

# Construction **TODAY**

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This is an exciting issue of Construction Today®. The focus this summer is on green construction around the Delaware Valley. Many contractors, architects, owners and residents are demanding that their structures are lighter on the environment and more cost effective to operate than before. What you will find out in this issue is the concerns of this growing construction phenomenon. You will learn how to best understand the green movement and how to position your company for the green future.

But I'd also like to address the other issue on everybody's mind, and that is the construction economy in the region. Architects, engineers, owners, investors and real-estate funds are wondering what the new economy will be, where will it take us and how to prepare our companies for the future.

The big question is, when will it return back to 2008 levels? The answer simply is, it won't. Every contractor I have spoken to has had the best years in their company's history in 2007 and 2008. Unfortunately, the marketplace as we knew it then will not return. I don't mean to be pessimistic, on the contrary, I am positive about the future of construction and development, because of the good that comes from hardship. When challenges arise, people are forced to reevaluate their strategies for success. Contractors get things done. They are results-oriented people who constantly balance the proper levels of manpower, material and money. This balance is difficult for many, but for contractors this is what we do all the time, every day of the year. The Philadelphia area has many factors in its favor including location, educational institutions, pharmaceutical companies, historical significance, and good, hard working people. Let us not forget that many of the nation's products and services were founded right here. This is the moment that challenge will force us to look ahead.

The issue for you and your company is how to keep your firm competitive and get selected for work. The key is to think like the great hockey player Wayne Gretzky. Don't think where the puck is, think where the puck will be. We must all think where the future will lead. While others are focused on the downturn in the market, the lack of work and the dwindling backlogs, smart contractors are investing in people, resources and thinking where new work will be. We know that this downturn will end and we know that contractors will play a major role in this recovery. The key is to watch where, and pay attention to new trends and technology. The marketplace won't return as before, but it will return with vigor and ingenuity for people who are ready to meet the challenge.

So let's not focus on the past, let's all look to the future of where the puck will be. Open your eyes to new trends and learn from the example of green construction.



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GBCA Members Building Sustainable  
Projects Across the Region

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New Upper School & Wilson Hall Renovation



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Chestnut Hill Academy's Science and Technology Center  
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# T.N. WARD COMPANY



**T.N. WARD COMPANY** specializes in construction for not-for-profit clients. They are currently underway with The Salvation Army Ray and Joan Kroc Corps Community Center in Philadelphia, a two story steel framed, 130,000 SF state-of-the-art community center set on a 12 acre site. In addition to the generous gift by Joan Kroc, the Salvation Army has received grants and donations from the city, state and individuals. Designed by MGA Partners and PZS Architects, the project features a worship and performing arts center, community room, daycare, classrooms, interior and exterior gathering spaces, café, gymnasium, leisure pool, competition pool, multi-purpose exercise rooms, two level fitness center, social services, community farm and athletic fields. T.N. Ward Company is proud to be the Construction Manager for this very exciting project that will transform its neighborhood when complete in 2010. To learn more about this project email [Campaign@SalvationArmyKrocCenter.org](mailto:Campaign@SalvationArmyKrocCenter.org).

Founded in 1918, T.N. Ward Company has been involved in all types of construction including healthcare, multi-family housing, industrial, entertainment and higher education. Their considerable success in working with many types of not-for-profit clients as well as federal, state and city funding agencies led to their award of The Salvation Army Kroc Center.

With a commitment to diversity, T.N. Ward's not-for-profit experience includes housing for seniors, healthcare projects, schools and universities. To find out more about T.N. Ward's capabilities, go to [www.tnward.com](http://www.tnward.com).



Renderings Courtesy of MGA Partners





# Thinking Sustainability from the “Get-go”

Sara Sweeney

## Fizzano Brothers industry takes environmental performance and social responsibility seriously

**T**HE U.S. ENVIRONMENTAL PROTECTION Agency dealt a potential blow to concrete products this year. In May 2009, proposed amendments to the national emission standard for hazardous air pollutants (NESHAP) were announced for the Portland cement manufacturing industry. At a time when building more sustainably is paramount, one of the most sustainable and durable materials known to humankind, concrete, and its family of products, is potentially in danger.

Let's be clear: concrete products are green and the cement industry takes environmental performance and social responsibility seriously. Is the industry perfect? No. But it continues to strive for better performance every day. In addition, this tenet of social and environmental responsibility is taken seriously by all in the concrete products industry, including a company celebrating its 75th anniversary in 2010, Fizzano Brothers Concrete Products, Inc.

Fizzano Brothers opened its doors in 1935, the brain child of four brothers who purchased a used “Hobbs” block machine. From the get-go, Fizzano was thinking sustainabil-

ity. At the time, concrete block products were known as cinder block. Cinders, a by product of the coal burning process, were the aggregates of choice for their fledgling business. The Fizzano Brothers got their cinders from the Baldwin Locomotive Works in Eddystone, PA. “Although highly popular today, thinking green and using recycled material is nothing new to Fizzano,” according to Tony Fizzano the son of one of the original founders and President of the company. Fizzano Brothers works diligently with clients pursuing LEED Certification, ensuring their high-quality concrete products meet the recycled content requirements of the LEED Rating System.

As Fizzano Brothers grew in size, the company continued to think sustainably. They strategically located their three manufacturing facilities south, north and west of Philadelphia, in Crum Lynne, Trevose, and Exton, Pennsylvania, respectively. This enables the company to easily serve customers in the Mid-Atlantic region, cutting down on transportation and associated emissions, as well as offering solid employment opportunities to citizens of these communities.





1.



2.

-1-

The original "Hobbs" block machine, fully restored, in its place of honor at Fizzano's main office

-2-

Mixing operation: Raw aggregates are blended with cement and special additives to create the desired mix design

-3-

Mixed concrete delivered to the block molding machines

-4-

A newly formed pallet of 8x16 hollow being conveyed to the rotoclave curing chamber



3.



4.



5.

-5-

Cured block from the rotoclave curing chamber being conveyed to the packaging operation

-6-

Cured block in storage yard ready for delivery



6.



The plants and their respective buildings also have small overall carbon footprints. Built of masonry, they were designed to be compact, efficient and adaptable facilities for the growing company. As a result, each facility also requires little energy to heat and cool. "All of our buildings were designed with sustainability, durability, fire safety and energy efficiency in mind", added Rocky Fizzano Vice President of the company and manager of the Exton plant which manufactures all of the colored architectural products for the company. Fizzano Brothers is also working towards the National Concrete Masonry Association's (NCMA) Green Plant Certification for each facility, further evidence of their continuing commitment to environmental and social responsibility. Fizzano Brothers also participated in, and completed, NCMA's product life cycles study "Environmental Life Cycle Inventory of Concrete Masonry and Concrete Hardscape Products".

Fizzano has built  
their company-  
and their reputation one  
block at a time.

Fizzano Brothers has also been mindful of their overall energy use when it comes to making their high-quality concrete products as well. Fizzano utilizes giant underground curing chambers, to cure their concrete products. These rotoacclaves are incredibly energy efficient and provide the optimum cure for the product.

Aside from these green attributes, Fizzano Brothers also takes the craft of making block seriously. If you look at the block machine today, it is still an art form all its own, similar to pottery making. Except in this case, it is not human hands shaping and forming the material, but a highly efficient machine which molds concrete products from the finest of ingredients, meticulously selected and evaluated by Fizzano Brothers. Frank Lloyd Wright said about concrete block: "What about the concrete block? It (is) the cheapest and ugliest thing in the building world. It (lives) mostly in the architectural gutter as an

imitation of rock-faced stone. Why not see what (can) be done with the gutter rat...why would it not be fit for a new phase of...our ...architecture? It (will) be permanent, noble, beautiful."

This statement is just as true now as it was when Mr. Wright made it. Fizzano Brothers Concrete works each day, making sure their concrete products are indeed permanent, noble, and beautiful, helping to build a built environment which is lasting, all the while holding true to being an environmentally and socially responsible company; they think and act sustainably and have so since their founding. So happy early anniversary to Fizzano Brothers Concrete Products, and may they continue to provide inspiration and guidance to the concrete products industry.■



*Sara Sweeney, RA, CSI, CDT, LEED AP, HERS Rater CIP, GreenFaith Fellow, is Founder and Principal of EcoVision Green Solutions Services LLC, a solutions based sustainable building research and consulting firm. She has been practicing and teaching sustainable design tenets the whole of her 20 year architectural career.*



Wachovia: Home of the Sixers and Flyers.  
This project was specified with Fizzano colored architectural products.



