

# The Rebuild America September 2000 Flash Report

“Good News from America’s Communities”

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## **New Partnerships**

The following partnerships were added last month:

Association for Energy and Affordabilty; New York City, New York

Bedford Urban Enterprise Zone Association, Inc.; Bedford, Indiana

Greater New Britain; New Britain, Connecticut

Massachusetts Electric Energy Efficient Schools; Northborough, Maine

Maui Community College; Maui, Hawaii

Spokane Neighborhood Action Program; Spokane, Washington

Town of Wallinford; Wallinford, Connecticut

Visions Five CDC; Cookeville, TN

Currently, there are 299 Rebuild America Partnerships in 48 states and three territories.

Altogether, these partnerships have committed to retrofit 544,160,937 square feet.

## **Rebuild Carbondale Focuses on Recycling Hazardous Waste from Light Bulbs and Ballasts**

**Rebuild Carbondale** (Illinois) and the Southern Illinois Chapter of Association for Professional Energy Consultants (APEC) co-sponsored a meeting on September 21, to address the need to recycle all mercury-containing light bulbs and ballasts.

Featured speaker was Danny Cox of the HTR Group, a licensed and Department of Natural Resources-certified Resource Recovery Facility specializing in the disposal of mercury-containing light bulbs, ballasts, batteries and computers according to federal, state and local regulations. HTR Group uses state-of-the-art recycling technology, computer-controlled equipment and a negative pressure air chamber. To receive more information, please contact Manohar Kulkarni at [kulkarni@siu.edu](mailto:kulkarni@siu.edu) or 618/453-3221.

## 2000 Hamilton County Fair Allows Rebuild Iowa to Reach the Community

The Hamilton County (Iowa) Fair was an ideal forum to bring the message of energy efficiency to the Iowa community. The four-day event was held from July 26-30, and attracted more than 15,000 attendees. At a booth staffed by the **Hamilton County Support for Enriching Economic Development (S.E.E.D.)** partnership, Fred Marcalus talked up the benefits of Rebuild America and Rebuild Iowa.



Rebuild Hamilton County Steering Committee Member Fred Marcalus (r) educates a community member about the partnership's energy efficiency efforts.

The Hamilton County S.E.E.D. partnership serves as a mechanism to bring Rebuild Iowa to the county's eight rural communities. The partnership works to identify the best way to structure and implement Rebuild Iowa in these communities. To date, eight building owners have joined Rebuild Hamilton County and analyses of their buildings have been scheduled. For more information on Hamilton County S.E.E.D., contact coordinator Catherine Bergman at 515/832-9575. For more information on Rebuild Iowa, contact Heather Silberhorn at 515/281-5007 or email her at [heather.silberhorn@dnr.state.ia.us](mailto:heather.silberhorn@dnr.state.ia.us)

## Portland Housing Authority Reaps Big Rewards from Energy Efficiency Investments

Johnson Creek Commons, a Portland (Oregon) affordable housing development, is a prime example of how up-front investments can pay off in the long run. The 15-unit apartment complex serves Portland residents whose income is between 30 to 50 percent of median family incomes and is located in the Brentwood-Darlington neighborhood, which suffers from a shortage of affordable housing for low-income residents.

During the housing complex's rehabilitation, upgraded insulation was installed in the building's ceiling, floor and walls; double-pane high-efficiency windows and energy-efficient appliances were installed; and on-site water efficiency was improved. ROSE Community Development and Sustainable Communities Northwest financed renovations to the housing development.

As part of the City's Green Building Initiative, XENERGY, an engineering firm, analyzed the changes using sophisticated computer analysis. Using this modeling, they estimate that the retrofits will cut the complex's energy bills by more than \$6,000 a year – which represents a 75-percent reduction in the electricity used for space heat within the apartment

units. Project sponsors have guaranteed the Portland Development Commission (PDC) that the property will be maintained as affordable housing over the next 60 years, yielding a cumulative savings of \$145,000 or more than three times the total cost of the efficiency upgrades! Once the \$15,000 rebate from the local utility, Portland General Electric (PGE), and grants provided by PDC and U.S. Bank are factored in, their simple return on investment is more than 30 percent.

After the release of the study's results, Rob Bennett, the City's Green Building Initiative manager, said, "It pays to build green. There's an immediate return in lower energy bills as well as, a long-term benefit to the environment. The property owners benefit, the tenants benefit, in fact all of us benefit. We'd like to see more projects like this."

