buzzword in some Nashville circles recently, with some developers and business owners taking the initiative to satisfy the protocol.

Jameson also has persuaded developers of a proposed 19-story Westin hotel and a proposed 28-story downtown office tower to commit to meeting the standards.

Buildings overseen by Metro's school system, transit authority, and development and housing agency would be exempt because the Metro Charter lets those departments set their own building guidelines. But implementation of the standards law by the rest of the government probably would make those departments feel some pressure to follow suit, Jameson said.



# Councilman: Eco-designs Will Help City Turn Over Green Leaf Proposal Aims For Earth-friendly Building Standards

- Michael Cass Staff Writer

*continued*

According to the U.S. Green Building Council's Web site, the standards focus on "sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality." The council uses a checklist and point system to decide whether to certify a building at any of its four levels: bronze, silver, gold and platinum.

Nationally, the council has certified more than 600 buildings since introducing the standards in 2000.

"We think it's due here in a city like Nashville," said Jamie Qualk, a spokesman for the council's middle Tennessee chapter.

### **Money saved over time**

Jameson and Qualk said going green saves building owners money over time — mostly by reducing energy costs — despite the extra spending typically required on the front end.

"Anybody who's going to retain ownership for five years or more, it's an obvious cost savings and financial advantage," Jameson said.

Jameson is running fellow Councilman David Briley's mayoral campaign, and Briley helped write the legislation. They said the proposal was not politically motivated; they started working on it before Briley decided to run for mayor last fall.

*Cass, Michael. "Councilman: Eco-designs will help city turn over green leaf." Tennessean.com 6 January 2007*

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## LEED Innovation in Design Credits Potential Approaches

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*-Provided by Integrative Design Collaborative*

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The intent of ID credits are to award exemplary performance above the requirements set by the LEED-NC 2.2 Rating System and/or acknowledge innovative performance not specifically addressed by that rating system. This document contains innovative performance strategies. For exemplary performance strategies, see the LEED-NC 2.2 Rating System.

Sources for this document include LEED Credit Interpretation Requests, LEED for Existing Buildings Guidelines and LEED Certified Project information.

### Educational Outreach Program

- To broaden the public's knowledge and awareness of green building strategies from a lessons-learned perspective and to use the facility as a full-scale example.
- To take advantage of the educational value of the green building features of a project and to earn a LEED point, any approach should be actively instructional. Two of the following three elements must be included in the educational program:
  - A comprehensive signage program built into the building's spaces to educate the occupants and visitors of the benefits of green buildings. This program may include windows to view energy-saving mechanical equipment or signs to call attention to

water conserving landscape features.

- The development of a manual, guideline or case study to inform the design of other buildings based on the success of this project. This manual will be made available to the USGBC for sharing with other projects.
- An educational outreach program or guided tour could be developed to focus on sustainable living, using the project as an example.

### Comprehensive Campus Recycling Program

Demonstrate that a comprehensive recycling program is in place at the campus. Documentation might include copies of waste stream audits, as well as waste reduction policy implemented on campus to reduce waste stream through source reduction purchasing strategies, collection equipment, and recycling education for students and staff.

### Green Housekeeping

- Develop/maintain a low-impact environmental cleaning fluid and housekeeping policy addressing:
  - Sustainable cleaning and hard flooring coating systems products
  - Green Seal Standard GS-37 approved OR California Code of Regulations low VOC cleaning products
  - Utilization of concentrated cleaning products

- Provide a copy of the low environmental impact cleaning fluid and housekeeping policy adopted by your organization.
- Refer to Cleaning for Health by Inform, Inc for more guidance: [www.informinc.org](http://www.informinc.org)

### Reduced Mercury in Light Bulbs

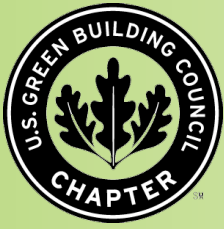
Maintain mercury content of all mercury-containing light bulbs below 80 picograms per lumen hour of light output (picogram/lumen hour), on weighted average, for all mercury-containing light bulbs acquired for the existing building and associated grounds.

### Low-Emitting Furniture

- Use systems furniture and office seating that is Greenguard certified or registered.

OR

- Use systems furniture and office seating whose emissions meet or are lower than the best practice air emissions standards as established by the USEPA's Environmental Technology Verification (ETV) test method in a qualified testing laboratory. The following emission levels must be reached within one week (7 days) of unpacking the product and installation in a building.
  - Emission Limits for Furniture Systems:
    - TVOC's <0.5 mg/m3



# LEED Innovation in Design Credits Potential Approaches

continued

- Formaldehyde <0.05 ppm
- Total Aldehydes <0.1 ppm
- 4-PC (as an odorant) Below the limits of detection
- Emission Limits for Office Seating
  - TVOC's <0.25 mg/m<sup>3</sup>
  - Formaldehyde <0.025 ppm
  - Total Aldehydes <0.05 ppm
  - 4-PC (as an odorant) Below the limits of detection

## Ridesharing Program

- Provide carpool match lists to all current occupants, as well as for new occupants.
- Implement a "guaranteed ride home" program. This program should provide employees who rideshare two or more days per week and experience a mid-day emergency, or who have to work unexpected overtime, with a free guaranteed ride home using a taxi or rental car service up to 6 times per year.
- Official documentation (e.g., a signed letter, or an excerpt from company policy or employee manuals) must show at least a 5-year commitment to these programs.

