

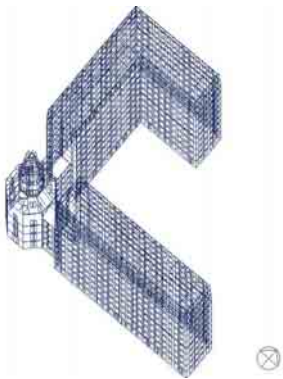
WINTERGREEN

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

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New York Announces First Green Building Tax Credit Projects



On the Road Again: Conferences You Won't Want to Miss

Steven Winter Associates (SWA) recently studied the viability of heat pump technology as part of its energy conservation assessment for an apartment complex to be built on Roosevelt Island in New York, which has earned one of the state's first Green Building Tax Credits. Under contract to the **New York State Energy Research and Development Authority (NYSERDA)**, the **Community Environmental Center**, architect **Becker and Becker Associates**, and developer **Octagon Park, LLC**, SWA performed energy analyses of the future Octagon Park Apartments. The analyses included energy simulations and calculations for Green Building Tax Credit compliance to determine the most efficient HVAC system (including a few variations of geothermal heat pumps that could utilize the East River as a condenser), and to help the developer select cost-effective energy conservation measures that could achieve at least a 35% reduction in energy use compared to a building built in compliance with the New York State Energy Conservation Construction Code. With SWA-recommended Energy Efficient Measures (EEMs) in place, including efficient glass and lighting, a heat recovery system with a glycol loop, a premium efficient motor, variable frequency drives (VFDs) on secondary pumps, occupancy sensors in corridors and stairs, condensing boilers, fuel cells, and building integrated photovoltaics, among others, the building could save approximately \$180,000 in annual energy costs—equivalent to a 36% reduction in energy use when compared to the same building built in compliance with the state code. On February 11, New York Governor George Pataki announced the selection of the Octagon Park Apartments as one of five projects that will be eligible to receive tax breaks under New York State's Green Building Tax Credit program, the country's first tax-incentive program for the design, construction, or rehabilitation of environmentally friendly buildings. Octagon Park qualifies for a green building tax credit of a whopping \$6.6 million.

Coming up in March, several SWA staff members will present at two conferences, the Northeast Sustainable Energy Association's (NESEA) Building Energy 2003 Conference and The Affordable Comfort Conference. The NESEA conference will be held on the campus of the Massachusetts Institute of Technology and at the Boston Park Plaza Hotel in Boston from March 12 to 15. Presentations by SWA's Charlotte Matthews, William Zoeller, and Andy Padian will be featured. Matthews is chairing a session entitled "LEED and EPC for Labs" to focus on the value of LEED for green laboratories and will introduce the EPA/DOE Labs 21 Environmental Performance Criteria (EPC). Zoeller will talk on "Opportunities and Pitfalls in Construction Detailing." Padian will present a full-day workshop, "Greening an Existing Facility," to focus on assessing priorities for greening large buildings. He will also address ways to pay for upgrades and renovations to existing buildings. Meanwhile, The Affordable Comfort Conference in Kansas City, Missouri from March 31 through April 5 features two short courses presented by Padian: "Auditing Apartment Buildings: Concepts and Strategies" and "Auditing Apartment Buildings: Techniques and Tools." The second course will be presented in the field and will teach participants how to perform building audits. SWA's Michael J. Crosbie will co-present the session "New Technology: Beyond the Hype," which will focus on the U.S. Department of Housing and Urban Development's PATH program.

***Profile:
Charlotte
Matthews and
Greening the
Laboratory***



***SWA 'Best
Practices'
Become State
Policy***

For more information
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"I have a particular interest in green laboratory and hospital design," says Charlotte Matthews, a LEED-accredited professional and recent addition to the SWA's "Green Group." "Laboratories generally consume three to five times the energy of a conventional office building, presenting a particular incentive for resource conservation." Matthews' education in laboratory design began as a user in college, where she majored in Environmental Science with a focus in Architecture. "Growing up in Hong Kong, I developed a keen appreciation for architecture, as well as the impacts of environmental pollution." Matthews career continued in Boston as the on-staff sustainable building specialist for an architecture firm with over 20 million square feet of built healthcare and research/teaching facilities. Matthews served as co-chair for the Boston Society of Architects (AIA) Committee on the Environment and joined the EPA/DOE Labs for the 21st Century Environmental Performance Criteria (EPC) development group. She will be introducing the EPC with Labs 21 Administrator Paul Mathews at the upcoming NESEA conference (see story on page 1). Since joining SWA, Matthews has worked on "greening" a wide variety of projects, including a firehouse, library, commercial high rise, residential building, vocational school, and university student center. She is currently involved with two university teaching and research laboratory projects, and is on proposal teams for two or three more laboratory projects.

In 2001 SWA conducted eight 30-hour training courses for the **New York State Division of Housing and Community Renewal (DHCR)** on Energy Management Practices, presented to more than 500 DHCR managers and maintenance staff. Those "best practices" have now become State policy. This past month, the Director of DHCR's Housing Management Bureau wrote to all housing companies, authorities, managers, and agents under their supervision that the "recording and



analysis of energy usage is essential in controlling energy costs." In order to assure that energy utilization information is reported accurately and can be relied upon for analysis purposes (as stressed in SWA's training sessions), DHCR now requires the submission of a Utility Consumption Record to monitor a building's energy use. And to ensure that heating equipment is maintained at optimal operating efficiency throughout the year, DHCR now requires the submission of a Report on Maintenance of Heating Equipment. The five-day training session, which was conducted by SWA's F. L. Andrew Padian (above) across New York State, focused on electricity consumption, monitoring fuel usage and bills, central heating and hot water systems, water conservation, health and safety, and energy audits. SWA's training for DHCR has had an affect on the recording and analysis of energy usage, which represents a substantial and increasing portion of the operating budgets of State-supervised housing developments. SWA believes that this is the first time a government housing entity has requested this type of information, and we applaud DHCR's effort and hope to do similar training across the country.

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 ext. 210, fax 203-852-0741, e-mail: mcrosbie@swinter.com. Visit us at www.swinter.com.