SDC Services Offered on the GSA Schedule

September 04, 2012

Schedule number: GS-21F-0129V

Sustainable Design Consulting, LLC (SDC) is listed with the above number on the **03FAC – Facilities Maintenance and Management Schedule,** under six special item numbers (SINs) as follows:

- 811-006 - Facilities Maintenance and Management Consulting
- 871-203 - Training on Energy Management
- 871-205 - Energy Program Support Services
- 871-207 - Energy Audit Services
- 871-208 - Resource Efficiency Management
- 871-211 - Energy Consulting Services

Sustainable Design Consulting, LLC

Main Office:
1421 Lombardy Alley
1st Floor
Richmond, VA 23219
804-644-3880
804-644-3881 fax

Washington Office:
1611 Connecticut Avenue, NW
Suite 200
Washington, DC 20009
202-667-1620
202-667-1622 fax

www.sustaindesign.net

For service inquiries please contact:
Susan C. Piguet
Business Development Associate
917-334-5670
susan@sustaindesign.net

Customer Information

1a. **SIN 811 006 Facilities Maintenance and Management Consulting**
NAICS: 561210 Facilities Support Services

SIN 871 203 Training on Energy Management
NAICS: 611430 Professional and Management Development Training

SIN 871 205 Energy Program Support Services
NAICS: 561990 All Other Support Services

SIN 871 207 Energy Audit Services
NAICS: 541330 Engineering Services

SIN 871 208 Resource Efficiency Management (REM)
NAICS: 541618 Other Management Consulting Services

SIN 871 211 Energy Consulting Services
NAICS: 541690 Other Scientific and Technical Consulting Services

1b. **SIN 871 203 Training on Energy Management**
NAICS: 611430 Professional and Management Development Training

SIN(s) Proposed	Course Title	Course Length (hours)	Min./Max. Partici-pants	Com-mercial price (CPL) for 20 Partici-pants	Price Each Add'l Person above 20	Discount % Offered to GSA (off CPL)	Price Offered to GSA (including .75% IFF)
871-203	LEED Green Associate Exam Prep Training	7	20 / 30	$4,500	$225	8%	$4,171.05
871-203	LEED Building Design and Construction Exam Prep Training(BD&C)	8	20 / 30	$6,500	$325	8%	$6,024.85
871-203	LEED Green Building Operation and Maintenance Exam Prep Training (GBOM)	8	20 / 30	$6,500	$325	8%	$6,024.85
871-203	Combined LEED Green Associate and BD&C or GBOM Exam Prep	15	20 / 30	$11,000	$625	8%	$10,195.90
871-203	LEEDv3 What's New For You?	2	20 / 30	$1,300	$65	8%	$1,204.97
871-203	Sustainable Practices for Facility Managers	6	20 / 30	$3,100	$155	8%	$2,873.39
871-203	Green Advantage Commercial Certification Training	8	20 / 30	$6,500	$325	8%	$6,024.85
871-203	Energy Modeling in High Performance Building Design	2	20 / 30	$1,300	$65	8%	$1,204.97
871-203	LEED in the Field	4	20 / 30	$2,200	$110	8%	$2,039.18
871-203	Demystifying Green Product Labels and Specs	4	20 / 30	$2,200	$110	8%	$2,039.18
871-203	How to Build Green:Developing a Start-to-Finish Process for Improving the Environment Performance of Your Building	4	20 / 30	$3,200	$160	8%	$2,966.08

1C. **SIN 811 006 Facilities Maintenance and Management Consulting**
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NAICS: 541618 Other Management Consulting Services

SIN 871 211 Energy Consulting Services
NAICS: 541690 Other Scientific and Technical Consulting Services