## Comprehensive Preventive Maintenance Program

Implement/maintain a comprehensive best practice and continuous preventative maintenance program.

## Incentives for Public Transportation and Walking

- Provide transit trip planning assistance.
- Subsidize regional transit passes.
- Official documentation (e.g., a signed

letter, or an excerpt from company policy or employee manuals) must show at least a 5-year commitment to these programs.

- Develop a plan for encouraging occupants to walk to site.

## Integrated Pest Management

Develop low environmental impact indoor and outdoor integrated pest management policies.

## Plug Load Reduction Plan

- Develop a comprehensive strategy to address plug-load energy savings.
- Energy savings must equate to at least 5% of the total building energy load (the same increment allotted to each point in EA Credit 1).

## Lighting Needs Evaluation

Evaluate the lighting needs of the occupants using the process shown in Chapter 10 of the 9th Edition IESNA Handbook and install/maintain a high-quality lighting system which addresses all relevant Design Issues shown in the above Lighting Design Guide matrix for all regularly occupied areas.

## Certified Sustainable Textiles

Use Certified Sustainable Textiles for at least 25% of the textile used by area for: carpets, walls, partitions or furniture using the MTS Sustainable Textile Standard or an equivalent consensus or life-cycle based standard.

## Documenting Productivity Impacts: Absenteeism and Health Care Cost Impacts

Document the history of absenteeism and health care costs for building occupants for the previous five years (or length of building

occupancy with a minimum of 12 months). Track changes in absenteeism and health care costs (claim costs must be provided and any reductions in premium costs should be provided if available) for building occupants over the performance period relative to sustainable building performance improvements. Track absenteeism and health care costs for building occupants to identify any positive impacts relative to sustainable performance improvements to building IEQ and operations.

## Building Operations and Maintenance: Staff Education

Have in place a building operations and maintenance staff education program that provides each staff person primarily working on building maintenance with at least 24 hours of education each year. The education program should provide information on building and building systems operation, maintenance and achieving sustainable building performance. Training must be of high quality and relevant to building operations and maintenance.

Arrange on-site or off-site training for building operations and maintenance staff that addresses building and building systems operation, maintenance and achieving sustainable building performance.

## LEED-EB and LEED-CI Credits for ID points on LEED-NC Projects

USGBC states, "the viability of innovation point applications using credits from other LEED Rating Systems will be considered on a case by case basis."

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## Emerging Green Builders - Erin Feeney

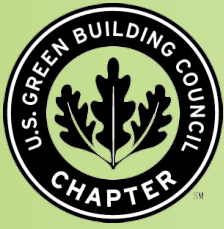
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The Emerging Green Builders would like to promote the Vanderbilt student team which has been selected as a finalist in the MTV-U Ecomagination challenge. Comprising mostly Vanderbilt students and led by civil and environmental engineering professor Jim Clarke, the Vanderbilt Biodiesel Initiative is one of ten finalists among college teams competing in the first-ever MTV-U GE Ecomagination Challenge. The winner will receive a grant to implement their design as well as an Earth Day concert hosted by MTV. **Please vote by March 2, 2007 for the VU team and help them win the contest:**

<http://www.ecocollegechallenge.com>

Vanderbilt Biodiesel Initiative

<http://www.vanderbilt.edu/wilskills/biodiesel.html>



# Local Happenings

## **January Membership meeting announcement (note time change)**

**What:** Case Study: **Vanderbilt University Student Commons Project**

Baird Dixon with Street Dixon Rick Architects will present a case study of the Vanderbilt University Student Commons, a LEED Registered project (awaiting Certification). The introductory presentation will be followed by a panel discussion with the project team. This will be a great opportunity to see a local example and interact with the design team and Owner representatives!

**When:** Thursday, January 25th - 5:30pm-7:00pm. Registration and networking 5:30pm-6:00pm, meeting will begin promptly at 6:00pm.

**Where:** The Tennessee Engineering Center (in the Adventure Science Center), located at 800 Fort Negley Blvd. Nashville, TN 37203.

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

**RSVP:** **RSVP's ARE REQUIRED.** Please do so by C.O.B. Tuesday, January 22rd to Mike Leonard at [mleonard@tmpartners.com](mailto:mleonard@tmpartners.com) or 523-5241 (direct line).

## **February FIRST FRIDAY announcement:**

**What:** Daylighting, Windows and Glazing

Darijo Babic with PPG Performance Glazings will facilitate a conversation regarding energy efficient characteristics of spectrally selective glazings and how they can contribute to high performance, LEED Certified buildings.

Bring questions, project examples, and an appetite for knowledge!

**When:** Friday, February 2nd - 11:30am-1:00pm.

**Where:** Watkins College of Art and Design, 2298 MetroCenter Blvd., Room 503, Nashville, TN 37228.

**Cost:** **No RSVP, No Fee, Bring your own lunch or buy it there at the Watkins Café**

