

Green Building Program Celebrates LCRA Project

Green Building Program member [Graeber, Simmons & Cowan \(GS&C\)](#) hosted a luncheon in July to celebrate the Green Building Rating achieved by [LCRA \(Lower Colorado River Authority\)](#) in Phase 2 of their Service Center Consolidation project. The GS&C luncheon provided an opportunity for all involved to reflect on the original goals set by LCRA and gauge the progress that had been made. From the beginning, the GBP stressed the importance of establishing specific, measurable goals prior to design, and then getting the entire design team to buy in to the concepts. LCRA's original goal was a modest 2-star rating; however, they easily scored high enough on the GBP's commercial rating tool to warrant a 3-star rating. In fact, the LCRA project obtained a score of 85% of the available points -- the highest score of any project rated under the commercial rating tool to date.

Tommy Cowan, a Principle with GS&C, opened the celebration by presenting Texas Cowboy hardhats for two LCRA employees responsible for seeing the project through to completion: Mark Sharp (LCRA Construction Inspector) and Gary Theiss (Phase 2 Project Manager). Lee Gros, an architect with the Green Building Program, summarized the project's notable sustainable features and awarded rating certificates to Guy Dawes, LCRA's Project Manager, Juliee Beyt, GS&C's Sustainability Coordinator, Rick Guerra, MEP Engineer with [Jose I. Guerra, Inc](#), and Brian Ott, Landscape Architect with [TBG Partners](#). The project began in late 2000 when LCRA decided to remodel the Dalchau Service Center complex on Montopolis. The site includes a service yard for LCRA vehicles and equipment. A need for more office space and LCRA's desire to raise the aesthetic of the site and present a better face to the area drove the decision. LCRA especially wanted to reduce the hardscape around the building and they added pervious paving and landscaping to make the space more attractive. Phase 1 of the project included building a new horseshoe shaped building at the rear of the site for vehicle and equipment service and maintenance. Phase 2 was the remodel of the existing building into office space. The program for Phase 2 included 40 specific goals for sustainable design. These included extensive daylighting, solar shading, adaptive reuse of buildings, energy efficient lighting and equipment, and selection of materials based on factors such as recycled content, locality, toxicity and durability. LCRA's newest in-house design guide has a neat feature: it requires that all offices with doors be in the inner space of the building with cubicle spaces ringing the outside window spaces. This way cubicle workers have much more daylighting benefit. Walled offices with doors have windows and transoms to allow daylight to reach into the building's interior.

"The remodel was a lengthy process requiring an integrated design team approach and careful attention to all of the details," says Guy Dawes, LCRA's Project Manager. "The outcome was an

outstanding building renovation resulting in an esthetic, healthy, productive office environment that is both energy efficient and easy to maintain."

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Vegetated roofs are beneficial in several ways: they help reduce stormwater runoff, improve rooftop water quality, reduce the urban heat island, reduce building energy consumption, increase roof life expectancy, provide urban landscape opportunities and provide other benefits. Green roofs reportedly can earn more than 10 LEED points for the various green building benefits afforded.

The CSI meeting really got the ball rolling and a few days later Dick sent an invitation out to city staff, local architects, landscape architects, and builders that met with overwhelmingly positive response. Several companies contacted Dick to ask if they could present at the seminar and the meeting quickly expanded to an all day event. In the morning, various product representatives discussed how green roofs work and showed case studies of some of their most successful projects. The afternoon session was Question and Answer with the panel of experts.

One of the most interesting things to come out of the seminar was the information that a research project is planned for green (vegetative) roofing at the Lady Bird Johnson Wildflower Center. The Center will help discover which native species will provide optimal green roof characteristics for a variety of applications. Several green roof manufacturers will be challenged to provide Central

Texas green roof assemblies to undergo testing for rainwater storage, rooftop and below roof temperatures, dry and wet weight and water quality.

The [Roof Consultants Institute's](#) Foundation has granted funds to initiate this Project. Other funding sources are being solicited to help supplement initial funding. For more information on the Project, contact [Brian Gardiner](#).

More About Green Roofs

www.greenroofs.com

ED+C Article: [Green Roofs: Stormwater Management From the Top Down](#)

Northwest EcoBuilding Guild: [The Green Roof Project](#)

Low Impact Development Center: [Green Roof Design and Maintenance](#)

Architecture Week Article: [Green Roof Retrofit](#)

AIA Architect Article: [Green Roofs in Washington, DC](#)

And don't forget:

Green Roofs for Healthy Cities and The Government of the District of Columbia are pleased to announce the third annual "[Greening Rooftops for Sustainable Communities Conference, Awards and Trade Show](#)" May 4 - 6, 2005 in Washington, D.C. This event will bring together experts from diverse fields across North America and around the world. The conference will raise awareness of the many benefits of green roofs, share new research findings and provide information on the latest designs, implementation techniques and products.

Submissions are being sought for the three tracks: Programs and Policies to Support Green Roof Infrastructure, Green Roof Design and Implementation, Research/Technical Papers on Green Roof Performance. Submission requirements: A 300-word abstract and 50-word biography by September 30, 2004. See details at <http://www.greenroofs.org>.