SIN(s) Proposed	Service Proposed (e.g. Job Title/Task)	Commercial Price List (CPL)	Unit of Issue (e.g. Hour, Task, Sq ft)	Discount % Offered to GSA (off CPL)	Price Offered to GSA (including .75% IFF)
811-006 871-205 871-207 871-208 871-211	Managing Principal	$208.00	Hour of consulting/ oversight	5.71%	$197.60
811-006 871-205 871-207 871-208 871-211	Associate Principal	$192.40	Hour of consulting/ oversight	5.71%	$182.78
811-006 871-205 871-207 871-208 871-211	Senior Associate	$176.80	Hour of consulting/ oversight	5.71%	$167.96
811-006 871-205 871-207 871-208 871-211	Senior Project Manager	$145.60	Hour of consulting/ oversight	5.71%	$138.32
811-006 871-205 871-207 871-208 871-211	Project Manager	$130.00	Hour of consulting/ oversight	5.71%	$123.50

SIN(s) Proposed	Service Proposed (e.g. Job Title/Task)	Commercial Price List (CPL)	Unit of Issue (e.g. Hour, Task, Sq ft)	Discount % Offered to GSA (off CPL)	Price Offered to GSA (including .75% IFF)
811-006 871-205 871-207 871-208 871-211	Senior Consultant	$110.00 - $165.00	Hours of consulting	5.71%	$104.5 - $156.75
811-006 871-205 871-207 871-208 871-211	Project Consultant II	$98.80	Hours of consulting	5.71%	$93.86
811-006 871-205 871-207 871-208 871-211	Project Consultant I	$83.20	Hours of consulting	5.71%	$79.04
811-006 871-205 871-207 871-208 871-211	Research Assistant II	$67.60	Hours of consulting/ admin	5.71%	$64.22
811-006 871-205 871-207 871-208 871-211	Research Assistant I	$52.00	Hours of consulting/ admin	5.71%	$49.40

2. Maximum order: **$1,000,000.00**

3. Minimum order: **$100.00**

4. Geographic coverage (delivery area): **Domestic**

5. Point(s) of production (city, county, and State or foreign country): **Not applicable**

6. Discount from list prices or statement of net price: **SDC will consider Volume Price Discounts.**

7. Quantity discounts: SDC will consider Volume Price Discounts.

8. Prompt payment terms: **Not applicable; there is not discount for prompt payment.**

9 a. Notification that Government purchase cards are accepted at or below the micro-purchase threshold. **Government purchase cards are accepted.**

9 b. Notification whether Government purchase cards are accepted or not accepted above the micro-purchase threshold. **Government purchase cards are accepted.**

10. Foreign items (list items by country of origin): **Not applicable**

11a. Time of delivery: **Agreed per contract**

11b. Expedited Delivery. The Contractor will insert the sentence "Items available for expedited delivery are noted in this price list." under this heading. The Contractor may use a symbol of its choosing to highlight items in its price lists that have expedited delivery. **Not applicable**

11c. Overnight and 2-day delivery. The Contractor will indicate whether overnight and 2-day delivery are available. Also, the Contractor will indicate that the schedule customer may contact the Contractor for rates for overnight and 2-day delivery. **Not applicable**

11d. Urgent Requirements. The Contractor will note in its price list the "Urgent Requirements" clause of its contract and advise agencies that they can also contact the Contractor's representative to effect a faster delivery. **Not applicable**

12. F.O.B. point(s): **Not applicable**

13a. Ordering address(es): **1421 Lombardy Alley, 1st Floor, Richmond, VA 23219**

13b. Ordering procedures: **For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPA's), and a sample BPA can be found at the GSA/FSS Schedule homepage (fss.gsa.gov/schedules).**

14. Payment address(es): **1421 Lombardy Alley, 1st Floor, Richmond, VA 23219**

15. Warranty provision: **Per contract**

16. Export packing charges, if applicable: **Not applicable**

17. Terms and conditions of Government purchase card acceptance (any thresholds above the micro-purchase level): **Contact contractor**

