



# CINCINNATI REGIONAL CHAPTER NEWSLETTER

## U.S. GREEN BUILDING COUNCIL

VOLUME 2 - ISSUE 2

QUARTERLY

APRIL 2008

### Advocacy Update

### What's New

### Events

#### Developer Commit to LEED Certification on The Banks

Thanks to the efforts of all who have participated in our advocacy campaign to promote LEED Certification for The Banks development, we are happy to report that, according to an email received April 10th from County Commissioner Todd Portune, "There will certainly be LEED Certification on Banks construction....the developer has committed to strive for that on all of the construction if possible."

There has been a lot of effort put into this campaign from many of our members, and we are proud to report that our County is delivering on their promises of making The Banks a truly green project!

If you would like to send your support and thanks to Commissioner Portune, send him an email at [Todd.Portune@hamilton-co.org](mailto:Todd.Portune@hamilton-co.org)

Stay tuned for more information as we continue to support the County in their goals!

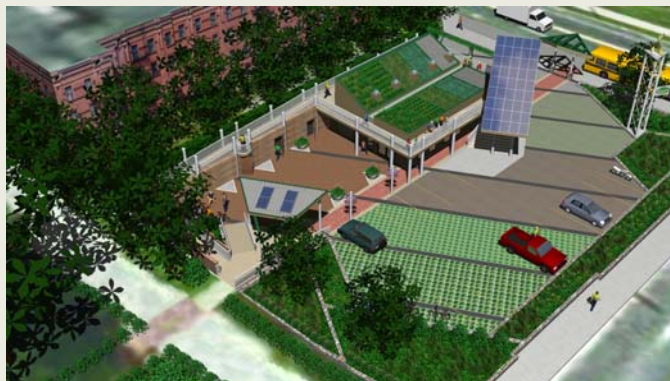
**Shawn Hesse**

Chair, USGBC

Cincinnati Regional Chapter

#### Civic Garden Center The Green Learning Station

The Greater Cincinnati community is eagerly awaiting the construction of the Civic Garden Center's new Green Learning Station. The Civic Garden Center is located on Reading Road at Oak Street adjacent to the Hauck Botanic Gardens in Walnut Hills. The project is registered with the US Green Building Council in hopes of achieving the coveted Platinum certification through the LEED for New Construction and Major Renovation building rating system. This project would become only the second building in all of Ohio to claim this prestigious recognition.



The building will be a complete renovation of an old SOHIO service station vacated in 1986. The Civic Garden Center bought the property soon after, and has since used the building for storage and its successful "Neighborhood Gardens Program." The recently completed design includes an open classroom/ workshop learning space, with restroom and shower facilities, plus utility and storage rooms.

The building will be heated and cooled by a ground-coupled water source heat pump system, the most efficient system in common use today. A 64 square foot solar collector will provide hot water. The building's electricity will be generated by a 815 square foot photo-voltaic structure that will also serve as an architectural element, providing shade for the building's main entry and stairwell to its wrap-around balcony. The building's roof will be comprised of five panels utilizing different sustainable roof technologies; including four different types of vegetated roofing (intensive, semi-intensive, extensive, and emerging technology), high reflectance white roofing, and rain water collection. *Continued*

#### TWENHOFEL SCHOOL TOUR

**Monday, May 5, 2008**

Located in Kenton County in Kentucky, the Twenhofel facility is our area's first LEED certified K-12 school.

#### GEO-USGBC CARBON REDUCTION WORKSHOP

**Saturday, May 17, 2008**

GEO and our USGBC-Cincinnati chapter will collaborate to provide this event regarding reduction of carbon footprint.

#### USGBC LEED for SCHOOLS TECHNICAL REVIEW WORKSHOP

**Tuesday, June 10, 2008**

USGBC LEED Technical Review Workshops are the most complete, and comprehensive, full-day workshops offered for learning sustainability in buildings; and are a great step toward becoming a LEED Accredited Professional.

#### GREEN ROOFS DESIGN 101 INTRODUCTORY COURSE

**Wednesday, June 11, 2008**

Green Roofs for Healthy Cities will provide a green roofs training course in Cincinnati. Visit [greenroofs.org](http://greenroofs.org) for more information.

