



NEWSLETTER

Fall 2009



Change is in the Air

**Don van Rhyn, LEED AP
Founder, President - FGBC**

The Fairchester GBC has made enormous strides in the nine months since we had our inaugural event at the Hyatt and we are proud of the momentum which this new green building community has been able to achieve. Meeting so

many of you in January gave me great hope that the core values we share are relevant.

In our early meetings we compiled a long list of goals and then trimmed them back to focus on our key objectives for the first year. Fast forward to October, 2009 and in three quarters I can see we have exceeded expectations and without any funding, have become a viable change agent. The primary objectives were to create our working committees, develop a “real” website, a robust Events calendar (on that real website) and grow our membership by reaching out to people who care about sustainability.

The website needed to be so much more than a “website in a box”. It needed to be our home, because we have no physical home base – (and that’s got to be close to net zero). A place where we could have a calendar, create online forums to share ideas and information, manage the membership, help the committees work together and communicate the FGBC’s news and plans.

In September, the Communications Committee rolled out a completely new website with all these features and it is our biggest achievement to date. In addition, there are member accounts which allow members to update their information and also give them access to Member-only databases. We will be adding more benefits over the next year to enhance the benefit of membership.

The Membership Committee’s primary goal has been to develop and grow our green building community. They have developed a 2009-2010 Membership Campaign which is beginning in October.

It will start with an effort to reach out to those people who said in the original survey they were interested in joining the local green building community and it will be supplemented by a membership contest open to all members with prizes to those members who sign up the most new people.

The most important reason for all of you to help build our membership is because the best way for green building to move from a niche market to the mainstream is to create a marketplace where there are more green buyers and more green vendors.

In order to build a stronger connection between the people in the Fairchester region who believe in the importance of sustainability, we have also been developing a calendar of events.

These events will allow people to learn more about current issues in sustainability, learn from the successes of other projects and also give people an opportunity to get to know others with shared interests. These relationships will help grow our local businesses.

The real heroes of these accomplishments have been the 30+ people who have joined our committees and made the effort to show up month after month to make these dreams real. There is so much we need to do to move down the path of sustainability and being part of these changes will strengthen your business and our region

Editor’s Note from Maryann Martini:

Welcome to the First edition of the Fairchester Green Building Council Newsletter! The purpose of the newsletter is to keep you informed and up-to-date about what Fairchester Green Building Council is doing, as well as be a resource for everything green. If you have information that you would like to share with the other FGBC members, please e-mail editor@fairchestergbc.org.

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Trials and Tribulations of “Going Green”

By Amy L. Jacobacci, LEED AP, Main Enterprises Inc.

Resident Tree Hugger has to be my favorite nickname acquired by “going green”. For anyone who has met me, you’d know I’m not a hippie or tree hugger, I like bands such as the Grateful Dead and Phish but you won’t see their stickers on my decently fuel efficient yet non-hybrid SUV. Rather you would know that I’m a realist who believes in doing the right thing, and making a dollar or two in the process. Since dedicating my career to the “pursuit of green”, I’ve come across a number of individuals that have created a challenge yet kept pursuit interesting:

First off, there are the skeptics, the crowd that believes “going green” is a fad, and they are partially correct. The designers t-shirts that say “Go Green or Go Home” manufactured and shipped from Hong Kong are not only hypocritical but the furthest thing from being “green”. However the 2050 deadline to reduce greenhouse gas emissions by 80% or experience “devastating impacts to the face of the planet” is most certainly not a fad.

Secondly, there are those people that think you are a recycling expert and talk about how they recycle at home and ask for recycling advice. Now, I’m all for “going green” at work, at home, in the car, at family functions – anywhere - however explaining that you’ve embarked upon a career that is beyond the of act recycling gets to be exhausting. As with anything, there is a learning curve and sooner rather than later comprehensive recycling will be as habitual as not throwing garbage out the car window.

Finally my favorite industry profile of all: those that think negatively about green building, you could hear the fear and aggravation in their voice when they talk about it. Changing the way things have been done since the beginning of time is generally met with opposition.

According to this profile, green building or LEED is nothing more than additional red tape, paperwork, construction delays, and worst of all, additional costs! My best defense to this is to cite the McGraw Hill Construction Green Outlook 2009 stating the green building market is projected to be a \$96-140 billion industry by 2013. This information is typically followed by a couple of stutters and practically a light bulb over the head as seen in cartoons.

Whatever your green pursuit is, I am sure it is not without challenges or encountering the above mentioned industry profiles, but with any luck you could enjoy the ride and laugh it off. There is a pot of gold at the end of the rainbow; I just hope by 2050 we could still see it!