To assess your opportunities if you're considering construction or significant renovation, contact Rob Bennett of the Portland Energy Office at 503/823-7725. For more information about this study or the Green Building Initiative, visit the Energy Office web site at [www.ci.portland.or.us/energy/greenbuilding.htm](http://www.ci.portland.or.us/energy/greenbuilding.htm)

### **Green Building Exposition Held in New Mexico**

On Saturday, Sept 16, an exposition of Green Building Approaches and related topics was held at the Senior Center and the Central Park Square parking area in Los Alamos, New Mexico. Topics included rastra, straw bale, structured insulated panels, adobe and state-of-the-art insulation systems for stick-frame. Presentations also covered weatherization, fire-safe building and passive solar building guidelines. Area architects were on-hand to assist attendees on a one-on-one basis.

Green Building displays were featured, including New Mexico Solar Energy Association's SunChaser2 mobile display unit, an over-sized SunOven, blower door testing apparatus, the Reward Wall Building System and samples of building materials such as rastra, adobe and pumice block.

The free exposition was sponsored by Vision 2020 Los Alamos, Fannie Mae, Cerro Grande Fire Survivors Association, Los Alamos Community Development Center, Barras Architecture and the New Mexico Solar Energy Association. For more information, visit [www.vision2020la.org](http://www.vision2020la.org).

### **Silver Anniversary Celebration for NYSERDA**

To commemorate 25 years of successful partnerships with industry, government, academia and non-profits, the **New York State Energy Research and Development Authority (NYSERDA)** hosted its Business, Technology and Energy Expo on September 19, in Albany, NY. The event highlighted NYSERDA's direction towards energy, environmental and economic competitiveness. The Expo featured more than 100 displays of successful and promising energy and environmental technologies and strategies, offered recruiting and networking opportunities, provided opportunities to apply for millions of dollars in funding from NYSERDA and the U.S. Department of Energy, and included presentation sessions on business opportunities and energy options for the future. For more information about the

event, contact Rebuild New York's Communities Coordinator, Peggie Neville, at 518/862-1090, ext. 3368.

### **Rebuild New Mexico to Receive the Governor's Green Zia Award**

In their home state, **Rebuild New Mexico** and the San Cristobal Ranch are being rewarded for their on-going efforts to make New Mexico more energy-efficient and environmentally sound. Partnership Lead Peter Alexander will accept a 2000 Green Zia Commitment Award from Governor Gary E. Johnson on October 4 in Santa Fe, New Mexico.

The Green Zia Environmental Excellence Program is a voluntary program designed to support and assist all New Mexico businesses – from the largest facility to the smallest corner business – achieve environmental excellence through continuous environmental improvement. The program encourages the integration of environmental concerns into business management practices through the establishment of a prevention-based environmental management system. For more information on Rebuild New Mexico, contact Peter Alexander at [cristobl@laplaza.org](mailto:cristobl@laplaza.org).

### **Housing Authority Implements Cutting Edge Technology**

The New York City Housing Authority's (NYCHA) Energy Department is cutting energy costs by implementing energy conservation programs, exploring new technologies and improving field operational productivity. The department's director, William Steinmann, recently demonstrated several new technologies to Rebuild America's Greg Davoren, Peggie Neville and Cara Applegate. Mr. Steinmann showed how NYCHA's advanced automated heating system and integrated building control system will regulate the heat and hot water temperatures of NYCHA's apartments based upon actual temperature changes in the apartments rather than outdoor temperatures. The NYCHA has collaborated with the New York State Energy Research and Development Authority, a Rebuild America partner, to develop the Integrated Building Control System and is considering entering into their own Rebuild America partnership. For more information contact Greg Davoren, Boston Region Team Lead, at 617/565-9706.

### **New York Partnership Enjoys Renewed Energy**

After a break from the program, a New York City Rebuild partnership is ready to put forth invigorated efforts to achieve energy efficiency in their community. Representatives from the **Association for Energy Affordability** (AEA) recently met with Rebuild America's Greg Davoren, Peggie Neville and Cara Applegate to reformulate and renew the partnership's goals. The AEA has found that New York City's bodegas (or small grocery stores) are in need of upgraded refrigeration systems for both utility cost and health reasons. The partnership hopes to utilize Rebuild America's technical support to determine the feasibility of reducing the refrigeration operating costs and increasing its optimal performance, thereby reducing food spoilage. The partnership also hopes to implement energy audits in faith-based organizations. For more information contact Greg Davoren, Boston Region Team Lead, at 617/565-9706.

## Rebuild Iowa - the Talk of the State Fair

At the 2000 Iowa State Fair, held August 10-20, people were excited about energy efficiency, thanks in part to a display developed by the Iowa Department of Natural Resources Energy



The energy -efficient model home and high-mileage vehicles gathered quite a crowd at the 2000 Iowa State Fair.

Bureau. The new display showcases a variety of energy efficiency and renewable energy technologies and was developed to highlight the steps that Iowans take to ensure a better environment and economy using these technologies.