Fizzano Bros. Main Office in  
Crum Lynne, Pennsylvania

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# Where exactly are the “GREEN” jobs?

William M. Leahy

## The Role GREEN plays in the Economic Recovery of the Construction Industry and American Economy

**T**HE US CONFERENCE OF MAYORS reported that a major shift to renewable energy sources and energy efficiency is expected to produce four million new jobs during the next three decades. Many of these jobs will be created as a direct result of the economic stimulus included within the American Recovery and Reinvestment Act (ARRA). The ARRA's intent is to create “direct Green Collar jobs” in weatherization, energy efficiency, renewable energy development and installation, construction, transportation, and manufacturing. When these jobs take shape it will cause additional indirect jobs to be created. An “indirect job” is created when a business that creates a new direct job needs good or services to operate properly.

### Jobs Created

Once these jobs are created, general economic upturn will occur causing “induced jobs” to take form. These are the result of businesses prospering in support of the general wants and needs of those now experiencing the economic benefits from their newfound employment. These include jobs created by ventures such as grocery stores, shopping malls, and other businesses serving the general population. It is projected that along with the two million direct Green Collar Jobs, another two million indirect and

induced jobs will be created simultaneously. All because America decides to GO GREEN!

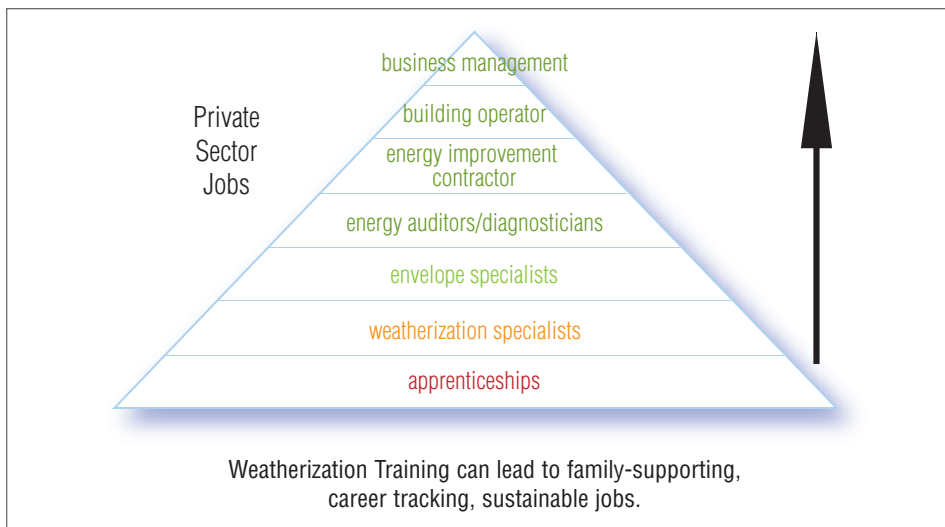
But what exactly does it mean to go green? Whether you are an organization, business or community, going green means changing the way we purchase, develop, produce, and provide products and services so that it has a positive impact on the environment.

### What is a GREEN collar job?

But what is a green collar job? According to the workforce development advocates at the Apollo Alliance, “...a green collar job is in essence a blue-collar job that has been upgraded to address the environmental challenges of our country.” When it comes to building design and construction, green means maximizing the energy efficiency of the building shell through solar orientation and utilizing advanced thermal standards, specifying the most efficient HVAC, building automation and lighting systems for new applications and when retrofitting older buildings, utilizing renewable and sustainable energy sources and conserving water.” According to the Green Job Corps, “We can create five million green jobs that will help conserve energy, promote the deployment of new technologies, and contribute to the mission of becoming a more sustainable nation.”

Many of our traditional jobs in manufacturing and the service industries have been

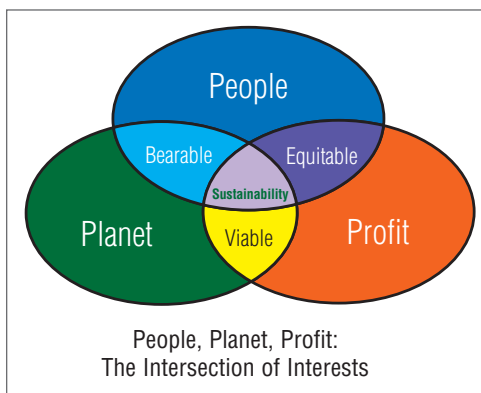




fuels, and strengthen our national security. How? Today, it is estimated that 60 percent of all the petroleum consumed in the US comes from foreign countries, half of which openly admit to not being our allies. This huge monthly expenditure for foreign petroleum, along with losses in the sale of US goods overseas is responsible for our out-of-balance trade deficit and the weakening of the US dollar. Our dependence on fossil fuels is also responsible for much of our urban air quality problems and 25 percent of the world's contribution to green house gas emissions.

#### Future for Job Growth

In a recent speech, President Barack Obama projected that "a clean energy economy will help the private sector create four million new green collar jobs." A serious focused effort, lead by public policy at the highest levels of our federal and state government will encourage the private sector to redirect its efforts toward creating a more energy efficient and sustainable future for the nation. Funding for state and federal construction projects and building renovations through ARRA will jump start the process. Favorable tax treatment for private developers and manufacturers of efficient



lost to a slumping economy or may have been outsourced overseas. In a Green Economy, workforce development should focus on training workers at all levels to help make improvements in our energy systems and building infrastructure. These should not be make-work positions like in the days of the New Deal, but create "Family Supporting, Career Directed, Sustainable Jobs" in the private sector. This strategy would not only help put people back to work, but it would also reduce our dependence on foreign fossil

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products and technology should create the opportunity to also put many construction workers and US manufacturers back to work.

The Renewable Energy Policy Project, sponsored by the United Steel Workers, projects that hundreds of thousands of new green collar jobs could create in the engineering, manufacture and installation of renewable energy systems including; wind, solar, biomass, fuel cells and geothermal by 2020.

What other areas of the job market will be affected? A recent study by the Advanced Technology Environmental and Energy Center identified the most likely areas for growth in the job market to include: building energy assessment, building operations and maintenance, weatherization, energy efficient building reconstruction, utility and "smart grid" project engineering and imple-

"Direct Green Collar jobs" are in weatherization, energy efficiency, renewable energy development and installation, construction, transportation, and manufacturing. When these direct jobs take shape, it also results in the creation of supportive "indirect" jobs.

mentation, generation and utility-scale construction; and jobs in creating alternative-fuel transportation services. Many of these jobs are the traditional trades, with a green twist. Others include emerging green occupations such as; power and carbon trader, renewable energy site assessor, geothermal specialist, solar and wind assessors and installers, green building designers, construction estimators, tradesmen, supervisors and building commissioning agents, building automation specialist, CHP technician, ice storage technician, biofuel processing technician, fuel cell technician, and campus or community sustainability coordinator.

### Certifications

The Association of Energy Engineers has already taken steps to develop national certifications for many of these positions, includ-

ing Certified Energy Manager, Certified Measurement & Verification Professional, Distributed Generation Certified Professional, Certified Building Commissioning Professional, Certified GeoExchange Designer, Certified Green Building Engineer, Certified Sustainable Development Professional, and Certified Carbon Reduction Manager. In addition, the US Green Building Council has expanded its Leadership in Energy and Environmental Design (LEED) accredited Professional Certification to include; Existing Buildings, Schools, Retail, Commercial Interiors and new Homes.

The building design and construction industries can benefit from adopting green business practices which can help to differentiate themselves from their competition. This strategy will attract new clients, improve their business image, and identify them as environmental leaders. In addition, the change will help reduce the building owner's risk of higher energy cost by ensuring lower operating cost, and, therefore, provide a long-term competitive advantage. In addition, many employees will enjoy greater pride in their work, and improved morale.