18. Terms and conditions of rental, maintenance, and repair (if applicable): **Not applicable**

19. Terms and conditions of installation (if applicable): **Not applicable**

20. Terms and conditions of repair parts indicating date of parts price lists and any discounts from list prices (if applicable): **Not applicable**

20a. Terms and conditions for any other services (if applicable): **Per contract**

21. List of service and distribution points (if applicable): **Not applicable**

22. List of participating dealers (if applicable): **Not applicable**

23. Preventive maintenance (if applicable): **Not applicable**

24a. Special attributes such as environmental attributes (e.g., recycled content, energy efficiency, and/or reduced pollutants): **Per contract**

24b. If applicable, indicate that Section 508 compliance information is available on Electronic and Information Technology (EIT) supplies and services and show where full details can be found (e.g. contractor's website or other location.) The EIT standards can be found at: www.Section508.gov/: **Not applicable**

25. Data Universal Number System (DUNS) number: **16-7230727**

26. Notification regarding registration in Central Contractor Registration (CCR) database: **Registered**

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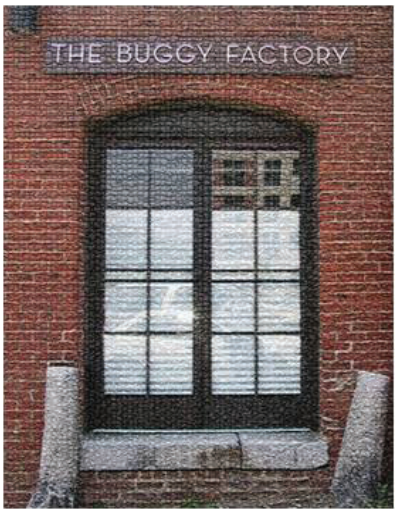
Firm Profile



Locations

Richmond Headquarters
The Buggy Factory
1421 Lombardy Alley, 1st Floor
Richmond, VA 23219
804-644-3880
f: 804-644-3881

Washington, DC Office
1611 Connecticut Ave. NW, Suite 200
Washington, DC 20009
202-667-1620
f: 202-667-1622

Awards

2011 Virginia Sustainable Building Network (VSBN) Best Green Business Award

2010 USGBC National Capital Region (NCR) Member Firm of the Year, Consultant Category

2006 JRGBC Green Building Leadership Award, Private Sector Category

Small Business Certifications

Maryland MBE

Virginia SWaM

North Carolina HUB

Delaware WOB

New Jersey MBE

Pennsylvania WBE

New York WOBE

West Virginia WOB

Metropolitan Washington Airports Authority LSBE

Howard County, MD MBE

Sustainable Design Consulting, LLC (SDC) is an award-winning firm with specialties in LEED® Process Management, Training, Energy Services, Green Best Practices, and Corporate Responsibility. Headquartered in Richmond, Virginia with a regional office in Washington, DC, SDC is comprised of an interdisciplinary staff of 22 design, construction, and business professionals. Our experienced team members have provided sustainable design consulting services for nearly 400 projects and have built a solid reputation for delivering excellence in the Mid-Atlantic region.

SDC is dedicated to sustainable design, construction, operations and maintenance, including recognized expertise in green building technology, strategies, training, process management and the LEED Green Building Rating System™. SDC was founded in 2002 by Sandra Leibowitz, an architect and LEED Fellow, who has authored and co-authored a number of articles and books and has presented nationally on sustainable design and development topics.

In addition to its expanding portfolio of consulting services, SDC has also developed a professional training program through which it is an approved continuing education provider by the U.S. Green Building Council and the American Institute of Architects.

SDC is also listed on the U.S. General Services Administration (GSA) Schedule (#GS-21F-0129V).

SDC Project staff maintain an average workload of 30 hours per week, with approximately 80% of that time dedicated to project-related work. This policy enables us to be flexible enough to increase our man-hours as necessary to meet fluctuating project demands without sacrificing quality.

