

# 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

## Hyatt to Achieve LEED NC Silver



Andaz Hotel, Manhattan, NY

**Hyatt International** has introduced the **Andaz** brand of hotels to New York City and SWA is working with the design team and owner to achieve the goal of LEED NC Silver. Translated as "Personal Style" from its Hindi origin, Andaz is committed to creating a unique, relaxing and uncomplicated luxury experience. The original 1914 building has been renovated to accommodate 140 guestrooms on the existing nine floors; four additionally built floors contain 44 fractional rooms with views facing the famous landmark, the **New York Public Library**. The cellar and first two floors will accommodate restaurants, bars, retail space, and meeting studios; with the remaining floors accommodating the guestrooms and suites. The hotel has been slated to open in early 2010.

Andaz has incorporated many important sustainable features while successfully reusing 100% of the original building structure and envelope (excluding the windows), greatly reducing the amount of waste generated and carted off-site. Hyatt will also help reduce pollution and negative impacts from automobile use; the hotel will offer a parking discount to guests arriving in fuel-efficient or low-emitting vehicles.

Other green building features include: FSC wood, recycled content materials, and low emitting paints, adhesives, sealants and coatings. Extensive use of natural light will enhance occupant comfort and reduce energy costs.

For more information, contact Kristy O'Hagan, [kohagan@swinter.com](mailto:kohagan@swinter.com).

## SWA Expands LEED Services to Include Builder Project



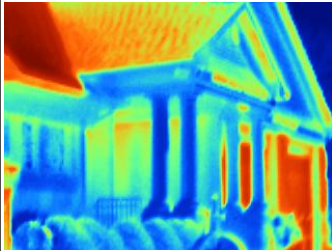
The general contractor and subcontractors play an important role in a project achieving LEED® certification. "The general contractor is on the front line of educating the sub-contracting community as to the intent and process required for LEED," says Julia Craighill, AIA, LEED-AP for SWA. For a contractor lacking project experience, however, the tasks of communicating requirements to the subcontractors and assessing the maze of information can be overwhelming and can result in lost opportunities on potential credits.

SWA has created a tailored service for the construction industry that guides constructors on the work and process they need to follow to fulfill their responsibilities in a LEED project. This initiative builds on SWA's experience training contractors on LEED. SWA has created curricula to explain the LEED Rating System and the differences in its impact on each of the parties to the construction process. The training materials have detailed instruction on the various ways that LEED affects the activities (from inception through completion) that typically fall within the construction contractor's scope of work. The curricula focus on the steps necessary to earn points and credits, and the related effects on the construction process.

SWA's builder services are intended for larger projects or those where the contractor is not guided by an experienced LEED professional. SWA offers a range of LEED Program Management consulting services to help design teams achieve sustainable design goals and comply with LEED standards for commercial, institutional and residential projects all across the country.

For more information, contact Julia Craighill, [jcraighill@swinter.com](mailto:jcraighill@swinter.com).

## New Jersey Offers Energy Audit Programs to Reduce Energy Costs and Usage



Infrared picture of DPW Building - Borough of Waldwick, NJ

The **New Jersey's Clean Energy Program** supports energy efficiency through conservation efforts and promotes the development of renewable sources of energy. The **Office of Clean Energy**, which was established in 2003 by the **New Jersey Board of Public Utilities**, administers this program that offers incentives for energy audit services and installations of energy conservation and environmental measures to New Jersey customers.



DPW Building - Borough of Waldwick, NJ

Since October 2008, local government entities, such as municipalities, schools, and community centers, among others, that choose to reduce energy expenses and implement green technologies and onsite generation systems can enroll in the **Local Government Energy Audit Program (LGEA)**. Steven Winter Associates, Inc. (SWA) is one of the five pre-qualified firms that provide energy auditing services under this program, administrated by **TRC Solutions**. Incentives cover 75% of the energy audit cost and up to the total cost of the audit if the customer decides to implement the measures recommended in the audit report within one year following the report.

Launched in March 2009, the **Pay-for-Performance (P4P) Program** offers incentives to existing commercial, industrial, institutional and multi-family buildings eligible to participate in this performance-based energy program. Upon demonstrating a minimum 15% reduction in current energy usage, customers could obtain incentives proportional to the energy reduction. SWA is also an approved Energy Partner under the P4P program.

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## Residential Professionals Qualify for New AP Credential



The **Green Building Certification Institute (GBCI)**, the certification and accreditation arm of the **U.S. Green Building Council** organization, recently beta tested a new professional accreditation for residential homebuilding professionals. Four of SWA's staff recently took and passed the LEED® Accredited Professional (AP) Homes beta exam. The credential is intended to allow contractors, subcontractors, designers, consultants, and even suppliers and real estate professionals to demonstrate their knowledge of the LEED for Homes Rating System. The Rating System offers a credit to projects that have a LEED AP Homes on board the project team starting in the design phase. The Homes accreditation exam is due out this June. For more information on the exam or the new tiered credentialing system offered by GBCI, visit its website: [www.gbci.org](http://www.gbci.org).

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## Unveiling a Historic Landmark in Staten Island



The **Domain Companies**, the **Arker Companies**, the **Metropolitan Council on Jewish Poverty** and **New York City's Department of Housing and Preservation Development** will be celebrating the grand opening of **Park Lane at Sea View** on Tuesday, June 9th, at 10:30 a.m. Park Lane at Sea View includes two landmark buildings on **Staten Island's Sea View Hospital and Rehabilitation Center and Nursing Home** campus. When the buildings were first constructed about a hundred years ago, they were used as dormitories for nurses. Now they include 104 units of mixed-income rental housing for seniors. The **State Historic Preservation Office** and **National Park Service** supervised the renovation, which is the first historic landmark structure to participate in **New York State Energy Research and Development Authority's Multifamily Performance Program**. SWA provided the technical assistance needed to guide the project toward earning an Energy Star label.

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

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