



**CHARLOTTE
REGION
CHAPTER**

Volume 3, July 2007

The **R**efresher

**USGBC Charlotte
Region Chapter
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USGBC Chapter News...

Update from the Chair

The USGBC Charlotte Region Chapter continues to grow and build on the successes of last year. A quick look at what we've achieved so far this year, and what is in store for the remainder of 2007...

Our Chapter membership has nearly doubled in the past six months - to well over 200 members. Our Chapter's Second Annual Celebration and Signature Event, featuring John L. Knott, Jr. and Bob Berkebile, attracted over 300 attendees, including chapter members and guests, government officials, and corporate leaders.

We hosted our first workshop for interior renovation projects - LEED for Commercial Interiors - in March and our first workshop for general contractors - Green Advantage - in June. Our monthly chapter events have been well-attended and our first building tour of the year - to the Catawba College Center for the Environment - was a great opportunity to experience a green building project in our region.

In addition to the six committees working to meet the chapter's goals since last year (Programming, Membership, Communications, Finance, Workshops, and Sponsorship) we have welcomed two new committees - Advocacy and Emerging Green Builders - to focus on government policy and legislative issues, as well as the role of young professionals in our organization. There are many opportunities for interested individuals to get involved in any of the groups helping to meet our chapter goals - please contact us at charlotte@chapters.usgbc.org or visit our website.

I would like to thank my fellow board members, committee members, and committee chairs, who continue to spend countless volunteer hours working to bring about the success of our chapter. We welcome your comments, questions, and suggestions in our quest to inspire and support the Charlotte region as a leader in growing sustainable communities.

Anne Jackson
USGBC Charlotte Region Chapter Chair



Greenbuild News:

Save the date -

Chapter Forum and Member Day at Greenbuild - The Chapter Forum, targeted at chapter leaders and staff, will take place on Tuesday, November 6th. The Chapter Forum will be held in the morning and will be immediately followed by USGBC Member Day. Registration for these two events will be open in August; there will be limited capacity at each so be sure to register for both early!

Mailing List:

To sign up for the Charlotte Region Chapter listserv, visit us at http://chapters.usgbc.org/charlotte/2_mailing.html

Reminder:

Save some paper! When printing this issue of *The Refresher*, please print double-sided.

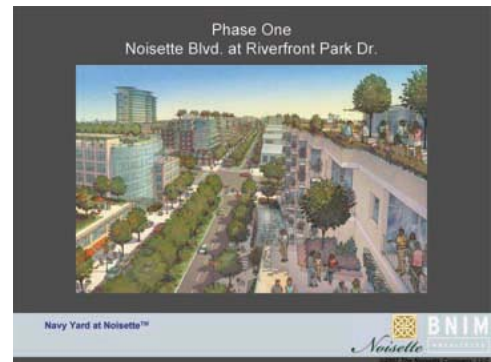
USGBC Chapter News (continued)

Signature Event - May 23, 2007

The Charlotte Region Chapter held its Second Annual Celebration at Founders Hall on the evening of Wednesday, May 23rd. The event featured renowned environmentalists John L. Knott, Jr., CEO of the Noisette Company, and Bob Berkebile, Principal of BNIM Architects. The event, whose theme was "Regenerative Community Development is a Team Sport", was sponsored by Bank of America, Gensler, Balfour Beatty, Perkins + Will, and RT Dooley. With strong support from Charlotte's business community, the event was a celebration of the USGBC Charlotte Region Chapter's successes, as well as an opportunity to focus on the importance of green building and development.

With over 300 people in attendance, the speakers engaged the crowd with evidence of their experience building the business case for sustainable development. Citing projects like the living community (whose metaphor is a flower) and projects like the various phases of the Noisette Community, they discussed how our culture can better evolve to support vibrant, economic and beautiful places.

At the conclusion of the presentation, John summarized with the following quote by Aldo Leopold - "We abuse the land because we regard it as a commodity belonging to us. When we see the land as a community to which we belong, we may begin to use it with love and respect."



Thanks to our 2007 Annual Sponsors

Gold Level

Syska Hennessy, The Linda Construction Company, RT Dooley, Clestra Houserman, Superior Stone, and Ediface

Silver Level

MechoShade Systems, Charlotte Paint Company, SteelFab, Bonitz Flooring Group, Cook and Boardman, Warco Construction, Carolina Business Interiors, Little, HSMM, Perkins + Will, and Klingman Williams

For information on sponsorship, visit our website.