Let's make sure that the Construction Industry gets its share of those four million new Green Collar Jobs as we move toward making America more economically healthy and energy independent.■



*William M. Leahy is the Chief Operating Officer of the Institute for Sustainable Energy at Eastern Connecticut State University (ECSU). He has earned a Certified Energy Manager (CEM) and Certified Sustainable Development Manager (CSDM) from the Association of Energy Engineers and is a LEED Accredited Professional from the US Green Building Council. In 2002, Leahy was appointed Director at the Institute for Sustainable Energy at Eastern Connecticut State.*

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# what! LEED® again?

Bruce Offner

## How you can bid a LEED® project and win?

**I** SINCERELY BELIEVE THAT THE STATEMENT above is the normal response (plus a few expletives), when the majority of contractors see LEED on a set of construction documents. The company wants to bid on a project, but the feeling in-house is, "We need this one, but it's a LEED project" or, "We have no experience. So, how can we bid it and win this job?"

When LEED appears in your plans and specs you can bet that a ton of green building materials and systems, for which you have little or no experience, are in there. As a result, we construction professionals immediately begin to utter even more colorful four letter words. Interestingly enough though, within the past few years, the four letter word I have heard most often from contractors in reaction to LEED and green building in general, is the word "HELP!" And the first step to getting help is figuring out what type of help is needed.

The most effective self-help method on the market today, for becoming successful in the green market, is education and training. There are several programs and workshops, some with nationally recognized cer-

tifications, which are specifically designed for construction professionals. The USGBC and its local chapters offer training for contractors in becoming adept at the LEED submittal process. Another of the training programs available is Green Advantage. The intent of Green Advantage training is to instruct the project team; Estimators, Project Managers, Supers, Forepersons, Suppliers, Providers and even the "boots on the ground," the core principles behind sustainability, how to integrate green practices into the construction process and to strengthen the LEED building team. The Green Advantage® Contractor Training Program is complimentary to LEED, it explains how to use this design tool, and it can and will help you find and fit the missing pieces in the LEED puzzle. The acquired knowledge and proper training, provides protection against the tendencies of bidders to present incomplete or erroneous numbers on bid day, and then, come onto your project and do the "seen this, done this, built this" routine and place the project established LEED goals in jeopardy before they submit their first bill!

Due to new green building requirements the CM/GC will assume two important responsibilities, (i.e. challenges) during the bidding process that were previously experienced only on design build partnerships. These challenges are not insurmountable and once incorporated into your bidding process will serve to strengthen your company's bidding and performance.

### Challenge #1

The design team will rely heavily upon the CM/GC's expertise in preparing their "newly green" bidding community to properly and competitively price the work shown.

### The Response

A. A large majority of your prospective sub-contractor bidders are not adequate

ly acquainted with green suppliers or know how to contact them so; you must familiarize your bidders with the green building materials and systems that appear within the bid documents. They will look to you for guidance and your uncertainties will surely result in higher prices.

B. Lay the groundwork by demanding that the subject, LEED, be thoroughly covered at the pre-bid conference. There should be a discussion by and with the design professionals to dispel any of your concerns. Make sure that you understand the design intent and the use of green building materials and systems on the project. This will certainly go a long way in streamlining your bid day and reducing the artificial inflation of costs due to knee jerk reaction to the unknown.

**Bidding Challenge #1:**  
The design team will rely heavily upon the CM/GC's expertise in preparing their "newly green" bidding community to properly and competitively price the work shown.

### Challenge #2

You will be entertaining a plethora of substitution requests for green building materials and systems in the pre-bid RFI process.

### The Response

A. The main issue that must be dealt with at bid time is the tendency on the part of sub-contractors to use supplier materials costs and submittal data with which they are familiar. Your cost providers must also be made aware of the design intent, especially if you rely solely upon subs pricing in your bids. Do not expect the bidding community to be versed in the requirements of regional materials and recycled content. The onus to educate your sub-contractor bidders and materi-

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B. Formally request the owner and design team hold a pre-bid conference for the bidding sub-contractors. Quite frankly, this should be mandatory on all LEED projects. Raise questions and seek clarification on every green product and system at this time. Topics covered at this meeting should range from the building certification level desired to a review of the materials and systems and how to contact the proprietary manufacturers, or demand they attend. The assigned LEED Accredited Professional should also be present.

Minutes of the pre-bid conference should be kept and distributed to all holders of bidding documents. Naturally, not all sub-contractors will be able to attend the meeting, so the minutes take on a greater value

**Bidding Challenge #2:**  
You will be entertaining  
a plethora of substitution  
requests for green  
building materials  
and systems in the  
pre-bid RFI process.

to all. The information disseminated to the bidders from this meeting can be valuable and these minutes should become part of the bid documents in formal addenda and a part of the scope outline on bid day. Additionally, by virtue of their becoming part of the project documents, the successful bidder can readily integrate them into their sub-contract agreements at the time of award to prevent misunderstandings later on in the project.

This is no time to worry about the future of our industry and the bleak forecasts. We all know that downturns are tough and we will recover. The current state of our industry can be the opportune time for your pre-construction and job-site teams to re-evaluate what is required, make the transition, and become knowledgeable about green building practices.

Take the above ideas, use them. Train your team and go out there and land some work! ■

*Bruce Offner is an active member of the Delaware Valley Green Building Council, holds Green Advantage® Commercial & Residential certificates and currently devotes his time training the building industry community about the environmental and economic benefits of green building.*



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# Building Green

GBCA Members Building Sustainable Projects Across the Region

**T**HE DRIVE TO BUILD ENVIRONMENT-CONSCIOUS buildings is not new. Appearing as early as the 1970's, the first generation of "green" buildings often featured solar panels and heat-absorbing masonry structures. These forays into eco-friendly design however were often expensive, unreliable and the positive benefits were often hard to quantify. It is not altogether surprising the technology did not catch on. But what a difference a few decades can make.

Buildings that define our region's skyline are being designed and built with efficiency in mind, as property owners and managers become convinced that a greener building makes sense.

In recent years environmental retrofits, and new construction green buildings have begun to pay off for owners and tenants alike. Residential and commercial owners are increasingly aware buildings consume 40 percent of all U.S. energy each day, generating 43 percent of our nation's carbon dioxide emissions and resulting in increasingly large utility bills as energy prices continue to rise.

In response, General Building Contractors Association (GBCA) members are constructing the region's buildings using the best, most efficient technologies to lower costs and reduce energy and resource consumption. The following is a brief overview of some of the recent outstanding green projects in the region.



## The Friends Center

Location: Philadelphia, Pennsylvania

Contractor: Clemens Construction Co.

Architect: UJMN Architects & Designers and Revision Architecture

The Friends Center has long been the site for social change. Most recently they have turned their attention to the environment and how they can act as responsible inhabitants of our fragile ecosystem by creating a fossil fuel free campus.

Key objectives of the two-year renovation, in addition to simply updating it to become more responsive to their current needs, were to make the facilities environmentally sustainable by conserving energy, eliminating greenhouse gas emissions, and to protect the watershed from urban storm water runoff.

### Green Building Innovations Used

- Installation of the rain (gray) water harvesting system which captures rainwater for

non-potable use such as flushing of toilets.

- Replacing all existing tinted glass windows to clear glass to optimize the use of natural light.

- Transitioning the interior workspace footprint to an open floor plan to create a healthier, more productive interior environment and reduce energy consumption.

- Installing high efficiency light fixtures which utilize a lighting control system that adjusts light levels throughout the day to conserve energy.

- Virtually eliminate construction waste by diverting over 90% of debris to be recycled in lieu of dumped to a landfill.

- Interfacing with the installation of other sustainable systems such as the deep standing-column geothermal wells,

rooftop photo voltaic system and green vegetated roof.

### Project Scope

The Clemens team, including Project Manager Greg Kunkle and field superintendent Mike Kaminski worked closely with the UJMN Architects & Designers and LEED consultant Revision Architecture throughout the project to closely monitor their LEED score, always striving for the coveted LEED Platinum certification. Although Kunkle explained that the rating will not be known until after the project is complete, "we think we have a great shot at Platinum, but depending on how an item or two is judged, it may be gold, which would still be a proud achievement," says Kunkle.