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SDC Services

We provide a range of consulting services, customized to each client's goals and project parameters:

Process Management

Green Building Rating Systems: Services supporting any of the following green building rating systems or standards: Collaborative for High Performance Schools, Green Communities Criteria, Green Globes, EarthCraft Virginia, Energy Star, International Green Construction Code, LEED Green Building Rating System (NC, CI, CS, S, HC, EB, ND), Living Building Challenge, SB Tool, Sustainability Tracking, Assessment, and Rating System.

Project Planning: Project goal-setting, team criteria development, and review of team proposals for green building qualifications and process conformance.

Feasibility Assessment: Analysis of project potential for meeting green building criteria.

Charrette Facilitation: Project team Charrettes and related services to develop green building programs and early design priorities with participation from various stakeholders.

Process Management: Packaged services including feasibility assessment, project goal-setting, design integration, technical consulting, project management, documentation coordination and submission for certification and/or related approvals.

Advisory Services: Professional guidance for experienced design teams that wish to manage and coordinate the green building process internally.

Contractor Advisory: Initial construction team training and ongoing review and support for contractor responsibilities during the green building process.

Documentation Assistance: Final stage documentation support and quality control assistance for green building submission on projects managed by others.

Technical Services

Concept Design Assistance: Studies and concept design guidance for early project site and building selection and design decision-making.

Green Building Technical Consulting: Project-specific research and recommendations on planning, site design, water, energy, materials, and indoor environmental quality issues for sustainable design, construction, operations, and maintenance. Reports and presentations.

Sustainable Design Assessment and Drawing Review: Project review at any stage for sustainable design opportunities and areas of concern. Recommendations and design guidance based on project goals and constraints.

Specifications Review and Editing: Expert review of outline or fully-developed project specifications incorporating sustainable design criteria. Initial review with section-by-section recommendations and full green specifications editing.

Building Science Analyses: Modeling and feasibility assessment of natural daylight, exterior sun shading, and passive ventilation strategies.

Energy Modeling and Review: Creation of original and review of existing energy modeling reports for compliance with ASHRAE standards and compliance with green building certification requirements. Concept level and fully developed models.

Tenant Design and Furniture Selection Guidelines: Development of sustainable design and furniture selection guidelines for tenant fit-out of new and existing facilities.

Facilities Services

Post Occupancy Evaluations: Performance assessments for compliance with building and system design intent.

Energy and Water Efficiency Auditing: Auditing program development and implementation for small and medium-scale existing buildings.

Operations and Maintenance Support: Preparation of policies, plans, guidelines, and tracking systems for facility management teams. Procurement and quality assurance strategies for green cleaning, grounds keeping, energy, water, solid waste, operational supply, indoor air quality, and transportation management.

Green Leasing Development: Integration of green building design, construction, operations, and maintenance criteria into building leasing documents and marketing strategies.

Carbon Footprint Assessment: Preliminary assessment for buildings, organizations, or campuses and identification of actionable strategies for reduction.

SSC Green Audit: Packaged services for small and medium-size organizations and those operating in an office-based environment; includes employee survey, office/building survey, carbon footprint assessment, and final Green Audit report.

Program Development

Corporate and Institutional Sustainability Program Development: Creation, expansion, or updating of organizational programs, including facility, operational, administrative, tracking, reporting, and outreach elements.

Communications Planning: Assistance with public- and private-sector sustainability messaging and materials for public relations and outreach campaigns.

Award Application Preparation: Project or program award applications to major publications and professional organizations.

Case Study Development: Documentation of project or program statistics in online or print format for inclusion in sustainable building directories and databases.

Green Curriculum Development: Preparation of classroom-ready green building and related educational materials for k-12, higher education, and professional training environments.

Value Assessment

ROI-Based Assessment of Alternative Strategies: Analysis of alternative capital investments based on specific return-on-investment and payback requirements.