Next Event and The Green Building Energy Challenge

Our next event will be at Merritt 7 in Norwalk and will focus on LEED EB and the importance of Energy Star for Buildings. It will be the most important one to date because it is about real change and when we will launch our Green Building Energy Challenge.

This challenge will allow everybody in a building, both tenants and property managers, to get involved with energy improvements and the measureable affect they have on the energy used.

We all can get involved with this initiative because our actions have a direct impact. We know buildings account for 39% of all emissions, so find out who manages your building and tell them about this initiative and ask them how your building can get benchmarked. Then turn off your copiers, computers and lights when they are not needed, purchase CFL’s, take the stairs and do anything else you can think of to improve your energy Star rating.

This will be a regional challenge with participants being able to sign up and submit their results and their Energy Star results. We will publically recognize the success of the participants in meeting their objectives. Because this affects our whole region, we will reach out to all real estate and business organizations, as well as local governments to become part of a coalition to focusing on energy use.

The primary goal of the Fairchester Green Building Council is to make a measureable impact by driving change locally and supporting you in making the changes you believe in. You can do it. And we can help.

For more information go to: www.Energy Star.gov

Green Building Case Study **Westchester Firm is Going Green - Again**

By Sirlei DeCarvalho - C.W. Brown Inc.

Buildings have always been much more than roofs over our heads. Over the last century, they served as symbols of modernity and progress, but unfortunately, today's buildings are also symbols of something else: Waste and Pollution.

It's a known fact that buildings represent 39% of U.S. primary energy use and it is one of the heaviest consumers of natural resources. Buildings also account for a significant portion of the greenhouse gas emissions that affect climate change.

C.W. Brown Inc. recognizes the importance of sustainable solutions. The company's newest project is to continue with their green initiatives with their newly purchased building at One Labriola Court in Armonk, New York.

C.W. Brown Inc. is committed to using state-of-the-art practices as evidence in the greening of its Headquarters Building to be completed in the first quarter of 2010. The company is striving to achieve Platinum level LEED certification for Commercial Interiors which, when achieved, C.W. Brown will be the first commercial building in Westchester County to be awarded Platinum Certification.

C.W. Brown's new Headquarters will not only be used as a showcase for Clients, Industry and the Community, it will also be a center for Education and Learning.

Some of the Key eco-friendly features are:

- 75% of the demolition debris will be diverted away from landfill
- All the building's electricity will be supplied by solar panels
- Recycled building material will be used from sunflower seeds, wheat, salvaged wood and recycled glass.

Long in being an innovator in environmental - responsible Construction, C.W. Brown chose to go in the opposite direction in an economically challenging time for the industry.

The Armonk Headquarters will be a showcase for green building methods and material, and hopes to inspire vendors and clients alike with the C.W. Brown environmentally-forward vision.

Design Team:

- *Dennis Noskin Architects*
- *C & F Consultant Engineering : Engineer of Record*
- *Gross field Engineering: Structural Engineer*
- *O'Dea, Lynch and Abbattista: Commissioning Agent*
- *Crescent Energy : LEED Consultant*

Renee and Charlie Brown at Groundbreaking Ceremony for their New Building



C.W. Brown Inc, a General Contracting - Construction Management Company in Westchester .



LEED Version 3

By Andreas Stresemann, AIA, LEED AP



On April 27, the U.S. Green Building Council will launch LEED's next major evolution: LEED version 3.

LEED v3 is composed of three major components:

- LEED 2009

It harmonizes, aligns and reweights the LEED credits across all the LEED rating systems for commercial and institutional buildings – LEED for New Construction, LEED for Core & Shell, LEED for Commercial Interiors, LEED for Schools, and LEED for Existing Buildings.

- LEED Online

This is the tool LEED project teams use to manage the LEED registration and certification processes, is being improved for greater speed, more reliability and a better user experience.

- Green Building Certification Institute.

The process of building certification will now be administered by the Green Building Certification Institute. GBCI has tapped 10 professional certifying bodies to increase speed and capacity. The certification bodies are well-known and respected for their role in certifying organizations, processes and products to ISO and other standards. GBCI will deliver a substantially improved, ISO-compliant certification process that will add speed and capacity to the green building movement.

Together, these three major advancements make up LEED v3.