## The Haverford School: New Upper School and Wilson Hall Renovation

LOCATION: Haverford, Pennsylvania

OWNER: The Haverford School

CONTRACTOR: INTECH Construction

ARCHITECT: MGA Partners

The Master Plan for The Haverford School called for concurrent construction of a new Upper School, library, and renovation of 125-year-old Wilson Hall.

### Project Scope

The interior of Wilson Hall was totally demolished to create a technologically advanced administration building, while retaining its historic character. The new 87,000 SF, four-story Upper School, a modern glass and steel structure, houses the school's Arts and Sciences program,

and includes academic classrooms as well as state-of-the-art science labs. The Severinghaus Library was demolished and relocated to the rear of Wilson Hall, connecting it to the Upper School.

### Green Building Innovations Used

Haverford made the decision to seek LEED Gold Certification in order to use the building as a teaching tool and to "make students ecologically and globally aware." The goal was to reduce energy consumption by 30 percent, use recyclable materi-

als and rapidly renewable wood species, and capture rainwater for non-drinking water in the building. Recycled curtainwall glass on the new Upper School and Severinghaus Library contributed to the natural daylighting experience throughout the building. In addition, INTECH engaged in management of construction waste throughout the project. The stone from the existing Severinghaus Library was recycled on the interior for the connections between the new building and Wilson Hall.





## AtlantiCare Health Systems - New Oncology Center

LOCATION: Egg Harbor Township, New Jersey

OWNER: AtlantiCare Health Systems

CONTRACTOR: P. Agnes

ARCHITECT: Ewing Cole

### Project Scope

The project involved the construction of a new two-story 43,000 SF steel framed brick and glass skinned Oncology Center for AtlantiCare Health Systems in Egg Harbor Township. The building is to be LEED certified at the conclusion of construction.

### The Challenge

The challenge facing the P. Agnes team was to integrate two different building structural systems into one structure. A

standard steel framed building need to incorporate and bear on two poured in place concrete linear accelerator vaults. The differing construction methodologies require differing levels of tolerances. In order to maintain a continuous schedule the dimensions of the concrete vault had to be held in order to release the steel for fabrication.

### The Solution

The solution was achieved both integrating the steel framing dimensions into

the structural support framing of the concrete forming system. The forming system and subsequent 24 hours continuous pour of the concrete for the vaults were constantly monitored for settlement or shifting by a surveying crew.

### The Result

The required dimensioning was able to be maintained to allow for the immediate erection of structural steel after the curing of the concrete thereby reducing the schedule by upwards of eight weeks.



## Overbrook School for the Blind Aquatic Center

LOCATION: Philadelphia, Pennsylvania

OWNER: Overbrook School for the Blind

CONTRACTOR: Quinn Construction, Inc

In January 2009 Quinn Construction, Inc. absorbed Concrete Artisans, LLC and with that acquisition they obtained ICF (insulated concrete forming) technology for "Tall Wall" installations.

### Project Scope

The Overbrook School for the Blind Aquatic Center utilized alignment equipment developed by Mike Smith, Concrete

Division Manager of Quinn and Patent Systems to provide access and vertically align the Nudra (Manning Materials) foam blocks used to build the R52 insulated walls. The block walls were reinforced with recycled content steel reinforcing supplied by Re-Steel Supply. Delaware Valley Concrete provided a 40% fly-ash modified concrete design mix to fill the block and support the special arched truss steel roof trusses. Concrete was placed safely within the walls by Duke Concrete Conveying (division of Quinn) equipment. Labor unions were

extremely cooperative and agreed that using a composite crew of Carpenters, Laborers, Rodsetters and Cement Masons would be appropriate for this system.

### Green Building Innovations Used

Utilizing recycled materials, insulation value of the walls, following OSHA standards, LEED practices, (including recycling construction waste) and training key workmen for Green Advantage all contributed, along with other building elements, for this project to qualify for Gold or Platinum LEED certification.



## Penn State Dickinson School of Law

LOCATION: University Park, Pennsylvania

OWNER: Penn State

CONTRACTOR: Gilbane Building Company

ARCHITECT: Polshek Partnership Architects

### Project Scope

The new 114,000 SF, Lewis Katz Building features a state-of-the-art law library with a reading room, 250-seat auditorium, a courtroom with the latest in trial technology such as electronic evidence displays, seven AV-equipped group study rooms, and a digital commons that facilitates student research.

The entire building is equipped with advanced videoconferencing allowing real-time interaction with its sister-campus in Carlisle.

Gilbane provided construction management services from design phase through construction to oversee the project. Working with Penn State's Virtual Construction Lab, Gilbane participated in creating a Building Information Model for the new Katz Building as model manager and leader of the coordination process. Penn State Dickinson School of Law has the

distinction of being the University's first full construction phase BIM project.

### Green Building Innovations Used

The building is built to comply with the U.S. Green Building Council's (USGBC) LEED certification rating. Sustainable features include a continuous vegetated green roof, locally harvested stone quarried only 46 miles from project site, maximized use of natural light, and an aggressive construction waste recycling initiative.



## DGS Offices at the former Strawbridge & Clothier Flagship Store

LOCATION: Philadelphia, Pennsylvania

OWNER: PREIT

CONTRACTOR: Shoemaker/Synterra

ARCHITECT: Bower Lewis Thrower

Shoemaker/Synterra is working with Pennsylvania Real Estate Investment Trust (PREIT) to incorporate LEED criteria into the renovation and adaptive re-use of the former Strawbridge & Clothier flagship department store (801 Market St.) into new regional offices for the Pennsylvania Department of General Services as well as future multi-tenant retail and support space.

### Green Building Innovations Used

**Recovery of recyclable materials during demolition** - More than 3,000 tons were diverted from landfills, accounting for over 50% of the debris and waste generated.

Most of the existing walls and floors were repaired rather than replaced. Work crews also preserved and/or re-used paneling, crown molding, ornate plaster beams, rosettes, French doors, chandeliers, leaded glass windows, and a wrought iron grand staircase.

**Use of materials with recycled content** - Examples include ceilings, sheetrock, floor and wall tile, glazing, plaster, insulation, bathroom accessories and partitions, countertops, wood doors, miscellaneous metals, and steel.

**Local purchasing (<500 miles)** - Locally harvested or manufactured building materials include concrete, masonry, drywall, metal studs, and architectural louvers, as well as a substantial portion of the new, high performance reflective roof membrane and rigid insulation materials.

**Use of environmentally sensitive methods and materials** - Low-VOC paints improve indoor air quality and special refrigerants in cooling systems minimize atmospheric impacts. Mechanical crews protected open ductwork during installation to prevent construction dust settling in system components.

**Mechanical system improvements** - HVAC and plumbing systems were replaced on all six floors. A total of 24 interior air conditioning units use Minimum Efficiency Reporting Value merv 8+ filter medium to improve indoor air quality. Automatic sen-

sor-operated faucets and flush units and low-flow plumbing fixtures minimize both water demand and sewer impacts. Ventilation units supply fresh air to interior spaces including the ground floor and basement levels.

**Electrical system improvements** - Upgraded light fixtures contain compact fluorescent bulbs. Occupancy sensors monitor all finished areas.

### Project Scope

PREIT anticipates these green alternatives will result in the following benefits:

- 1,200,000-gallon reduction in water usage per year
  - 50% savings in lighting costs over 5 years
  - 11% annual savings (and reduced CO2 emissions) from roof-top heat exchangers.
- PREIT plans to seek Silver LEED certification for the core and shell. When complete, 801 Market Street will represent the first LEED-certified, historically certified building in Philadelphia, and one of only a handful nationwide.





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and Reinforcing Ironworkers









# Green Building in Education and Practice

Stephen C. Potter and Adam Rockmacher

## Chestnut Hill Academy's Science and Technology Center

**W**HEN CHESTNUT HILL ACADEMY, a private K - 12 school located in northwest Philadelphia, decided to build a dedicated Science and Technology Center for its students, the school's leadership decided early in the process to include LEED design elements and seek certification. The resulting building - which the architect, Lilley-Dadagian Architects, just submitted for a LEED Silver rating - is a showcase of Green construction that combines an aesthetically pleasing design with a host of environmentally-friendly elements to create a unique learning environment.