Please visit our [chapter website](#) or contact [Amy Ostigny](#) for more information on these events.

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Perhaps even more impressive than the building itself, is the half acre site surrounding the building; a design recently awarded the Special Recognition Award for 2007 by the Ohio Chapter of the American Association of Landscape Architecture. The project received two other awards during the last year from the Cincinnati AIA and from COTE (Committee on the Environment). The combined landscaped and hardscaped areas will present an outdoor classroom while also functioning as an environmental “machine”, utilizing storm-water for the project’s water needs and treating building waste-water.

The project is designed to function independently, with minimal municipal utilities (such as water from Cincinnati Water Works, electric from Duke Energy or sewage service from MSD). This is an ambitious approach to achieve “net zero” impact.

The project is mostly a privately funded undertaking of the Civic Garden Center. Funding partners include MSD, the Civic Garden Center Board, and several other private funding sources. The Civic Garden Center intends for this building to function primarily as an educational tool for the people of Greater Cincinnati. Their vision is for this project to demonstrate what is possible, today, for buildings to have minimal negative impacts on the environment, yet be enjoyable, functional and healthy places to live and work. They encourage you to visit their website to learn more and see how you can get involved in the Civic Garden Center ([www.civiggardencenter.org](http://www.civiggardencenter.org)).

## LEED Rating System Updates

This January the USGBC membership voted their approval of a new LEED rating system for existing buildings. It is called LEED for Existing Buildings: Operations & Maintenance. This new version is officially available through the USGBC. However, all its accessory tools (such as the LEED EB:OM Reference Guide) are currently under development and will be available this Spring.

LEED EB:OM departs substantially from the present LEED for Existing Buildings Version 2.0. Enough so that it will bring new hope to many existing building owners and managers wishing to get recognized with a LEED certification, but who thought there might be no feasible way to get there.

LEED EB:OM might better suit your existing building because it is geared more toward how a building is operated, managed, tracked and controlled (and not as much on the physical features of the building and its systems). One of the differences you will quickly notice is that LEED EB:OM has only 9 pre-requisites, while LEED EB 2.0 has 14 pre-requisites. Less obvious is the greater number of credits that can be met by writing and committing to sustainable procedures, extended measuring/monitoring and documenting of performance, options for commissioning programs and changes in the types of outside services utilized (often these are services you already contract for hence there may be no budget impact). We expect that LEED EB:OM will engage more of the existing building stock in sustainable practices than has ever been, and that is great news for us all.

## USGBC National Websites and Resources

Please visit recently restructured USGBC national website. USGBC has also developed two new dedicated websites for the Schools and Residential Markets.

[usgbc.org](http://usgbc.org)

[buildgreenschools.org](http://buildgreenschools.org)

[thegreenhomeguide.org](http://thegreenhomeguide.org)

## DID YOU KNOW....

**The need for energy in the US is expected to grow by 30% by the year 2025.**

Source: US DOE

## GREEN WORD SOLVE

M I T L U P A N

□ □ □ □ ● □ □ □ □ □

Hint: Highest level of certification available in the USGBC LEED rating Systems

S T A L O M R A R H L E

□ □ □ □ □ - □ □ □ □ □ □ □ □

Hint: Energy production technique involving mirrors and lenses to focus sun rays to heat liquids

G I D B E N E N H Y I R

□ □ ● □ □ □ □ - □ □ □ □ □ □ □ □

Hint: vehicle drive using two energy sources

N I B R L A E R A R

□ □ □ □ □ □ □ - □ □ □ □ □ □ □ □

Hint: Used to capture stormwater from roofs for irrigation

Plants are now under development to produce this form of power from chicken and cow waste.

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## DID YOU KNOW....

**Since 1973, US population has grown 42% while energy consumption grew 48%.**

Source: Kiona International

## Recent LEED Registrations Southwest Ohio

The following regional projects have registered with the USGBC since January 2008, with the intention of achieving LEED Certification.

