

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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A Green House Grows in Brownsville



LEED: How Much Paper?

Green, energy-saving technologies were spotlighted at a "technology ribbon cutting" at the first PATH colonia home completed in Brownsville, Texas. The house is a demonstration project in the **U.S. Department of Housing and Urban Development's PATH (Partnership for Advancing Technology in Housing)** program, for which Steven Winter Associates, Inc. provides technical assistance. Erected by YouthBuild trainees, this house is just the first in a series to be built by the **Community Development Corporation of Brownsville (CDCB)**, an award-winning CDC helping the poorest of the poor living in the largest and oldest colonia settlement in the U.S. Keynote speaker Cynthia Leon (top), regional HUD director, cited the contributions of PATH and SWA, noting that new technology helps reduce long-term ownership costs through energy-saving and low-maintenance products and systems. Among them are plastic manifold water distribution with PEX tubing; air admittance valves; value-optimized framing; intake-only ventilation system; low-e glazing; higher-efficiency HVAC; and increased levels of insulation. The plan is to introduce new technologies gradually, throughout the series of homes, until contractors and the trades are familiar with them. Future homes are planned to include vinyl-framed windows and radiant barrier roof sheathing, among other technologies.

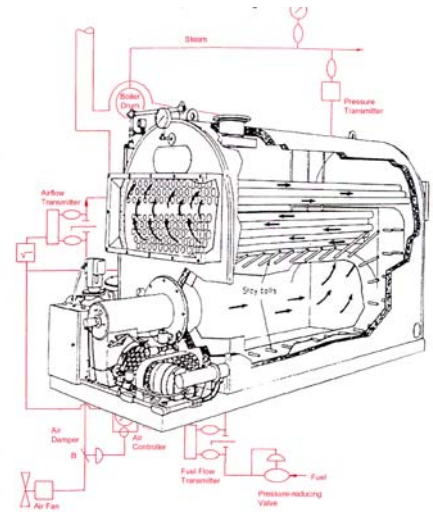
That's the question that a new study by SWA should answer. The **U.S. Green Building Council** just released LEED v2.1 in response to the high costs some design teams have attributed to assembling and submitting the documentation required for a LEED New Construction application. The study is funded by the **New York City Department of Design and Construction (DDC)**, which is considering the feasibility of requiring LEED Certification on future projects. SWA, working with **Kostow Greenwood Architects**, will conduct an in-depth study of documentation and application costs of three New York City projects as case studies: (top) the Kensington Branch Library in Brooklyn with **SEN Architects** (Certified); (middle) the Brooklyn Children's Museum with **Rafael Viñoly Architects** (Silver); and (bottom) the New Administration Building for the Queen's Botanical Garden with **BKSK Architects** (Platinum). SWA was the LEED/sustainable design consultant on all three. Documentation costs will be the focus, as opposed to incremental costs associated with "green" design features such as vegetative roofs. The study will distinguish between costs that will be consistent for most LEED projects, and costs likely to fall once designers, contractors, and subcontractors are more experienced with LEED. All of the projects will have begun construction within a year (the study will be completed after all the projects are constructed and awarded a LEED rating).



Improving Multifamily Building Performance

SWA recently completed the latest installment (the ninth) of its popular training session, “Energy Management Practices for Multifamily Buildings,” in New York, conducted by the firm’s senior housing specialist, Andrew Padian. The purpose of the course is to challenge the ways many building managers think of energy usage--not as a budget line item that increases over the years, but rather, a commodity that is routinely wasted and can be reduced.

Designed to help managers “green” their existing facilities, the session offered attendees a variety of ways to reduce energy usage in the range of 10 to 40% with little or no cost and minimal effort. One of the goals of the class is to teach managers how to properly modify and tune their existing HVAC systems to inexpensively increase efficiency, particularly with older equipment (such as the three-pass scotch-marine boiler in the diagram above). Ways to increase indoor environmental quality were also covered, such as mold abatement, which can be achieved by remedying common construction flaws (such as improper placement of insulation). Said one of the session’s attendees, an architect: “A lot of energy and dollars can be saved by implementing a few small energy-conservation measures. The course fee is negligible in comparison with the savings.” Check the SWA website (www.swinter.com) for future sessions to be offered this fall.



Andy Hathaway: South Texas Greenie



Andrew Zumwalt-Hathaway, a sustainable design consultant, is a valuable member of the specialized green group at SWA. Hathaway was the first LEED-accredited Professional in New York State and worked on the first LEED-Certified building in New York, the Department of Environmental Conservation Headquarters designed by **WCG&S Architects**. Hathaway provides technical assistance on site issues, water conservation, and material life-cycle assessments. He also helps projects develop the appropriate specification language needed to meet environmental goals. “Environmental stewardship and social responsibility should be the key factors in all disciplines” explains Hathaway. “My work at SWA is an opportunity to apply this to architectural projects around the country.” Currently, Hathaway is working on the Hearst Headquarters, an 850,000-square-foot office highrise in Manhattan designed by **Lord Norman Foster**. Other projects include the Clinton Presidential Center and a Visual Arts Center for Sarah Lawrence College with **Polshek Partnership Architects**; Terminal ‘A’ at Boston Logan International Airport for Delta Airlines with **HOK**; and the expansion of Chicago’s McCormick Convention Center with **A. Epstein and Sons**. Hathaway is also conducting a comprehensive study of the costs associated with LEED Documentation for the **New York City Department of Design and Construction** (see page 1). In addition to his tasks at SWA, Hathaway is Vice Chair for the New York City Chapter of the American Institute of Architects’ Committee On The Environment (COTE), a committee that brings architects from around the city together to present “green” case studies and share lessons learned in the city’s burgeoning arena of high performance, sustainable design.

For more information
visit the SWA Website:
www.swinter.com

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