### Building

Much of the building's green technology doubles as teaching tools instructors use to increase student awareness of green building and the way their new Science and Technology building works. A small array of photovoltaic solar panels and a marine wind turbine located on the roof feed electricity into the grid to reduce the building's utility consumption. This energy is measured and the data fed into a monitor in the lobby that instructors use to teach students about the value of alternative energy sources. Instead of illustrating savings in kilowatt hours, teachers can show students the practical benefits of solar and wind power in terms children can more easily grasp, such as how many

air conditioners could be powered at a given time. Furthermore, the data center display in the lobby also integrates a rooftop weather station - rain gauges, hydrometers, barometers, thermometers and anemometers - that teachers can use as part of their classes.

Another green feature on the roof is the solar hot water energy collection system. A manifold of evacuated tubes on the roof absorbs the sun's energy and transfers this energy to a circulating loop of glycol. The loop runs through the hot water heater and the glycol transfers the heat energy to the water. The glycol is cooled in the process then flows back up to the roof where the cycle begins again. An electric element in the heater compensates when the water temperature drops below its setpoint.

### Site

The site engineer, Cairone & Kaupp, worked with the Morris Arboretum to design a site that manages storm water while simultaneously extending the classroom experience to the outdoors. The building, which is designed to collect rain water and grey water for irrigation and the flushing of toilets, is bordered by two rain gardens of indigenous plants - Pennsylvania sedge, Virginia wild rye and switchgrass - that absorb excess rain water. In the event the tank's capacity is exceeded, one garden specifically absorbs overflow from the



photo credit: Jeffrey Totaro

Photovoltaic solar panels and a marine wind turbine on the roof feed electricity into the grid to reduce the building's utility consumption.



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grey water system, while the other absorbs water channeled off the roof. The site itself was replanted with 88 new trees that are indigenous, including American holly, sweet bay magnolia, sorgum and scarlet oak.

The adjacent parking lot consists of porous asphalt paving over a subsurface infiltration bed designed for a 100-year storm. Overflow water is channeled through a perforated pipe enclosed in geotextile and stone that ultimately terminates in a level spreader that allows excess water to percolate out and onto grade. The lot itself has bike racks and designated hybrid car spaces to promote environmentally friendly travel.

### Forward to the Future

Now that the green revolution is truly taking shape, we can expect to see some visible changes in design and construction through the next few years. According to Greg Smith, Turner Construction Company's Regional Preconstruction Manager and a former DVGB Board Member, some developments we can expect to see in the coming years include:

- Window glazing enhancements such as tinting, double and triple glazing, and specialty coatings that improve thermal performance by up to 50%
- Building-integrated photovoltaic (PV) curtainwall systems in which thin layers of PV solar cells are laminated between layers of thin glass and installed in conventional curtainwall and skylight systems. PV curtainwall systems can generate almost 10W of power for every square foot of wall space
- Storm water collection systems that capture rain water from roof drains for flushing toilets or other non-potable water demands, much like the storm water system used at the Science and Technology Center
- Cogeneration plants that use high-pressure steam to both generate electricity and drive turbine chillers for cooling, thereby counterbalancing rising utility costs over the life cycle of the building

As the Science and Technology Center demonstrates, green building is more than a trend: it is a reality.■

*Stephen C. Potter is the Marketing Manager for Turner Construction Company's Philadelphia office. Adam Rockmacher is a superintendent for educational facilities and is currently working on the Drexel University Recreation Center.*



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# Government Update

## From the PA Capitol

At press time, the Pennsylvania House was expected to send Governor Rendell a temporary budget bill.

Until the state budget is signed into law however, most policy issues continue to take a back seat to the state's most pressing fiscal matters. However, the General Contractors Association of Pennsylvania (GCAP) remains active on all the key issues impacting commercial construction in the Commonwealth.

Until the state budget is signed into law, most policy issues will continue to take a back seat to the state's most pressing fiscal matters. However, the General Contractors Association of Pennsylvania (GCAP) remains active on all the key issues impacting commercial construction in the Commonwealth.

In June, the General Contractors Association of Pennsylvania (GCAP) weighed in with Prime Sponsor Rep. John Galloway (D-Bucks) and the House Labor Relations Committee about his legislation to prevent employers in the construction industry from intentionally hiring illegal aliens. GCAP offered its support for the overall intent of House Bills 1502 and 1503, but also shared

several recommendations on how to make the legislation an even better deterrent to would-be violators.

In addition, GCAP continues to work with the Senate Labor and Industry Committee on HB 400 (Construction Workplace Fraud Act), legislation intended to combat the problem of employee misclassification in the construction industry.

*Editor's note: Construction Today is sad to report that Rep. Brian Lentz (D-Montgomery), the prime sponsor of HB 400 and strong advocate for creating an equal playing field in Pennsylvania construction, lost his two-year old son to cancer in July. Construction Today sends its heartfelt condolences to Rep. Lentz and his family.*

## From the NJ Capitol

### New Jersey Leads in Green Energy Initiatives

According to Governor Jon S. Corzine, New Jersey is the nation's leader in clean, renewable, alternative and green energy initiatives. Statistics from the Database of State Incentives for Renewables & Efficiency (DSIRE) recently reported New Jersey as one

of the most aggressive in the nation regarding renewable portfolio standards (RPS), which is a regulation to increase renewable energy through the utility companies and the private market.

Governor Corzine first signed the Global Warming Response Act in 2007, followed by New Jersey's Energy Master Plan (EMP) in October 2008. The Plan promotes clean energy, especially through renewable sources,

which in turn will not only reduce consumption, but is anticipated to create jobs. The goal is to reduce energy consumption by 20 percent and to have 30 percent of energy come from renewable sources by 2020.

One of New Jersey's targets by the year 2020 is to have 3000 megawatts (MW) of offshore wind capacity to supply renewable energy. In 2005, New Jersey was on its way, even before the Global Warming Response

Act and Energy Master Plan were signed. A 7.5 MW wind farm in Atlantic City was the first in the state, creating 19 million kilowatt hours of emission-free electricity annually for over 2000 homes.

Solar Energy is another source of renewable energy which New Jersey is tapping into, installing more solar panels than any state except California. The goal of the Energy Master Plan is to have solar power create 1,800 MW of renewable energy.

To support this, Governor Corzine signed a number of bills which would further align with these goals. One bill A2550/S1299 permits the location of wind and solar facilities in industrial zones. In addition, Bill A1558/S2265 mandates developers to offer solar energy systems for new construction.

New Jersey is encouraging the implementation of renewable energy in commercial and residential markets. For example, the state provides sales tax exemptions with the purchase of a "renewable energy system, energy-efficient appliance and other measures". Major solar energy equipment can be eligible for a full seven percent tax exemption. There are also property tax incentives in the State in which renewable energy sources are excluded when assessing property taxes for property valuation. Energy sources include solar, PV (solar electric), wind, geothermal electric, solar thermal (such as solar hot water), and tidal systems. The State offers rebate programs, like the COOLAdvantage Program (improving efficiency of central air and heat pumps), through the New Jersey Clean Energy Program.

Another rebate is a residential incentive through the New Jersey Board of Public Utilities (NJ BPU), providing home energy assessments, air sealing and a cash rebate or low-interest loan for the installation of certain improvements. State loan programs also exist, with loans up to ten years, for residential Energy Star appliance purchases. PSE&G offers their own loan program which provides loans of 40 to 60 percent of the cost of PV systems for residential and non-residential customers. The Edison Innovation Clean Energy Manufacturing Fund (CEMF) tackles the manufacturing end of energy efficient and renewable energy products, providing grants of up to \$300,000 for design



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Mayor Michael A. Nutter at the Greenworks Philadelphia announcement. Visit [www.greenworksphila.org](http://www.greenworksphila.org) for more information.

assessment and up to \$3 million towards a zero-interest ten year loan.

NJ BPU also offers clean energy certificates through Solar Renewable Energy Certificates (SRECs). Suppliers purchase the certificates to provide for New Jersey's renewable portfolio standard (RPS), and the certificates are a way to help suppliers to meet their RPS standards.

Finally, New Jersey continues work together with other Atlantic States, including New York, Delaware, Maryland and Virginia, to each protect their own state's coastline and ecosystem, as well as better utilize the resources available for renewable energy.

