

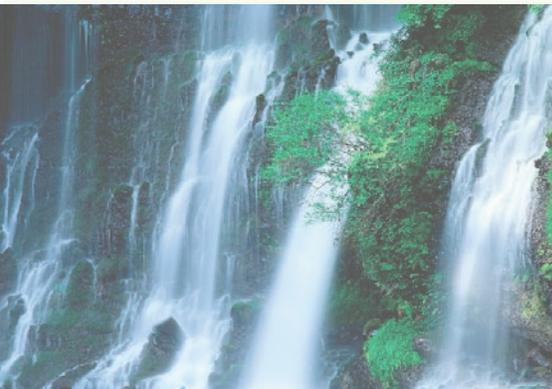


MIDDLE TENNESSEE CHAPTER NEWSLETTER

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Issue 2

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Kim Shinn

The theme for this year is Busting the Cost Myth. Green buildings shouldn't cost any more than their non-green peers. The keys to making sure a green building comes in under budget are very much the same as for any quality building: First, have an owner that believes in the triple bottom line (economic, environmental and social) benefits of green building. Second, make energy performance and environmental sensitivity part of the program, not just an added on feature. Third, practice integrated design. The design and construction team needs to communicate about all the design decisions, drawing on the knowledge and expertise of the entire team.

Here's a little true life story about the importance of that first key, the knowledgeable and committed building owner. A corporation came to one of our architectural clients, asking to design them a new headquarters building. Their existing offices are sorry little spaces where the employees fight over thermostats and lighting controls, where very

few of them have access to views or daylight. The corporation believes in the human productivity and community responsibilities that go hand in hand with green buildings. We worked with the architect to come up with an environmentally responsible design - great indoor air quality, tremendous daylight opportunities, the whole ball game.

"The theme for this year is Busting the Cost Myth. Green buildings shouldn't cost any more than their non-green peers."

The corporation then engaged a realtor who would deliver a build-to-suit project that met these goals. Their realtor drew up an RFP that contained the information on net square footage and utility needs, as well as expected lease terms, but didn't qualify or quantify the energy or environmental goals that the corporation so clearly valued. With the help of their realtor, the corporation chose a developer, and directed the developer to

put the design team under contract. Unfortunately, the developer applied its "tried and true" rules of thumb to the project (before design was even into schematic pricing) and told the design team that the building skin-to-volume ratio was outside the developer's corporate norms, that the high quality air conditioning and indoor air measures were not the developer's standard system approach. The developer defends these decisions, not with hard cost data, but with the established, "that's just not the way we do things around here."

The project went from having an owner committed to the value of green building, to having an owner that could care less about material or system life cycle costs, has no experience or reason to care about human health or productivity, and the green nature of the project was shelved. What could have been a signature green building that showcases the corporation's values and commitment is now just another soulless, ordinary, suburban office box.



Builders of First LEED
Certified Project in Nashville



Alfred Williams & Co. 
solutions at work



Call to Volunteers for Writing Articles -Jamie Qualk

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So far, this newsletter has been a great deal of fun to produce and I have enjoyed working with all of those who have been contributing to its success. I believe this newspaper has quite a bit of potential as a tool to help spread the work about the Green Building Movement. As a group we have an enormous amount of selling to do. Selling directed at individuals and companies at all levels of the construc-

tion industry and all levels of government.

This newsletter will provide a monthly snapshot of where we are going as an organization and as members of a far-reaching movement to reform the construction industry. From the "Letter from the Chair", Kim Shinn, to "Household Help", by Eric Saner, we hope to include useful information to all of those interested

in promoting the goals of the USGBC.

If you have constructive comments about how we are doing or would like to write an article, please contact Winston Huff (whuff@ssr-inc.com) right away. We look forward to hearing from you.

Jamie D. Qualk
Communications Chair

Preview of February Meeting -John Tettleton

"Our thanks to Rex Garton and Alan Robertson for their interesting and insightful presentation of the Tennessee Governor's Residence project at our January meeting. We will all look forward to a follow-up when the project is completed to see the results!