The display included a Model Energy Home that showcased how energy-efficient construction can reduce energy consumption by 30 percent, resulting in a swift payback. Included in the model were a Maytag Neptune Washer, energy-efficient landscaping, an ENERGY STAR<sup>®</sup> television, solar panels and a carpet of recycled material. A local artist

painted a mural depicting Iowa's innovation in developing energy technologies on the farm focusing on the State's use of wind turbines and corn and switchgrass (biomass). Attendees were particularly impressed with the high gas mileage of the Honda Insight and Toyota Prius on display.

During the ten days of the Fair, Energy Bureau staff spoke visitors about what they can do today to reduce energy consumption. When applicable, Energy Bureau staff suggested the Rebuild Iowa partnership as a method for communities to obtain economic and environmental benefits from better energy use. For more information on the State Fair booth or Rebuild Iowa, contact Heather Silberhorn at 515/281-5007 or email her at [heather.silberhorn@dnr.state.ia.us](mailto:heather.silberhorn@dnr.state.ia.us)

## Cutting-Edge HVAC Technology Showcased at Wisconsin School

On September 11, 2000, Rebuild America's Larry Schoff and Rebuild Wisconsin's Terry Pease met with Dennis Wald, the Director of Facilities from Wausau West High School, to learn about a unique HVAC system installed at the school. The HVAC system uses 100% of outside air while simultaneously cutting energy costs. The school is currently saving \$100,000 per year in utility costs as a result of the new HVAC.

Dennis Wald showcased the technology and explained the barriers he faced when attempting to get the system installed. Larry and Terry hope to get the word out about this technology to other schools. Administrators from New Jersey, New Hampshire and other Wisconsin schools have already expressed interest in implementing this technology in their respective school districts. For more information, contact Larry Schoff at 540/961-2184.

## Rebuild America Gains New Strategic Partners

Rebuild America is proud to announce that two new strategic partners are joining the Rebuild America family - Construction Data Management Group (CDM Group) and Modular Building Institute (MBI).

CDM Group provides timely and accurate market data for the U.S. construction industry, with an emphasis on schools. The company offers a staff of field reporters who determine what projects exist by city, town, county or school district and the project's cost, scope, estimate date of completion and contact information. As part of their Strategic Partnership with Rebuild America, the CDM Group plans to share market information in an effort to help the program target its recruitment and assistance efforts. In turn, Rebuild America partnerships with school projects will be encouraged to report and provide information on construction and renovation projects.

Modular Building Institute (MBI) is the international trade association representing manufacturers, dealers, and suppliers of the commercial modular buildings. Commercial modular buildings are defined as those non-residential structures which are 60 - 100 percent factory built in a modular unit, designed to be built in one location and used in another. Combining the design flexibility of traditional building methods with the quality of controlled manufacturing, the industry has refined a construction process, which provides speed, economy and architectural aesthetics. MBI will assist Rebuild America in establishing portable classroom projects. For more information about Strategic Partners, contact Ron Shelton at 865/576-7324

### **Green Buildings Are Given New Tools in Portland**

A few years back, Kermit the Frog said, "It ain't easy being green." Contrary to this theorem, studies financed by the Portland (Oregon) Energy Office found that building environmentally friendly, resource-efficient buildings can substantially reduce life-cycle ownership costs, thereby making it a real plus to be "green."

According to the studies, an additional up-front investment of just two-percent yields an 80-percent direct life cycle savings above the investment. Societal benefits, such as improved air quality, are worth another 40 percent. Together, these benefits are more than double the cost over a 25-year time period. And, since employees who work in a green buildings tend to be more productive, the benefits of building green is even more far-reaching.

Until this year, there has been no widely accepted rating system to assess the incorporation of these benefits. In May, the U.S. Green Building Council released the criteria for the new LEED™ (Leadership in Energy and Environmental Design) voluntary rating system, which was created to help design professionals rank the environmental impacts of various building designs.

As part of the City's Green Building Initiative, the study examined three buildings built in recent years using the LEED™ system: the East Precinct Police Station (completed in 1994); Fire Station 17 (1997); and the 1900 Building (1999). The findings show that the initial expense to build green is small, while benefits can be quite large.

Through use of the LEED™ system, the City was able to determine that there were additional cost-saving opportunities beyond those that were built. For example, both efficient lighting and an access floor ventilation system were included in the initial design of the 1900 Building. While the innovative ventilation system uses less energy, results in better

air quality and gives occupants more control over their own spaces, other features were identified that would have yielded additional results include enhanced recycling facilities, rooftop gardens, building commissioning and the purchase of green power.