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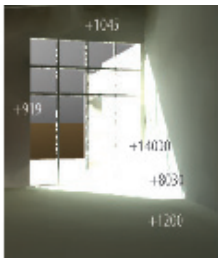
Post Occupancy Evaluation (POE) Services

Overview

Post Occupancy Evaluations (POE's) are analytical tools that assess how one or more buildings perform once it is occupied. POE's analyze how building operations, systems, and construction assemblies impact annual energy consumption and whether the building meets its predicted energy consumption targets. POE's can also include studies that assess occupant's thermal comfort, visual comfort and lighting controls.

POE's can be applied to new construction or existing buildings whether they are singular or multiple campus buildings. Buildings which are considered 'new construction' should wait until after one year of occupancy before POE's are conducted. This allows for building operations, systems, and schedules to be established. This in turn allows for energy and water data to reflect normal energy demands of the building.

POE's can be tailored to the client's specific concerns and target specific performance concerns. They can be used to take a one year snapshot of a building's performance or compare several years. On a campus setting, multiple buildings can be analyzed and compared against one another simultaneously. This allows clients the ability to understand if operations and maintenance practices are effective at the campus level.



Client Benefits

- Understanding how your building performs against similar buildings and /or predicted energy
- Utility bill savings
- Quantifiable feedback on thermal comfort
- Reduction of carbon emissions
- Establish tracking methods for energy and water consumption
- Set long term and short term goals to improve energy performance of the building

After the POE is completed, it is formatted into an executive report. This includes description of the analysis method and building systems, summaries of performance findings, and corrective strategies aimed to help reduce the building's annual energy demand and associated operational costs. The report also describes how 1 year, 5 year, and 10 year energy targets could be met and prioritizes which corrective strategy will be cost effective yet yield effective energy reductions.

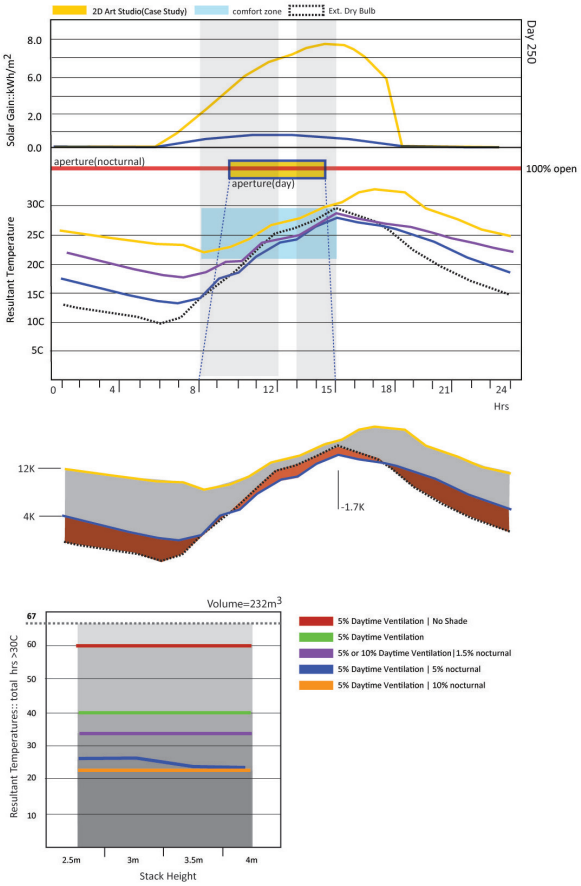
Basic POE Services

Documentation of Building and Operations

SDC uses existing as-built drawings, site visits, and interviews to confirm envelope assemblies, square footage, lighting fixtures and controls, plug-loads, and building schedules. This documentation allows SDC to get a clear snapshot of how the building is used on a daily basis and helps inform energy assessments.