For the February 23rd Chapter meeting, Mike Leonard with Thomas, Miller & Partners

will present a case study of their LEED Certified NASA 4600 building. The 5-story office facility located at the Marshall Space Flight Center (MSFC) in Huntsville, Alabama received a Silver rating earning 34 out of 69 points. The facility is the first of a campus masterplanned development to house MSFC's Engineering Directorate. The building was completed this past Summer 2005 and is NASA's first LEED Certified

building. Mike will detail the project's sustainable design strategies as well as lessons learned."

-John Tettleton



Alan Robertson with the State Architects Office presented the green features for Tennessee's Executive Residence.



USGBC chapter member, Rex Garton presented the Master Plan for the Tennessee's Executive Residence.



NASA Goes Green with First LEED Certified Facility

Mike Leonard, Vice-Chair
Thomas, Miller & Partners

NASA Building 4600 was recently awarded LEED-NC Silver Certification by the U.S. Green Building Council, giving the National Aeronautics and Space Administration its first LEED certified facility.

The 5-story office located at the Marshall Space Flight Center (MSFC) in Huntsville, Alabama received a Silver rating earning 34 out of 69 points. The facility is the first of a campus masterplanned development to house MSFC's Engineering Directorate.

Aside from the fact that this project was designed with an entirely middle Tennessee design team, the success

story remains that Building 4600 is but one of many projects in the NASA organization pursuing green building certification.

Originally driven by the Federal Executive Order 13123, "Greening the Government through Efficient Energy Management", NASA has mandated LEED Silver Certification for all new construction and major renovation to increase maintainability, energy efficiency, employee productivity, and reduce other costs such as water consumption.

Building 4600 was designed to optimize its energy efficiency, beating the ASRAE 90.1 standard by 31%. This

optimization was in part due to an east-west building orientation, white Energy Star rated TPO roof membrane, high performance glazing, heat recovery units, and solar-electric panels to reduce the building's demands from the electric grid. This project also uses no potable water for landscape irrigation, receiving reclaimed water from a district chilled water plant fed to an onsite retention pond.

More information about the design/construction and the LEED certification process will be presented in a case study format at an upcoming USGBC Middle Tennessee Chapter meeting.



NASA Building 4600 was designed by the Brentwood based architecture and interior design firm, Thomas, Miller & Partners.



Household Help -Eric Saner

TVA's Green Power Switch: Renewable Electricity For Your Home And Business

Did you know that at the Adventure Science Center in Nashville (where our chapter meetings are held) there is a solar power collection site, and you can buy electricity from it for your home or business? The site is one of 17 solar power sites across Tennessee, Kentucky, Mississippi, and Alabama operated by the Tennessee Valley Authority's Green Power Switch program. The program also generates electricity from wind turbines on Buffalo Mountain near Oak Ridge, Tennessee, and from burning methane gas produced by the City of Memphis wastewater treatment facility.

TVA customers can participate in Green Power Switch by purchasing 150 kWh "blocks" of green power at a cost of \$4 per block, in addition to their regular monthly electric bill. The amount of green power one buys is added to TVA's total output. So while physical laws limit TVA from sending the actual power generated at the Adventure Science Center directly to your house, you

can rest assured that your investment will have lightened the load of TVA's eleven coal-fired plants and three nuclear plants.

To sign up for the program go to http://www.tva.com/greenpowerswitch/green_formres.htm, or fill out the Green Power Switch flyer that occasionally comes with your electric bill. To purchase enough green power to cover half of the 1,200 kWh of electricity that a house and its inhabitants could potentially consume during an average month, the homeowner/renter would choose to purchase 4 blocks (600 kWh) of power, which will add \$16 to their next electric bill. They could also buy just 1 block or 16 blocks, as there is no limit to the number of blocks one can purchase.