## From the City

### Greenworks Philadelphia Announced

In April 2009 Mayor Michael A. Nutter announced Greenworks Philadelphia, an ambitious, comprehensive framework to make Philadelphia the greenest city in the United States of America by 2015. It sets goals in five areas — energy, environment, equity, economy and engagement — and encompasses more than 150 initiatives. Together, they will reduce the city's vulnerability to rising energy prices, limit its environmental footprint, and reposition its workforce and job development strategies to build upon Philadelphia's competitive advantages in the emerging green economy.

"Greenworks Philadelphia is a vision for how Philadelphia can and should seize this moment, building on the assets of the city left to us by the past and creating a better future for ourselves, our children and generations to come," said Mayor Nutter.

Van Jones, President Obama's Special Advisor for Green Jobs, Enterprise and Innovation, said, "Greenworks Philadelphia is an example of what cities and communities throughout this country can do to develop smart, green solutions on a local level. The Mayor's commitment to become more energy efficient, reduce the city's carbon footprint and increase opportunity through green job creation are key components to a green recovery."

Greenworks Philadelphia seeks to make more homes and buildings weather-tight, increase recycling and minimize trash, give residents better access to parks and fresh food, and capture the benefits of solar and geothermal energy. It envisions planting thousands of trees, equipping the municipal fleet with less-polluting engines and expanding green job training, so plenty of Philadelphia's workers have the skills to retrofit buildings and install solar arrays.

"This framework for sustainability emerged from the ideas of hundreds of Philadelphians throughout the city," said Mayor Nutter. "It's everybody's plan, but the Mayor's Office of Sustainability will act as the clearing house for coordinating many of the proposed activities and help us build new partnerships with citizens, communities and institutions throughout the city and region."

Visit [www.greenworksphila.org](http://www.greenworksphila.org) for more information and a full copy of the report.

Here is a summary of what Greenworks Philadelphia seeks to do:

## ENERGY

### GOAL: Reduce Vulnerability to Rising Energy Prices

Target 1: Lower City Government Energy Consumption by 30 percent

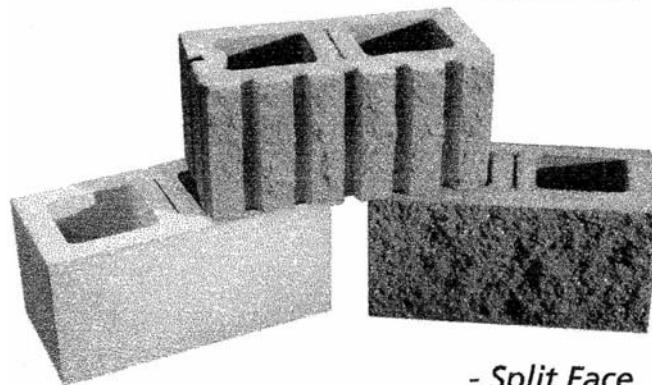
Target 2: Reduce Energy Consumption in Buildings Citywide by 10 Percent

Target 3: Retrofit 15 Percent of Housing Stock with Insulation, Air Sealing, Cool Roofs

Target 4: Purchase and Generate 20 Percent of Electricity Used in Philadelphia from Alternative Energy Sources

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**ENVIRONMENT**

**GOAL:** Decrease Environmental Footprints

Target 5: Reduce Green House Gas Emissions by 20 Percent

Target 6: Improve Air Quality toward Attainment of Federal Standards

Target 7: Divert 70 Percent of Solid Waste from Landfill

**EQUITY**

**GOAL:** Provide Equitable Access to Healthy Neighborhoods

Target 8: Manage Storm Water to Meet Federal Standards

Target 9: Provide Park and Recreation Resources within 10 Minutes of 75 Percent of Residents

Target 10: Offer Local Food within 10 Minutes of 75 Percent of Residents

Target 11: Boost Tree Coverage toward 30 Percent in All Neighborhoods in 2025

**ECONOMY**

**GOAL:** Create Competitive Advantage from Sustainability

Target 12: Reduce Vehicle Miles Traveled by 10 Percent

Target 13: Increase the "State of Good Repair" of City Infrastructure

Target 14: Double the Number of Low- and High-Skill Green Jobs

**ENGAGEMENT**

**GOAL:** Unite to Build a Sustainable Future

Target 15: Philadelphia is the Greenest City in America

**Philadelphia-New York-Chicago Share Critical Crane Data**

The City of Philadelphia recently announced a new partnership with the cities of New York and Chicago that will allow the jurisdictions to share critical data on tower cranes erected within their borders.

Under the unprecedented information-sharing agreement, building officials will share the make, model and serial number of active tower cranes, as well as other important details such as the model year, the maximum height and the date of the erection and dismantling of each tower crane. Officials also will notify one another of any crane equipment failures, crane manufacturer recalls, operational trends and accidents.

This information, which will be stored in a common database and updated periodically, will be used by each jurisdiction to help determine the operational history of a tower crane and whether it is safe to be operated. Other municipal and state agencies have expressed interest in the new communication network and are expected to join in the coming months.

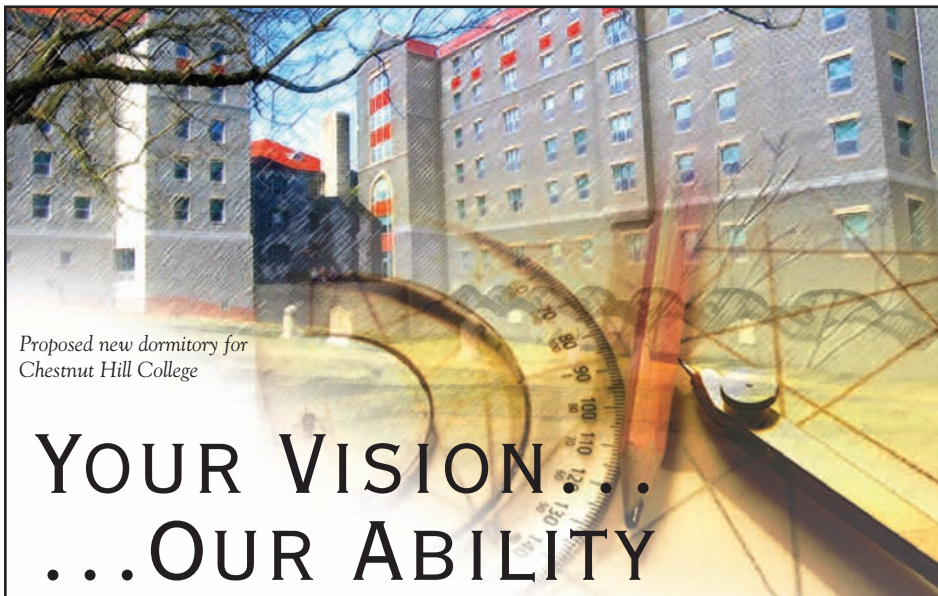
**Mayor Announces New Appointments**

Mayor Michael A. Nutter has tapped Katherine Gajewski to head the Mayor's Office of Sustainability. As the sustainability director, Gajewski will oversee the implementation of Greenworks Philadelphia.

In addition, Nutter has named Curtis Gregory head of the Office of Economic Opportunity. Gregory will succeed Michael Bell, who was fired after trying to revamp the office and boost minority-participation in city contracts. Gregory is currently the director of business services, a separate Commerce Department unit.

Mayor Michael A Nutter has said that the office - which replaced the Minority Business Enterprise Council - would focus on reaching out to minority businesses to make them aware of city contracting opportunities, and also to work more closely with other city departments in hiring minority firms.