LEED Professional Credentialing:

Has become a 2-step process: LEED Associate and LEED AP

- **LEED Associate**

“Attests to demonstrated knowledge and skill in practicing green design, construction, and operations”

- Multiple Choice Assessment (\$150/\$200)
- Sign Disciplinary Policy Involvement in support of LEED Projects
- Employed in green field of work or education
- Submit to application audit \$50 Application Fee & \$50 Biennial Credentialing Maintenance Program (CMP) Fee
- Continuing Ed CMP – 15 Hours (3 LEED)

- **LEED AP**

“Signifies an extraordinary depth of knowledge in green building practices and specialization in a particular field”

Multiple Choice Assessment (\$300/\$450)

Sign Disciplinary Policy

Experience working on a LEED Project

Employed in green field of work or education

Submit to application audit

\$100 Application Fee & \$50 Biennial CMP Fee

Continuing Ed CMP – 30 Hours (6 LEED)

Existing LEED AP's

You have 3 options:

A-Do nothing; you will be “grandfathered” as a “LEED AP Legacy”

B- Opt into “LEED AP Plus” System:

- Enroll and agree to CMP
- Choose one specialty designation (BD&C, O&M, ID&C)

C- Retake the test under the new rules

Energy Star Benchmarking “You can do it. We can help”

By Don van Rhyn - FGBC

We all know we need to do contribute to our region’s goals of consistently reducing energy consumption. There is no way we are going to get to “20% by 2020” unless “we” start making real changes. The question then is what can we do that does makes a difference and... Can anyone “make it easy and cost effective” for me?

As the local green building community, we need to take the lead by evaluating the buildings we work in. If you are in a commercial building then you are like most of us and that is where you should start. Even if a building was Net Zero Energy and was run with pellet boilers and solar, we wouldn’t know how well it was using that energy. To measure any kind of change, and to eliminate the waste, you need to know your starting point. For buildings that starting point is a benchmark analysis from Energy Star.

Portfolio Manager:

Energy Star’s Portfolio Manager is the online benchmarking tool created by the EPA and it compares your building to thousands of similar buildings to determine its percentile energy efficiency. It is free and is easy to use. Just enter your building data and twelve months of energy use to get its ranking. This will tell you how well you are doing and if you should be doing better. The buildings in the top 25% get a special commendation.

Whether or not you are involved with your building’s property management, it helps to show you are interested in knowing your building’s Energy Star score. Asking that question supports the Facility team’s focus on energy consumption and the importance of improving that score. In addition, Energy Star is a key requirement for LEED EB: O&M certification.

There are many reasons to do this and one of them may even be you are thinking about what you are going to talk about in your annual review and want to add an important sustainable success in 4Q to your list of achievements for the year. Whatever the reason, you need to start by benchmarking your building.

Sharing Expertise

With a mission of “making sustainable real estate increasingly mainstream” we know it is important for this to be easy so we are considering creating an Energy Star Group

so people can collaborate and share experiences and information.

This might be an online forum on our website (www.FairchesterGBC.org) run by people with experience in using Portfolio Manager. This could include how to use it, automating the process and any incentives.

This will benefit both people with experience and those who are looking to learn. Those with experience will know they are helping improve another organization’s sustainability and there is a good likelihood they will learn they will learn more about strategies or technologies which will help improve their own facility’s carbon footprint.



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September FGBC Event-Metro Green Apartments in Stamford CT

The Fairchester GBC 1st fall event was on September 15 in Stamford, CT, where Caroline Vary, LEED AP and Managing Director of Jonathan Rose Companies and Jonathan Metz, LEED AP and Senior Architect of Perkins Eastman, presented the 50-apartment project. This “green” project provides affordable housing to Stamford’s new South End Development.

Metro Green is the initial phase of the Rose Company’s 240 units and is a candidate for LEED-ND (Neighborhood Development) Gold certification.

Caroline Vary, in a very informative way, explained the differences between their Metro Green Apartments from a regular residential building. “Every detail counts”, she said. The location, with its proximity to Metro North train station, interior common areas with bike room, filtered rainwater for laundry use and finishes with recycle content to create healthy living environment are critical elements for them obtaining their LEED-ND certification. Each apartment has high efficiency individual heating and cooling units, ceiling fans, and individual metering.

For more information and to see the model apartments contact Caroline Vary by calling the J. Rose Companies.

FGBC Committee Reports

Events Committee

- There is a new “Calendar of Events” which is posted on the FairchesterGBC Website under Calendar.

Membership Committee

- A Membership campaign will be launched in November to recruit new members. There will be raffle for everyone who signs up a new member and a prize for the person who generates the most new members.

Communications Committee

- This our first newsletter is being sent to over 700 on our contact list.
- Website redesign completed to include:
 - * More pleasing graphics
 - * Online Membership Application
 - * New Calendar

Resources Committee

Help is needed for the Resources Committee. Anyone interested in helping or would like more information contact Don@FairchesterGBC.com