USGBC South East Regional Council

The USGBC Charlotte Region Chapter, along with the Alabama, Atlanta, Arkansas, East Tennessee, Kentucky, Memphis, Middle Tennessee, Mississippi, North Carolina Triangle, Savannah, South Carolina, and Southwest Virginia chapters, are part of USGBC's South East Regional Council (SERC). Sara O'Mara and Will Weaver are the Charlotte Region Chapter's representatives to the SERC, which is in turn represented at the USGBC Board of Directors by Kim Shinn, from the Middle Tennessee Chapter. Kim will be our region's voice on issues of policy and direction of the business of the USGBC.

The SERC had its first meeting of 2007 in Knoxville, TN, on February 2nd and 3rd. At this meeting, the SERC's strategic goals were set to align with USGBC's goals: Organizational Excellence, Advocacy and Influence, Research, LEED, Education and Community.

At the first USGBC Board of Directors meeting of 2007, USGBC's Strategic Plan was discussed and a series of goals to support USGBC's Vision were rolled out in a webcase on March 13. The Vision: Buildings and communities will regenerate and sustain the health and vitality of all life within a generation. The goals:

- Establish Leadership
- Expand and Enhance Community
- Increase Speed and Capacity
- Continually Improve USGBC Programs and Services
- Increase Social Equity Through Diversity and Access
- Ensure Organizational Sustainability

The board also discussed the proposal for a PVC-related credit within LEED, ultimately accepting the report of the Technical and Scientific Advisory Committee (TSAC), which had been asked to investigate the issue by the LEED Steering Committee. TSAC analyzed life cycle assessment, occupational exposure, end-of-life toxicity, and risk assesment. The complete report, which will be used to develop a set of policy recommendations, can be viewed on the USGBC website.

Cost Analysis for LEED Projects In South Carolina

CERTIFIED PROJECTS									
Project Name and Owner	Location	System, Certification Level, Score & Date	Type	(Gross) Building Area SF	Bldg Construc. Cost (not inc. land or site work)	Cost (\$)/ SF	LEED Construction Premium (%)	Payback Period	
Herman N. Hipp Hall Furman University	Greenville, SC	LEED-NC v2.0 Gold/2003	Higher Education: Ed. Dept., Econ. & BA Dept., Rushing Center for Advanced Tech., Cont. Ed., Grad. Studies	40,000	\$4,200,000	\$105			
Cox & Dinkins Office Building JTC Developers, LLC	Columbia, SC	LEED-NC v2.1 Certified/2003	Commercial Office (private)	11,083	\$957,000	\$86	1.74%	<7 years	
Advanced Material Research Laboratory Clemson University	Anderson, SC	LEED-NC v2.1 Silver/2005	Higher Education: laboratories and offices	111,270	\$22,000,000	\$198	<-3%		
West Quad Living/Learning Center USC	Columbia, SC	LEED-NC v2.1 Silver/2005	Higher Education: multi-unit residential (apartments, dormitories)	130,000			0%		
QS/1 Corporate Headquarters QS/1 Data Systems	Spartanburg, SC	LEED-NC v2.1 Silver/2005		115,000	\$12,000,000	\$104		<7 years	
Edisto Beach State Park Education Center SCPRT	Edisto Beach, SC	LEED-NC v2.1 Certified/2006	Intrepretive Center	7,635	\$1,500,000	\$196	0%		
The Urban Alliance/Noisette Headquarters The Noisette Co.	N. Charleston, SC	LEED-CI (Pilot) Certified/2006	Commercial Offices	11,500	\$987,757	\$86			
Just Fresh, Seaside Palmetto Food Group, LLC	Mt. Pleasant, SC	LEED-CI Certified/2006	Restaurant	4,700	\$437,100	\$93	2.70%		
North Charleston Elementary School Charleston County School District 4	N Charleston, SC	LEED-NC v2.1 Silver/2006	School: K-12 education	90,000	\$10,300,000	\$114	0%		
Fraternity Quad Renovations Clemson University	Clemson, SC	LEED-NC v2.1 Silver/2007	Higher Education: multi-unit residential (apartments, dormitories)	139,000	\$26,000,000	\$187			

APRIL 17, 2007

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As part of the SERC's effort to advocate for green building, the South Carolina Chapter's representative compiled data on the cost of green building in our region. This data will only continue to grow as green building becomes more widely-accepted.