To find out more about green building projects in Portland, contact Rob Bennett at 503/823-7725. For more information about this study or the Green Building Initiative, visit the Energy Office web site at [www.ci.portland.or.us/energy/greenbuilding.htm](http://www.ci.portland.or.us/energy/greenbuilding.htm)

### **Business Partners Speak in Ohio**

The Ohio Department of Development's Office of Energy Efficiency and its **Rebuild Ohio** partnership hosted a luncheon for prospective Business Partners in Ohio on September 22, 2000. Rebuild Ohio Coordinator Manny Anunike reports that the meeting was a success – both in turnout and in the information shared. Speakers included: Doug Avery, National Accounts Manager for the Rebuild America Business Partner Program; Bob Sabo, Sabo/Limbach Energy Services; Tom Sandy, Sarnafil; David DePerro, Cutler-Hammer; and Terry Ferguson, Water Furnace, Intl.

The Rebuild America Business Partners initiative provides participating organizations with an opportunity to network and showcase their energy efficiency products and services to potential customers in a non-sales environment and provides partnerships with objective information about technologies and services on the market. For more information about the Ohio event, please contact Manny Anunike at 614/466-6797.

### **Chicago Housing Authority to Join Forces with National Laboratory**

The Chicago Housing Authority, a Rebuild America partnership, will be receiving technical assistance from Oakridge National Laboratory to test steam distribution systems for leaks and bad steam traps with infrared thermography. The tests will occur over the next few months at the Lathorpe Homes, a low-income series of low rises. For more information contact John Devine, Rebuild America Chicago Region Team Lead, at 312/886-8581.

## **• • *Upcoming Events* • •**

### **Don't Miss the Presidio Energy Challenge!**

Rebuild Presidio (California) will host the Presidio Energy Challenge on October 11-12, 2000. Participants will review tenant facilities in the park and recommend building-related energy improvements. Teams will consist of Rebuild America Business Partners, local businesses, preservationists and other experts. To participate, contact Leanne Hoadley at 415/561-2500, x205 or email her at [leannehoadley@hotmail.com](mailto:leannehoadley@hotmail.com).

## **ENERGY STAR<sup>®</sup>, Maytag and Best Buy Make Music Matter**

Barbara Sisson, Associate Deputy Assistant Secretary for Building Technology, State and Community Programs, will represent the ENERGY STAR<sup>®</sup> program in a press conference to launch *Making Music Matter*, a series of public concerts to promote water and energy conservation through ENERGY STAR. The press conference will be held on September 28, in Nashville, Tennessee.



Maytag and its cosponsor, ENERGY STAR<sup>®</sup> retail partner Best Buy, will advertise and host concerts beginning in Boston, Massachusetts, on October 28, then continuing in New York City, New York; Chicago, Illinois; Los Angeles, California; and Phoenix, Arizona before concluding in Washington, DC, on Earth Day 2001.

In New York City, artists will ride a float depicting an ENERGY STAR<sup>®</sup>-labeled Maytag Neptune clothes washer in the Macy's Thanksgiving Day parade. All concerts will feature country/pop artists Kenny Chesny, Sara Evans and Jennifer Day and will sell and give-away the ENERGY STAR<sup>®</sup> / *Making Music Matter* CDs, available in Best Buy stores throughout the country.

The event will be heavily promoted via radio, web, print and in-store advertising. For more information, contact Marsha Penhaker at 202/586-0426.

### **Solar Celebration in Ohio**

On October 5, 2000, Rebuild America representatives will award the City of Cuyahoga Falls with Certificates of Appreciation for its installation of solar collectors at Roberts Middle School. For more information about the event, contact John Devine, Rebuild America Chicago Region Team Lead, at 312/886-8581.

### **Keep us informed:**

We hoped you enjoyed reading the latest edition of the Rebuild America Flash Report. This report is delivered via e-mail or fax to all Rebuild America program team members, the main contacts of all Rebuild America partnerships and key energy and environmental media. The Flash Report is fast becoming a practical resource for partnerships and other Rebuild America contacts to keep up to date with the many events and occurrences across the nation that affect the program.

Please share your news with us! Subscribe to the Flash Report and let your colleagues know what you are up to by submitting material for the Rebuild America Flash Report. It's easy - contact Anita Denning at D&R International by phone: 301/588-9387, fax: 301/588-0854, or e-mail: [adenning@drintl.com](mailto:adenning@drintl.com)

Remember, no story is too big or too small. We'll feature your news, and then send it to hundreds of individuals who are curious about what's new and innovative in Rebuild America communities. There is always room for another story!

Check out the newly redesigned Rebuild America website for more news, tools, contacts and an event calendar at:

[www.eren.doe.gov/buildings/rebuild/](http://www.eren.doe.gov/buildings/rebuild/)

*Note: Be sure to include your name and contact information with any Flash Report submissions. Information used in the Flash Report may be included in Rebuild America weekly reports to the U.S. Department of Energy.*