Austin's City Hall Nears Completion

The Green Building Program staff recently took a tour of Austin's new City Hall building. City of Austin Project Manager Nick Naccarato kindly took time from his schedule to lead the tour. The 120,000 square foot building will house the City Council, Mayor, City Manager, Public Information Office, City Legal Department, and the Downtown Redevelopment Group. The 4-story structure is aiming for a LEED Silver rating. The LEED rating tool covers six categories: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality, and Innovation and Design Process. Some of City Hall's green features in each of the categories include:



Sustainable Sites

- Urban setting and redevelopment area
- Public transportation access
- Bicycle storage and changing rooms
- Alternative fuel refueling stations available (plug-in to recharge electric vehicles)
- Reduced development footprint
- Landscape and exterior designed to reduce heat island effect (non-roof): For example, large trees are being moved to the site to create instant shade

Water Efficiency

- Reduce irrigation by 50%: For example, recycled site water is being used for landscape watering

Energy and Atmosphere

- Estimate a 20-30% energy use reduction with district cooling with chilled water
- Building commissioning
- Green power use: For example, power supplied by GreenChoice and the on-site PV array

Materials and Resources

- Construction recycling program
- Diversion of 50-75% of construction waste from landfill
- Recycled content in materials: For example: copper cladding and carpet both have high recycled material content
- Local/region materials: 20% manufactured locally
- Fifty percent of local materials harvested locally: For example, all stone and limestone is harvested within 500 miles

Indoor Environmental Quality

- Carbon dioxide monitoring
- IAQ plan, during construction & before occupancy



- Low emitting materials (adhesives & sealants, paints, carpet, composite wood)
- Indoor chemical and pollutant source control
- Thermal comfort (ASHRAE 55-1992 and permanent monitoring system)

Innovation and Design Process

- LEED accredited professional on design team
- FFE (Furnishings, Fixtures, and Equipment) Package
- Public education component
- Art in public places component

Member Bulletin Board

Green Building Program Says Goodbye to Green Pioneer Stewart Butler

Green Pioneer and early supporter of the Green Building Program, Stewart Butler, died Sunday, August 8th, at his home in Austin. Stewart founded [Woodsmith Builders](#), a residential remodeling company in 1983 and was one of the very first members of the Green Building Program.

In fact, one of his projects was chosen for the first ad campaign that the Green Building Program ever ran with the Austin American-Statesman. That same project, a 1930's bungalow remodel, was featured on our CD-ROM, Green by Design. The segment shows the owners, the architect, and Stewart discussing the project. Stewart was also a strong supporter of the Austin Sustainable Building Coalition and the Kerrville Folk Festival.

TuffVENT™ Samples Available to GBP Members

Weidmann Industries recently contacted the GBP about their new attic rafter venting product, TuffVENT™. The product was reviewed by staff and soon will be added to the Green Building Program Sourcebook. [!www.weidmann-industrial.com](http://www.weidmann-industrial.com). They have offered to provide GBP members with free full size samples of the product. If you are interested, please contact Patrick O'Brien at 1-315-376-4935 or email: pobrien61@hotmail.com.

Austin Named As A Green City to Watch

In a recent article published by Renewable Energy World, Austin is listed as a City to Watch for its ambitious and innovative renewable energy initiatives. [Read the whole article](#) (Green Cities to Watch is about halfway down, the first part of the article is about Chicago's goal to become the greenest city in the world.)

NAHB National Green Building Awards

The [National Association of Home Builders \(NAHB\)](#) invites home builders, remodelers, developers, nonprofits, academics, industry experts and others involved in green building efforts to submit entries for the 2005 National Green Building Awards. The awards recognize individuals, companies and organizations that demonstrate a commitment to the ideals of green home building.

Entrants for the 2005 National Green Building Awards are eligible to compete in seven "green" categories. Entries must be received by December 15, 2004. A \$250 fee is required for entries in all categories except Green Advocate of the Year and Green Program of the Year (New Program).

USGBC Leadership Awards Nominations Now Open

Nominations are now being accepted for the third annual [USGBC](#) Leadership Awards. These prestigious awards recognize excellence in green building in the public and private sectors as well as within the USGBC's membership. Awards will be given in the following five categories: Green Public Service Awards Non-Government (NGO), Government, Green Building Business Award, Local/Regional Leadership Award and the USGBC Leadership Award. You might recall that the Green Building Program won the Leadership in Public Service Award for Government in 2002. Any USGBC member may submit a nomination. Fill out the nomination form by Friday, September 10, 2004. Nominees in the USGBC Leadership category must be USGBC members. Nominees in the Business, Government, NGO, and Local/Regional categories do not have to be USGBC members. USGBC is seeking a consultant to support the release of the LEED Rating System for New Construction version 2.2. Submission deadline is September 15.

LEED® for Commercial Interiors Second Public Comment Period Now Open

The USGBC is now soliciting comments on the substantive changes made to the first draft of the LEED for Commercial Interiors (LEED-CI) Rating System. The second comment period will be open for 15 days from Thursday, September 2, through Thursday, September 16, 2004, 5:00 PM PST. Comments are only accepted online at: http://www.usgbc.org/LEED/Drafts/drafts_main.asp.

High-Quality Digital Photographs Needed

We have an ongoing need for high-quality photos of rated projects (300 dpi in 8"x10" size) to use on our website and in PowerPoint presentations, exhibits, and advertisements. We would like exterior, interior, and detail shots. Photos should be well-composed, well-lit, with debris and clutter removed. Pictures of projects with established landscapes are particularly needed. Please e-mail them to your [Green Building Program staff representative](#).

Green By Design Sponsorships

We are now soliciting sponsors for the February 5, 2005 [Green by Design Workshop](#). The aim of these full-day seminars is to help the general public understand the importance of green building, so they will ask you--the building professional--for greener homes. Most attendees are **ready to remodel or build new homes** and many of them are looking for architects, designers, builders

and trade contractors. These workshops have proved to be very popular and usually sell out. Audience size is dependent on the venue, but typically ranges from 80 to 120 highly motivated people.

Get All the Info on [Austin Energy's Solar Rebate Program](#)

Rebates available as of June 1! The residential rebate cap will be \$15,000 with a \$100,000 cap for commercial installations. The program has just over a million dollars in funding for this year. Get your application in soon!!