News you can use:

LEED New Energy Performance Requirement - In order to increase the impact of the LEED Green Building Rating System on reducing building energy-related greenhouse gas emissions, USGBC has proposed that all LEED projects be required to achieve two "Optimize Energy Performance" points towards LEED certification. Per the LEED development process, USGBC sought member approval of the proposed change. Stay tuned for an update on how USGBC's membership voted on this change.

Announcing Greenbuild 2007:

Greenbuild will take place in Chicago, IL from November 7-9. For more information visit: <http://www.greenbuildexpo.org/DisplayPage.aspx?CMSPageID=8>

USGBC Committee News.....

Membership

Updating your account information

For any Chapter member who needs to revise or update their membership information due to a career move, marriage (last name change) or any other status change please log in to: www.usgbc.org. Sign-in by clicking on "Your Account" and then "Personal Information" on the left menu bar. For further assistance, you can also contact the membership department at 202-742-3819 or e-mail membership@usgbc.org.

Advocacy

Pending 2007 North Carolina Legislation of Interest

House Bill 666 and Senate Bill 581 would provide building permit fee reductions or rebates to encourage construction of buildings using sustainable design principles to achieve energy performance standards. This bill was initiated by Mecklenburg County.

Senate Bill 3 and House Bill 77 would create a Renewable Energy and Energy Efficiency Portfolio Standard for North Carolina power suppliers. By 2018, 10% of all kilowatt-hours produced must be generated through renewable energy or building energy efficiency improvements.

Senate Bill 505 and House Bill 526 would provide an income tax credit for a taxpayer who constructs an Energy Star or NC Health Built Homes certified home.

House Bill 1073 and Senate Bill 927 would create an interest free loan program for local education boards to implement high performance school construction based on USGBC's LEED rating system.

Senate Bill 668 and House Bill 1075 propose that all new government construction or major renovation attain a minimum of a LEED Silver rating. The bills also require energy/water audits on all state facilities be performed every three years. Self-sustaining energy/water efficiency upgrades are encouraged through performance contracting mechanisms.

Workshops

Hold the date for these upcoming workshops

- LEED for Schools - July 19, 2007 - Columbia, SC
- LEED for Existing Buildings - August 16, 2007 - Charlotte, NC
- LEED for Schools - September 20, 2007 - Charlotte, NC
- LEED for New Construction - October 18, 2007 - Charlotte, NC
- LEED for Healthcare (half day) / Energy Modeling for LEED-NC (half day) - December 5th, 2007 - Charlotte, NC

Programming

Hold the date for these upcoming events

- July 11, 2007 - Lunch Program - featuring Richard Craig - "Underfloor Air Distribution, Saving Natural Resources" - Hal Marshall Service Center
- August 8, 2007 - Building Tour 2 - Discovery Place Green Roof, Charlotte
- September (Date TBA) - Building Tour 3 - 3rd Creek Elementary School, Statesville, NC
- October 10, 2007 - Lunch Program - featuring Ed Mazria - combined lunch with AIA
- November 7-9, 2007 - Greenbuild Conference - Chicago, IL
- December (Date TBA) Building Tour 4 - Choate Construction - Green Office; (Date TBA) Holiday Social & Green Toy Challenge

Get involved!

If you are interested in participating in a committee, please visit the Chapter website at http://chapters.usgbc.org/charlotte/2_committ.html to find links to committee chair members.

The site lists the e-mail address for all committee chairs.

USGBC Announces:

USGBC is excited to announce a new toll free customer service phone number designed to connect you with the services you need. Get direct assistance with membership questions, managing your USGBC account, LEED project registration information, general LEED questions and more. The customer service line will be operational between the hours of 9AM-5:30pm EST. Within the U.S. dial **1-800-795-1747** and **202-742-3792** for international calls.

USGBC Committee News (continued)

Emerging Green Builders (EGB)

Get involved!

What is EGB? EGB stands for Emerging Green Builders. This group of young business professionals meets monthly to engage in focused discussions of relevant Green Building issues. The next meeting will be held on July 17th, 2007. Stay tuned for more information.

For more information on how to get involved with EGB, please contact Sara O'Mara at Somara@choateco.com or 704.556.0550.