**Amelia Elementary School**  
Amelia

**AMIS Cincinnati Public Schools**  
Cincinnati

**Boys Academy PK-8**  
Dayton

**Brookwood Elementary School**  
Hamilton

**Crawford Woods Elementary School**  
Hamilton

**Dayton Children's South Campus Phase I**  
Springboro

**East Pointe Building 200**  
Middletown

**Highland Elementary School**  
Hamilton

**Miami Trace Middle School**  
Washington Courthouse

**Mount Healthy High School**  
Mount Healthy

**Mount Healthy North Elementary School**  
Mount Healthy

## Recent LEED Certifications - Southwest Ohio

The Cincinnati region is home to eight buildings which have earned LEED Certification since June, 2007. These projects have achieved measurable benchmarks in their design, construction, and operation for sustainability. LEED certification means that they buildings conserve our natural resources and serve healthier, more productive occupants. The USGBC Cincinnati chapter salutes the owners, designers, and builders of these progressive projects.

### Art Academy of Cincinnati

LEED-New Construction, Certified



In search of a new home, this college combined and renovated two loft buildings, totaling 120,000 square feet, in the Over-the-Rhine neighborhood. This adaptive reuse, in a high-density setting, is its strongest statement on sustainability. It earns additional LEED points by its exceptional use of materials that are locally sourced and made of recycled content. Attention is paid to the indoor air quality, especially in studios where chemical processes are regularly used. Long-term energy savings are achieved with a plate heat exchanger system.

**PNC Bank Branch, Deerfield Township**

**PNC Bank Liberty Commons, Liberty Township**

**PNC Bank Parkwood Plaza, Forest Park**

**PNC Bank Village Green, Fairfield**

LEED-New Construction Silver

These buildings are similar to a prototype, a local copy of which, a PNC branch in Fairfield, has previously been LEED Certified. The four buildings bring the PNC Bank national total of LEED Certified projects to 42, of which 40 are bank branches. Of the total, eight are Gold and 31 are Silver.

## Recent LEED Registrations Southwest Ohio

The following regional projects have registered with the USGBC since January 2008, with the intention of achieving LEED Certification. *Continues...*

**Mount Healthy South Elementary School**  
Mount Healthy

**NIOSH Taft**  
Cincinnati

**Riverview Elementary School**  
Hamilton

**Sands Montessori School**  
Cincinnati

**The Scratching Post**  
Silverton

**West Union Elementary School**  
West Union

## Message from the Chair

Welcome to our second issue of the 2008 newsletter. We have received more and more requests for speakers, LEED AP study help, and membership applications, and it is exciting! We have seen a ground-swell of interest in our events and we are happy to share our efforts and progress with you. With this level of excitement, we are well on our way to making green building the norm, not the exception, in Cincinnati.

In the first few months of 2008, the Board of Directors have been working hard at making our Chapter more organized and better prepared to move forward in the future. We expect to have revised by-laws and a clear organizational direction by the next newsletter. Our membership is constantly increasing and we have broken the 200 member barrier! I am also happy to announce that we are planning a LEED AP Study Course through a local college to answer the most frequent request from our members. Stay tuned for its projected launch in Summer 2008.

There is so much more happening between grant applications, Cincinnati Chapter logo-wear, and the Banks Project, and we look forward to sharing positive news with you in the months to come. If you want to get involved or learn more-contact us! We look forward to increasing our members and effect! Sincerely,

Shawn Hesse  
Chair

## LEED Certified Projects - Southwest Ohio

### Campus Recreation Center University of Cincinnati

LEED-New Construction, Certified



This project is of significant complexity. Within its 350,000 square feet it includes classrooms, offices, restaurants, a convenience store, swimming pools, courts for basketball and racquetball, weight and fitness facilities, a running track, a stadium grandstand and bridge, and housing for 224 students. This has earned the project LEED credits for development density and footprint efficiency. As with other LEED projects by this owner, particular attention is paid to proper construction practices, including indoor air quality and waste management.

## JOIN the Chapter

Stay informed, connect with professionals, earn discounts.

Membership in the Cincinnati Regional Chapter is open to any individual.

Dues are low and lower yet for students and employees of National USGBC member organizations. [Click](#) to open an application or visit our chapter website at

[chapters.usgbc.org/cincinnati](http://chapters.usgbc.org/cincinnati)

Be a leader. Encourage sustainable building. Support your chapter.

## CONTACT US

Please contact our Chapter Administrator for more information:

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[Our Website: http://chapters.usgbc.org/cincinnati](http://chapters.usgbc.org/cincinnati)

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