At the same time, the office will in time stop the process of certifying businesses as owned by minorities, women or otherwise traditionally disadvantaged groups. Instead, the city will draw that information from other government agencies, such as SEPTA and PennDOT. ■



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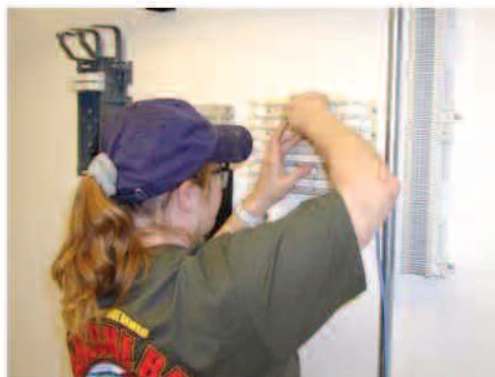


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# surviving a Criminal Investigation

Judson A. Aaron

## Defining Deferred Prosecution and Non-Prosecutions Agreements

**T**HE UNITED STATES DEPARTMENT OF Justice is committed to prosecuting corporate wrongdoing; a commitment that will not likely be diminished by the current recession. Indeed, the use of federal stimulus money to fund construction projects nationwide may bring the construction industry under particular scrutiny of federal agents and prosecutors. Expect that "the feds" will be on the lookout for any misuse of federal stimulus money, including any misappropriation of federal funds or fraud in connection with federally funded construction projects. Contractors under investigation may mount aggressive defenses that will result in the company avoiding prosecution altogether. At times, however, criminal sanctions will be unavoidable. This article discusses options that may soften the blow of a corporate prosecution and allow your company to live another day.

### A Typical Investigative Scenario

Here is a scenario your company might face: Your company has a federal contract to make improvements at a National Park site. The Department of Labor alleges company employees engaged in fraudulent conduct in procuring construction materials. Several employees have been subpoenaed to testify before the grand jury. Your company has pro-

duced thousands of documents to the government. The prosecutor has said the company itself is a target of the criminal investigation and will be indicted – a penalty you believe would be excessive for errant employee misconduct that was not sanctioned by the company. Your company's lawyers have urged prosecutors to decline a prosecution of the company, but to no avail.

If a corporate indictment and trial is not an option – because a trial conviction could be ruinous to your company – there may be room for you to negotiate the form that a prosecution will take. Your ability to negotiate an alternative to an indictment may have significant implications for your company.

### Deferred Prosecution Agreements

When an individual is under criminal investigation, the government generally has just two options: indict the individual, or not. But when a corporation is the target of a federal investigation, there is a third option, a midway point between indicting the company and declining prosecution, and it is known as a Deferred Prosecution Agreement (DPA).

In a DPA, the government files a criminal complaint against the corporation but agrees to dismiss those charges after a period of time assuming the company complies with the terms of the Agreement. In return: (1) the

company accepts responsibility for its criminal conduct by stipulating to a detailed factual statement; (2) the company pays a fine, which may be hefty; and (3) the company takes remedial measures such as instituting a corporate compliance program, and installing a monitor to oversee the company's compliance with the DPA. In recent years, the Department of Justice has entered into dozens of DPAs in cases involving a multitude of criminal offenses.

There is another type of agreement, similar to a DPA, called a Non-Prosecution Agreement (NPA), which does not involve the filing of charges against the company; where the government agrees not to prosecute so long as the corporation complies with the terms of the Agreement.

### The "Filip Memo"

Back to our opening scenario. Despite the company's aggressive defense of the criminal investigation, you have failed to convince the government to decline a prosecution altogether. There will be some form of criminal sanction for the company. How do you convince the government that a DPA, rather than an indictment, is an appropriate resolution of the criminal investigation?

A good place to start is a DOJ document called "Principles of Federal Prosecution of Business Organizations," also known as the Filip Memo. The Filip Memo discusses several factors that prosecutors should consider in deciding how to resolve criminal investigations of business entities. The Filip Memo acknowledges that "it may be appropriate ...

to resolve a criminal case by means other than an indictment. Non-prosecution and deferred prosecution agreements ... occupy an important middle ground between declining prosecution and obtaining the conviction of a corporation."

### "Collateral Consequences" of a Conviction

According to the Filip Memo, a critical factor in deciding whether the government will enter into a DPA is the collateral consequence of a corporate conviction; that is, the consequence a felony conviction will have on the company's innocent employees, shareholders, and pensioners. For instance:

The use of federal stimulus money to fund construction projects nationwide may bring the construction industry under particular scrutiny of federal agents and prosecutors.

- Will an indictment have the effect of collapsing the company's stock price? That is a collateral consequence to innocent shareholders that prosecutors should consider.
- Will an indictment result in the company being debarred from eligibility for government contracts or federally funded programs? For example, if an indictment of a construction company would result in the company being debarred from participating in any federal contracts, the company might not survive. Such a potential death knell for the company is a collateral consequence which prosecutors should consider.

Good employee training and oversight should ensure your company never becomes the target of a criminal investigation. But should your company come under investigation, there may be alternative sanctions that will protect innocent employees and shareholders and allow the company to continue to thrive. Deferred Prosecution Agreements and Non-Prosecutions Agreement are such alternatives.■

*Judson A. Aaron, a former federal prosecutor, heads the White Collar Criminal Defense and Internal Corporate Investigations Group at the law firm of Conrad O'Brien P.C.*



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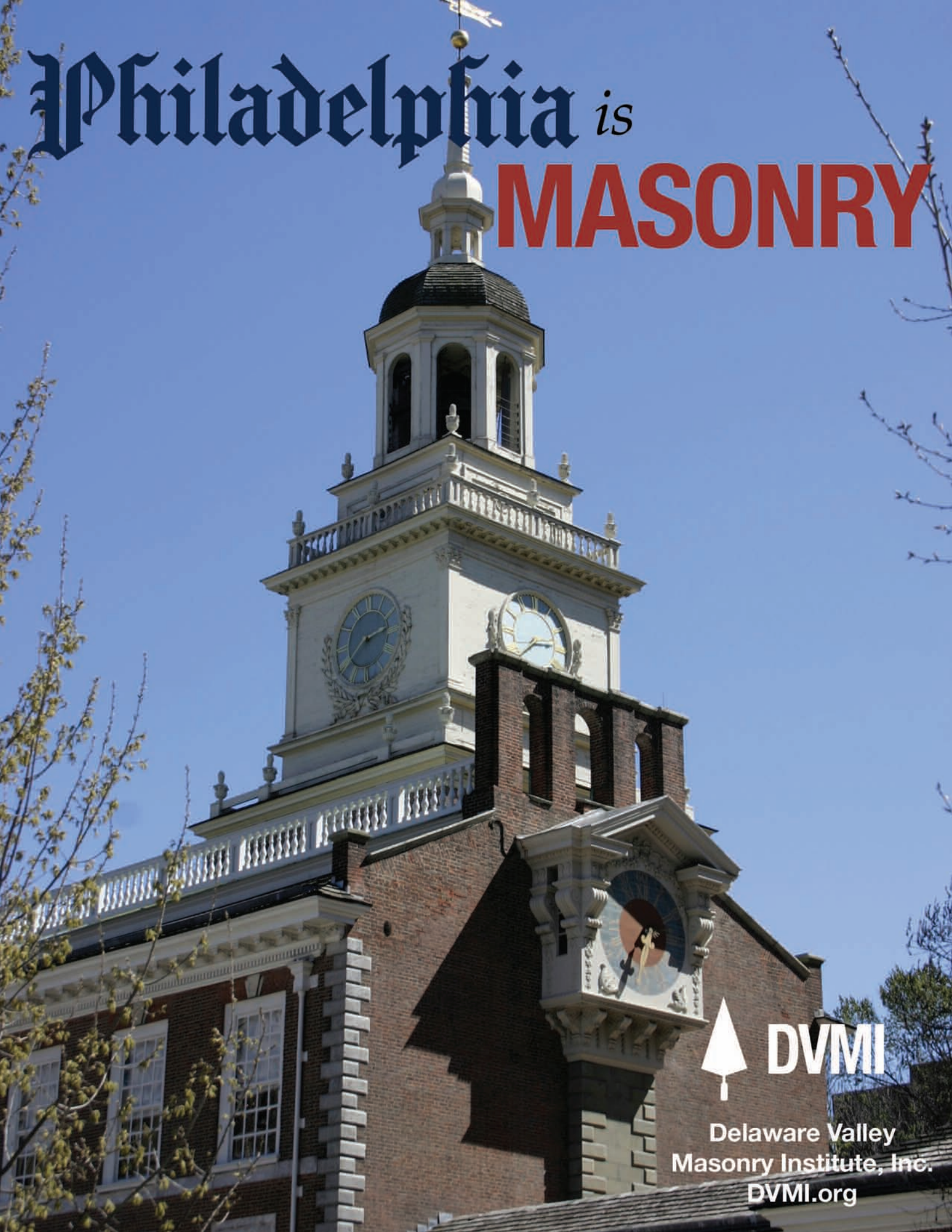


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## CELEBRATING A REGION ON THE RISE

On May 20th, members of the business community assembled at the Philadelphia Cruise Terminal at the Philadelphia Navy Yard to celebrate a Region on the Rise: A Construction and Real Estate Development Forum sponsored by the General Building Contractors Association (GBCA) and the Greater Philadelphia Chamber of Commerce (GPCC). This comprehensive forum brought together industry experts in the regional construction, real estate development, design, and engineering communities to openly exchange insights on the critical topics for 2009 including infrastructure and cultivating diversity in the construction industry.