Green Power Switch sites have the capability of producing 97,000,000 kWh of power annually, and that capability is growing. In December of 2004, 15 new wind turbines were added to the Buffalo Mountain wind site,



increasing the sites potential output from 1.98 megawatts to 29 megawatts. The latest Green Power Switch newsletter also highlighted the recent addition of a 10 kW solar generation system at Middle Tennessee State University. That system is now TVA's largest solar site. So by participating in Green Power Switch you will not only help add renewable energy to TVA's output, but you will also be encouraging TVA to continue investing in and expanding the program. Visit the Green Power Switch website at <http://www.tva.com/greenpowerswitch/index.htm> to find out more information and to make the switch to green power.



The solar power site at the Adventure Science center averages 0.2 kWh/m²/day, and from October through December of 2005 produced 4,459 kWh of power.



Disc Golf Challenge -Paul McCown



Attention all membership and anyone else that happens to be reading this article! The USGBC Middle Tennessee Chapter is organizing and sponsoring a Disc Golf Challenge at Two Rivers Park, April 21st 2006. In celebration of Earth Day (April 22nd), we decided to introduce many of you to the sport of disc golf. Why? Well, I'm glad you asked. The rules and play of disc golf is similar to "ball golf." The objective of disc golf is to put a disc in a standing basket with the fewest number of throws. Courses usually consist of 9 to 18 baskets and par for each hole is usually 3. Don't let this fool you, however. Beginners usually mumble about par 3 being humanly impossible based on the basket location. Disc golf courses are set up according

to the natural lay of the land and usually are not irrigated. Most disc golf courses are on public lands and are free to play. There are no electric or gas carts for transportation from hole to hole. The longest disc throws are measured in feet (about 400 for pros) instead of yards, so walking the course provides exercise but not exhaustion. Two Rivers disc golf course consists of rolling hills and tall trees. There is very little underbrush in which to lose a disc. The course is enjoyable for beginners, but even seasoned disc golfers will find some of the distances and basket placements challenging.

For those of you that have thrown a Frisbee®, you will not necessarily have an advantage over those that haven't. Regulation disc golf discs are smaller and denser than most Frisbees. Let's just say it would probably hurt your hand to play catch with one. The two primary techniques of throwing discs are backhanded and forehanded. Mastering either technique

is as challenging (most say) as mastering a golf swing, but most players can keep it in the fairway and enjoy the game after only a few throws.

Our goal for the Disc Golf Challenge is two-fold: 1) to raise funds for the USGBC Middle Tennessee Chapter, a 501(c) not-for-profit corporation and 2) to introduce new people to the earth friendly sport of disc golf. Participation will require a modest entry fee (around \$20) which will include one regulation all-around disc. Hole sponsorships are available as well as general event sponsorships. Nashville's Team Green has expressed interest in this event, and will be partnering with us for promotion. For more information about the sport of disc golf visit the Professional Disc Golf Association's website at www.pdga.com.

For more information about the event or to become a sponsor contact Paul McCown at pmccown@ssr-inc.com or 615-460-0538.





Sponsorship -Anne Barronton

Become a Chapter Sponsor!

Sponsoring the Middle Tennessee Chapter of USGBC demonstrates:

- Leadership in environmentally-responsible building efforts
- Commitment to sustainable building in Middle Tennessee
- Extended involvement and presence in chapter membership

Sponsorship levels start at \$500, \$1000, \$1500, \$2500, \$4000...---the sky's the limit!

Differing levels of sponsorship are available to fit your corporate budgets, with benefits ranging from display of your corporate logo at the start of a meeting to a short "infomercial" about your company to the membership.

Contact Anne Barronton at abarronton@eoa-architects.com for more information. We look forward to your increased involvement!

Local Statistics:

Middle Tennessee Chapter Members	129
Middle Tennessee Accredited Professionals	147
Middle Tennessee Certified Projects	2

Would you like to:

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

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