

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

Greening Outside the Box

Sometimes a green project that starts merely with a client's curiosity about sustainability can grow into a change in overall policy. That's what happened when Steven Winter Associates, Inc., (SWA) started working with the **Ethel Walker School**, a women's college

preparatory school in Simsbury, Connecticut. The school is in the process of expanding its nationally recognized equestrian program, including the construction of a new 50,000-square-foot building which will house the stables, a warm-up ring, classrooms and administrative offices. The school board wants the new equestrian center to be LEED certified, but needed some guidance as to what might be possible and how to achieve its green goals. Enter SWA, which conducted a sustainability workshop for those involved in the project—representatives of the equestrian program, the facilities staff, the school's development office, and the designers (**Schoenhardt Architects, Milone & McBroom**, and **Tom Croce, Equestrian Architect**).

According to SWA's Cecily Channell, the workshop helped the team to set green objectives for the project, covering the LEED criteria point by point, and available funding and incentives for green features. The project was in the schematic design phase—still early enough to make adjustments to the design to accent sustainability. "We used the check list as a framework for making decisions," explains Channell, "to help guide design that would support the sustainability goal of a LEED Silver certification and also meet the project's budget and schedule." The workshop forum allowed presentations on different strategies and technologies, a variety of ideas to be considered, and trade-offs to be made. SWA is now analyzing renewable energy techniques, such as a photovoltaic system that creates power for the school, beyond what will be used by the equestrian center. The workshop also helped the school to understand how the commitment to sustainability could shape the identity of the school itself. Steven Winter, in a presentation to the school's board, invited them to think broadly about how sustainability could be pursued throughout the school community—everything from recycling programs, vendor contracts, and day-to-day operations to incorporating green education into the curriculum and promoting the school as a steward of the environment. The next step for the Ethel Walker School is to look for more greening opportunities and developing an environmental policy for its 620-acre campus—thinking outside the box and long-range, beyond the current project at hand. That's a commitment to green that can change an entire institution.



Tuning Up Home Performance



Last year, SWA had another opportunity to apply its research findings and lessons learned in the field to energy consumers. In 2006 SWA started working with **Connecticut Light & Power (CL&P)** on its "DuctWorks" program, in which Connecticut homeowners with ducted air-conditioning systems were provided with a free diagnostic and duct-sealing services (paid for by CL&P). SWA completed more than 400 DuctWorks visits throughout two Connecticut counties. On the heels of this successful program, CL&P is now ready to roll out "Home Energy Solutions," a new energy performance diagnostic program it is sponsoring with the **Connecticut Energy Efficiency Fund**, with funding also coming from **United Illuminating, Connecticut Natural Gas, Southern Connecticut Gas, and Yankee Gas**. The new program is "fuel blind," which means that single-family homeowners are eligible to take part in the program no matter what fuel they use to heat or cool (a \$100 co-pay is required for oil, propane, and wood-fire systems). According to SWA's Courtney Moriarta, services include both heating and cooling duct sealing, home air-sealing, installing compact fluorescent light bulbs and hot-water-saving devices. Another plus is advice to homeowners about the results of the diagnostic visit, energy-saving options, and incentive programs such as utility and government rebates, low-cost loan packages, and federal tax credits. Education is also a service—homeowners will learn how performance deficiencies can be remedied. For more information about the Home Energy Solutions program contact SWA at ductworks@swinter.com, or through this toll-free number: 1-877-792-1972, x290.

LEED for Homes Pilot Surges Ahead

Site preparation has begun on the largest **LEED for Homes Pilot** project in New York: the redevelopment of the Markham Gardens affordable housing complex in Staten Island. **Markham Gardens Developers, LLC**, a partnership between **Domain Companies** and **Arker Companies** in cooperation with **Neighborhood Housing Services of Staten Island** has committed to building 290 new affordable housing units as part of an effort by the **New York City Housing Authority (NYCHA)** to create more high-quality affordable housing, with both rental apartments and for-sale homes included in the project. The homes are designed to comply with both the New York ENERGY STAR Labeled Homes Program and will achieve a rating of Silver under the new LEED for Homes Pilot program. As the project's LEED for Homes and Energy Star provider, SWA is working closely with the design team led by architect **Domech, Hicks & Krockmalnich Architects** to ensure that the homes will meet energy-efficiency and sustainability requirements of both programs. "This project is a landmark for the LEED for Homes Pilot Program in the northeastern U.S., both because of its size and because of the cachet of pursuing a Silver rating on a production scale," says SWA's director of LEED for Homes services Maureen Mahle. The mixture of rental apartments and for-sale houses at Markham Gardens will feature durable and low-emitting finishes; ultra low-flow faucets and showerheads; native species landscaping and shading or hardscapes; and a host of ENERGY STAR-qualified products including efficient boilers, lighting, appliances, and windows. The efficient homes are expected to qualify for incentives from the **New York State Energy Research and Development Authority** to help offset the cost of implementing and verifying energy efficiency strategies.

For more information
visit the SWA Website:
swinter.com

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