This year's Region on the Rise dual focus was centered around the economic stimulus package currently underway in Pennsylvania and the issues surrounding diversity in the construction industry. The highlights of the program were the keynote speaker; the Honorable James P. Creedon, Secretary, Department of General Services, and Chief Implementation Officer American Recovery and Reinvestment Act (ARRA), and featured panels of influential business leaders, government officials, and environmental advocates.

Creedon, reviewed the states commitment to expediting construction projects as quickly as possible to ensure Pennsylvanians benefit from the President's stimulus package. Later a panel discussion led by Walter P. Palmer 3rd, President & CEO of GBGA, reviewed the city's diversity challenges facing construction today. Representatives from the newly created office of OEO, the Mayor's Commission on Construction Diversity chairman Carl Singley, and two GBGA members, Angelo Perryman of Perryman Building & Construction Services and Judy Ritter of Ritter Contracting provided their insights on how public agencies and contractors can work together to better diversify the construction industry.

## GOING GREEN: NOT JUST THE WAY OF THE FUTURE BUT ALSO RENOVATING PAST

Two iconic buildings, The Sears Tower and The Empire State Building, have announced that they are going green. The property owners and managers are convinced that a greener building now makes financial sense.

Chicago's Sears will embark on a five-year, \$350 million green renovation. The 110-story skyscraper will crown its rooftops with solar panels, wind turbines and up to 35,000 square feet of sunlight absorbing gardens.

The Empire State Building will be entirely retrofitted with windows and under every window, radiators will be padded with extra insulation. The building's light, cold water and ventilation systems will also be upgraded. The renovation will take 18 months. Afterward, the owners expect an annual energy savings of \$4.4 million, enough to pay off the new technologies in about three years.

## LEED BUILDING RATING SYSTEM REQUIREMENT RAISES CONCERNS

LEED Version 3, effective July 1, 2009 now requires a "pre-condition" of certification for all buildings. The requirement says owners must commit to sharing building energy and water-usage data for at least five years after a new building is occupied or an existing building is certified. In addition, LEED version 3 states that certification may be revoked if there is noncompliance with this new "minimum program requirement."

Under LEED 2009, sharing energy and water-usage data includes supplying information on a regular basis in a free, accessible and secure online tool. The commitment to supply data must carry forward if the building or space changes ownership or lessee. USGBC plans to use the performance data to compare proposed and metered energy performance as well as performance of different LEED-rated buildings and interiors.

One concern is that owners weighing whether to pursue a LEED-rated project will have to evaluate the reality of difficult policing obligation of landlords in relation to their tenants or landowners and developers in relations to subsequent purchasers. There also are unknowns about the impact of any decertification on the owner's continuing ability to enjoy tax or other incentives that were triggered based upon the initial achievement of the specified rating goal, say sources.

USGBC says it is planning to work with utilities to remove obstacles to reporting and invites those with concerns about the requirement to e-mail USGBC at [leedinfo@usgbc.org](mailto:leedinfo@usgbc.org).

## AN INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC) IN THE WORKS

The American Institute of Architects, along with the International Code Council (ICC) and the American Society for Testing and Materials (ASTM), have announced their intent to create an International Green Construction Code (IGCC).

The new code is intended to cover all aspects of sustainability in the built environment, drawing from existing codes and standards to create a universal code. The code will apply to new construction and renovations.

Among the major initiatives already under way is Standard 189, a code-enforceable standard for green buildings that is being developed by the U.S. Green Building Council, the American Society of Heating, Refrigerating and Air-Conditioning Engineers, and the Illuminating Engineering Society of North America. The initiative was first launched in 2006 and, following several public comment periods, its final release is expected by the end of this year.

Ultimately the code will build on other efforts to provide the strongest regulatory option.

The IGCC committee will begin a series of public meetings this summer and fall to organize the initial code language. A draft is expected to be released for public comment in April 2010, and Sims says he hopes to see a final version ready by the end of next year.



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Visit [www.gbca.com](http://www.gbca.com) for more information.

## HOW TO PREVENT GREEN BUILDINGS FROM MAKING YOU SEE RED

They say it's always greener on the other side, but green-built and LEED certified projects can have you seeing red if owners and contractors do not take precautions to mitigate risk. While many executives in the construction industry initially perceived green building as a fad just a few short years ago, it is undeniably with us for good.

Green building offers project stakeholders the allure of increased profitability, but to achieve optimum return on their investment, building-owners and contractors need to mitigate the inherent risks associated with sustainable building. From pollution and environmental risks associated with brownfield developments to the unique safety considerations surrounding vegetative roofs and the use of untested green materials, it is evident that green-built projects are fraught with risks to owners, contractors and design professionals alike, but careful attention to your insurance and safety programs can put you on the greener side.

In the fall issue of Construction Today®, look for the full-length article, "Greener on the Other Side, a Guide to Risk Mitigation in Green Building." In the meantime, please contact The Graham Company at 215-567-6300 to speak to a broker about covering your sustainability risk exposures.

## CATT COMPETITION AT THE JAC OPEN HOUSE A SUCCESS

At the May 2009 JAC Annual Carpenters Open House, GBCA contractors, AIA architects, Carpenter apprentices and CHAD and Mercy Vocational High School students participated in a competition that entailed planning and building projects that truly emphasized the collaboration needed to successfully complete a construction project.

The teams worked diligently throughout the day to complete work stations, which in some cases could be transformed into fashion runways! Many hours of preparation had gone into the design of the projects as the students and the apprentices met and coordinated with the architects and contractors. The results were absolutely amazing in both their creativity and workmanship.

The GBCA thanks all those who gave so generously of their time to make this worthwhile project such a wonderful learning experience.

GBCA members who participated included: Clemens Construction Co., Gilbane Building Co., Haverstick-Borthwick Co., and Frank V. Radomski & Sons.

The judges had an almost impossible task but the Clemens team was declared the winner.

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On Wednesday June 3, 2009 Gilbane Building Company hosted their 5th Annual State College Golf Tournament at Toftrees Resort. Over the years, Gilbane has put on the tournament in an effort to raise money for the Special Olympics of Pennsylvania, and to date has raised upwards of \$275,000.

## THE COMING CONSTRUCTION INSURANCE STORM BY PHIL GLICK, ECBM

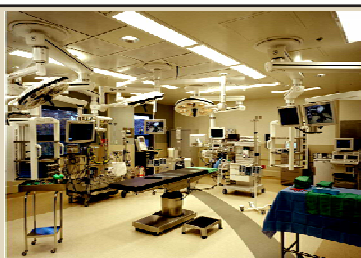
An article in the Spring 2009 Construction Today® about the "Coming Construction Insurance Storm" misidentified the author. The author is Phil Glick, Senior Vice President and Construction Practice Leader at ECBM Insurance Brokers and Consultants in West Conshohocken, PA. For information on this article, contact Phil Glick, ECBM at 610-668-710 ext. 1310.

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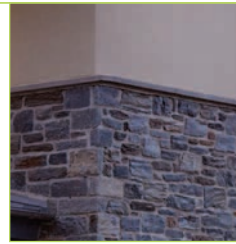
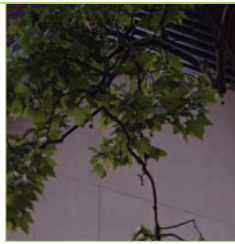
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