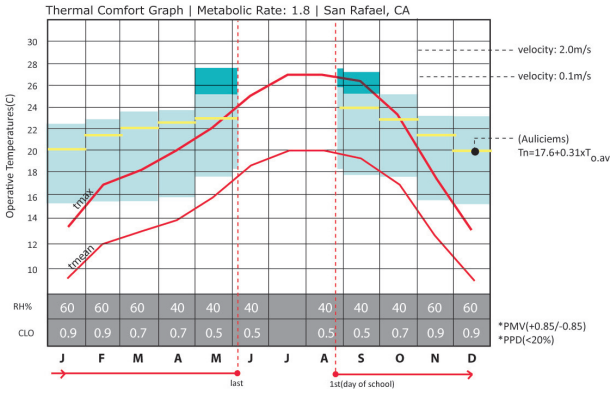
Energy Consumption Assessment

Energy and water data is documented in Energy Star's Portfolio Manager and benchmarked against the 2003 Commercial Buildings Energy Consumption (CBECS) to determine how the building compares against similar building types.



Electrical Lighting Demand

Upgrading lighting controls and fixtures not only reduces a building's lighting load but may also help reduce cooling loads. To understand how the lighting demand can be reduced, SDC calculates both the existing facility's annual lighting electricity use and costs and benchmarks it against ASHRAE's 2012 maximum LPD (lighting power density) space types.



Thermal and Visual Comfort Analyses

A thermal comfort analysis helps identify uncomfortable thermal conditions caused by the HVAC system, while the visual comfort analysis identifies glare caused by direct sunlight that might cause visual discomfort to employees. Comfort surveys are first administered electronically to every full-time occupant, then follow-up interviews are conducted to help clarify concerns highlighted in the surveys.

HVAC Systems Audit

Combined with the above services, the audit of the base HVAC systems meets the ASHRAE Level 1 walk-through standards. The HVAC audit includes review of maintenance and calibration reports, basic inspection of system equipment, controls, filters, piping, and suggestions for low-cost measures to improve the efficiency of the HVAC system. If clients are considering pursuing LEED® Existing Buildings: Operations and Maintenance certification, this audit can be applied to an Energy and Atmosphere pre-requisite.

Optional Additional POE Services

Additional services may include the following or may be customized to client needs and project parameters upon request:

- **Daylight Analysis:** Analyze the daylight performance against the IES recommended levels.
- **LEED EB +OM Feasibility Study:** Evaluate if prerequisites and additional credits are attainable.
- **Lighting Controls and Daylight Harvesting Evaluation:** Evaluate the potential energy savings if automatic lighting and daylighting controls were integrated.

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Sandra Leibowitz

AIA, LEED Fellow

Managing Principal

Education

Master of Architecture
University of Oregon, 1996

Bachelor of Arts: Architecture / French
Lehigh University, 1992

Professional Affiliations

American Institute of Architects

American Solar Energy Society

Architects Designers Planners for Social Responsibility

Green Building Advisory Commission to Richmond City Council: Past Member

EarthCraft Virginia: Current Board Member

Hampton Roads Green Building Council

James River Green Building Council: Past Board Member

U.S. Green Building Council (USGBC):
Education Steering Committee
Professional Development Core Committee
National Capital Region Chapter

US GSA's Center for Facilities Maintenance and Hardware (CFMH) Sustainable Solutions Team: Member

Qualifications

Registered Architect
District of Columbia #ARC100687, 2005

LEED Fellow, 2011

LEED Accredited Professional, 2001
with specialization in Building Design & Construction, 2009

Years Experience

19 years

With SDC

Since founding in 2002

Sandra Leibowitz draws from nearly two decades of advanced experience with hundreds of sustainable design projects and dozens of organizational programs to serve owners, architects, and builders with expert green building/ LEED consulting and process management, customarily delivered with a high level of professionalism and responsiveness to client needs. She holds a Master of Architecture degree with a concentration in sustainable design from the University of Oregon, where she held the position of Co-Director of the Solar Information Center.

