

# WINTERGREEN

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A monthly update on Steven Winter Associates, Inc.'s work in the realm of Energy Efficient, Sustainable, and High-Performance Buildings

## ***Lead-Safe House to Feature High Performance***

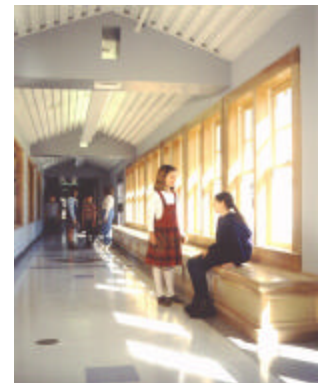


Elevated lead levels in children continue to be a problem, especially in urban areas. With this in mind, Manhattan, New York, **Borough President C. Virginia Fields** (photo right) broke ground on July 11 for the first lead-safe house in the city. The 12-unit building will provide five "safe haven" apartments at no cost to children who have been diagnosed with elevated lead levels; the apartments are large enough to allow family members to stay with them while their apartments are cleaned of lead hazards. The building (photo left) will be rehabilitated, owned, and managed by **Northern Manhattan Improvement Corporation (NMIC)**. Steven Winter Associates, Inc. (SWA) is assisting NMIC to make the building safer and more energy efficient through the use of the **New York State Energy Research and Development Authority (NYSERDA) FlexTech** program. SWA is working with the Borough President's office and NMIC to use alternative, safer materials for the residence. Further, SWA has targeted basic appliance and building envelope strategies that will make the building significantly more resource efficient. The rehabilitation of the building should be completed by Fall 2002. "This is a great victory for us, but most especially for the Washington Heights Community," said Borough President Fields. "Lead Poisoning is an extremely serious health problem affecting some 30,000 children in New York City that cannot be ignored any longer. This safe house will provide children and their families a healthy environment and a place to turn to if lead is found in their apartments."



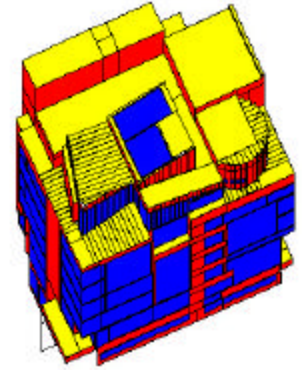
## ***Learning From Sustainable Schools***

There are few social and civic investments that rival the design and construction of schools, and the **Sustainable Buildings Industry Council (SBIC)**, managed by SWA, now offers workshops to make schools "safe, healthful, rewarding places to work, learn, and grow," according to SBIC. High Performance School Buildings workshops have been conducted in New Hampshire, California, and Maryland and there are plans for five additional workshops for school officials, architects, engineers, and facilities managers. Workshop attendees receive the *High Performance School Buildings Resource & Strategy Guide*, with a concise overview of high-performance school buildings and a phase-by-phase series of questions for owners to ask design firms. "Knowing the right, and sometimes tough, questions to ask the design firm helps ensure a high-performance school design," says SWA's Ellen Larson, who manages the program. For more information, Larson can be reached at: [el Larson@swinter.com](mailto:el Larson@swinter.com).



## ***Helping MIT Go Green Around Campus***

Long at the forefront of technical innovation, the **Massachusetts Institute of Technology** is now building two innovative projects, both of which have sustainable components (and both of which involve SWA as green consultants). For the new MIT Media Lab, designed by **Maki and Associates** and **Leers Weinzapfel Associates**, SWA performed DOE-2.1E modeling on the media lab (drawing right). Results indicate that using glazing with argon gas could save \$1,968 a year in energy costs; variable frequency drives on air handlers will save \$51,579 annually; and variable speed drives on hot water and chilled water pumps should have a per-year savings of \$24,852. SWA is also preparing specifications to recommend green materials and is helping with certification under the U.S. Green Building Council's LEED™ program. Meanwhile, over at MIT's Sloane School, SWA is assisting **Sasaki Associates** and **Moore Ruble Yudell** to master plan a new business school by preparing a seminar to inform MIT's Green Task Force on the project's planned sustainable features. The goal for the Sloane project is a LEED Silver rating, which SWA is helping achieve.



## ***Specing High- Performance Buildings***

One of the keys to high-performance commercial buildings is getting the specs right. So the annual meeting of the **Construction Specifications Institute** in Dallas, Texas in June was a perfect venue to share what SWA knows about that subject. Steven Winter spoke at a continuing education session on "Learning from the U.S. Department of Energy's Commercial High-Performance Building Project." Winter covered the benefits of high-performance buildings, the paths to achieve them, and detailed how different materials specified affect occupant health and building performance.

## ***Connecticut's Own Green Building Council***

One of the missions of the **U.S. Green Building Council (USGBC)** is to spread the word on sustainable buildings, primarily through the dissemination of information. State-based council chapters are a good way to reach building owners, architects, and builders, and Connecticut has taken initial steps to establish a USGBC chapter, with help from SWA. Richard Barredo and Bryan Garcia of **Connecticut Innovations** and the **Connecticut Clean Energy Fund**; former Connecticut state representative Bob Maddox, now with the **Connecticut Energy Co-op**; and Steven Winter (who is USGBC national chairman and is acting as USGBC Board Liaison) with SWA's John Amatruda have formed an Organization Committee to work with other Connecticut organizations to create a Connecticut-based affiliate by September 2001. A kickoff meeting planned for October will officially open the chapter to architects, engineers, builders, and other potential members. To assist in future state efforts, the USGBC is issuing recommendations as to how states can best create chapters. Stay tuned for further developments.

For more information  
visit the SWA Website:  
[www.swinter.com](http://www.swinter.com)

*WinterGREEN* is published monthly by Steven Winter Associates, Inc., 50 Washington Street, Norwalk, CT 06854. SWA is solely responsible for content and cost of publication. If you prefer to receive WinterGREEN by email, or for further information contact Michael J. Crosbie at SWA, phone 203-857-0200, fax 203-852\_0741, e-mail: [mcrosbie@swinter.com](mailto:mcrosbie@swinter.com). Visit us at [www.swinter.com](http://www.swinter.com).