Communications

Call for submissions

To submit information for future issues of *The Refresher*, or to get involved with the Communications Committee, please send your information to David Jones at dajones1@email.uncc.edu

Green Roof Challenge

During the Charlotte Region Chapter's Annual Celebration and Signature Event, Chapter Vice-Chair Will Weaver announced a public challenge to the City of Charlotte engaging a green roof initiative. Noting that Charlotte's continued urbanization and sprawl has contributed to additional paving of land for buildings and roads, Mr. Weaver pointed out that the City's storm water systems cannot handle the increased runoff. "One need only drive down Morehead or through Dilworth during a rain storm to experience several inches of standing water on the roadways," said Weaver. To tackle the storm water problem, the Vice-Chair challenged Charlotte and its citizens to incorporate some fraction of a green roof system on 20% of all new construction, and 5% of existing renovated structures by the year 2015; also urging local politicians to institute green roof policies, and the Building Department to offer formalized expedited permitting and other incentive based programs for projects incorporating vegetated roof systems.



Green roofs not only provide building owners with a proven return on investment, but also represent opportunities for significant economic, social and environmental benefits. Benefits of vegetated roof systems include a reduction in storm water run-off, a reduction in the urban heat island effect, increased thermal and acoustical insulation, and energy savings.

To assist designers, developers and owners in measuring and weighing the costs and benefits of different roofing systems, Green Roofs for Healthy Cities [a not-for-profit industry association aimed at increasing the awareness of the economic, social and environmental benefits of green roof infrastructure] has recently launched an online "Life Cycle Cost Benefit Calculator." The Cost Benefit Calculator can be accessed at: http://www.greenroofs.net/index.php?option=com_content&task=view&id=626&Itemid=116

Check the Chapter website for upcoming educational programs on green roofs.

Local LEEDers:

Each issue of *The Refresher* will feature projects in the region that are pursuing or have attained LEED certification. If you would like to submit a project for inclusion in a future issue of *The Refresher* please forward this information to

David Jones:
(dajones1@email.uncc.edu)

Additional Resources/Recommended

Reading:

LEED for Homes - Public Comment

Period - please visit:

<http://www.usgbc.org/News/LEEDNewsDetails.aspx?ID=3187>

Building Design Leaders Collaborating on Carbon-Neutral Buildings by 2030

- please visit"

<http://www.usgbc.org/News/PressReleaseDetails.aspx?ID=3124>

Is local Government Green?

Why isn't local government leading the charge toward sustainable design? You've probably heard this question asked numerous times over the past year. Here's what you may not have heard:

Mecklenburg County has committed to pursue LEED certification for all projects with budgets over \$2 million and to utilize sustainable design practices for projects under \$2 million.

Design and construction project management of County Facilities is the responsibility of the Mecklenburg County Real Estate Services Department. Below are descriptions of several Mecklenburg County design projects that have been registered with USGBC:

Freedom Center

Architects: Little
Status: Under Construction
LEED Certification: Pursuing LEED-CI Silver rating

This project involves the renovation of approximately 90,000 sf of an existing retail mall (Freedom Mall) for the relocation of the County offices. This "gut & re-do" project will include features such as a new raised floor air distribution system, thermal storage, and ample daylighting. The estimated project cost is \$11 million dollars.



Revolution Regional Sports & Learning Academy

Architects: Neighboring Concepts
Status: Completing Design Development phase
LEED Certification: Pursuing LEED-Silver rating

This project includes a completely new facility on an existing park site. The project involves both interior spaces for sports and learning activities, as well as exterior recreation opportunities. Building orientation, ample day lighting, and pervious paving are distinctive features of the design. The estimated project cost is \$10 million.



Our core values:

“To transform the way buildings and communities are designed, built and operated, enabling an environmentally and socially responsible, healthy, and prosperous environment that improves the quality of life.”

Youthful Offender Addition to Jail North

Architect: Millenium 3 Design Group
Status: Construction Documents phase
LEED Certification: Pursuing LEED-Silver rating

This project involves a 108-bed addition for youthful offenders (16-17 year olds) to the existing adult facility. The predominant green features of this project include day lighting, energy efficiency, and materials with recyclable content. The estimated project cost is \$14 million.



Medical Examiners Office

Architect: Russ J. Angelo, AIA
Status: Construction Documents phase
LEED Certification: Pursuing LEED-Silver rating

This project involves the relocation of the Medical Examiner’s Office from the Hal Marshall Services Complex to a new site on existing County-owned land. The new site was once occupied by a fertilizer plant, which has since been demolished. The estimated project cost is \$8.1 million.



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