Prior to founding Sustainable Design Consulting, Sandra was Sustainable Design Specialist for three Washington, DC-area architecture and consulting firms, including Hellmuth, Obata + Kassabaum, PC, EDG Architects and Natural Logic, Inc., integrating green building design and operations concepts into commercial, institutional and multi-family residential projects of varying size and complexity. In total she has worked on nearly 300 green building and LEED-related projects.

Sandra has co-authored guidance documents such as the 1998 edition of the *HOK Sustainable Design Guide*, the 1999 edition of *GreenSpec: the Environmental Building News Product Directory* and the *USGBC Toolkit for State and Local Governments and 2005 edition of Ecological Design and Building Schools: Green Guide to Educational Opportunities in the United States and Canada*. Sandra continues to write and present on a wide range of sustainable design and development issues and participates locally in a number of green building educational and advocacy initiatives.

Sandra was recently honored by the Green Building Certification Institute (GBCI) as one of the first class of LEED Fellows, and previously by Commercial Real Estate Women (CREW) Richmond as one of the Top 20 Most Influential Women in Richmond Commercial Real Estate.

US GSA Federal Office Building Number 8, Washington, DC: Principal in Charge overseeing LEED-NC Gold-level process management for 550,000 sf reuse of an existing federal structure, redesigned to house the offices of the Architect of the Capitol and Department of Health and Human Services. Design plans include the comprehensive modernization and replacement of interiors, building systems and facade elements, dramatically converting 70% laboratory space to an office building.

US GSA Food and Drug Administration White Oak Campus, Silver Spring, MD: Principal in Charge; provided LEED process management oversight for several buildings that were part of a 16-building, 2,000,000-sf campus redevelopment for the Food and Drug Administration, including:

- Building 1: A 92,392 sf renovation that houses the Office of the Commissioner. Project phases included a new security pavilion to control access to the entire campus, a link between Buildings 1 and 2, and renovation of Building 1. This project achieved LEED-NC Gold certification in March 2010, even though the initial goal was for Silver.
- Building 2: A new 423,000 sf Central Shared Use (CSU) building for use by the entire campus. CSU itself has a living, vegetated roof which serves as an attractive amenity and provides additional levels of energy efficiency, storm water management effectiveness, and urban heat island effect mitigation. This project achieved LEED-NC Silver certification in 2010.
- Buildings 31-32: A new 424,979 sf office building which houses the Office of the Commissioner and Office of Regulatory Affairs divisions. This project achieved LEED-NC Gold certification in October 2011.
- Building 66: A new 493,000 sf building which houses the division for the Center for Devices and Radiological Health (CDRH). This building achieved LEED-NC Gold certification in November 2010.
- Child Care Center: A 21,300 sf government campus child care center.

One and Two Potomac Yard, Arlington, VA: Principal in Charge and Project Manager for LEED-NC and LEED-EBOM process management for pair of new 325,000 sf office buildings, including tenant space 2/3 of which is leased to several offices of the US EPA. This project is a recipient of Washington Business Journal's "Best Real Estate Deal of 2004" Award for the Best GSA Deal category. In 2006, both buildings earned individual LEED-NC Gold-level certifications. In 2008, Building One earned LEED-EB Gold-level certification for its excellence in green operations and maintenance. SDC also provided a review of the tenant energy demands of a DOD tenant leasing space within Building Two, and preliminary assessment of a future tenant's potential for achieving LEED-CI certification. Building Two achieved LEED-EBOM Platinum certification in 2011.

US EPA Region 10 Headquarters, Seattle, WA: Principal in Charge overseeing LEED-CI Platinum-level process management for the Region 10 Headquarters of EPA which is located on 11 floors totaling about 173,000 sf in the Park Place building in downtown Seattle, Washington. The scope of work for this project includes strategic planning and comprehensive space analysis, as well as space planning and furniture design.

US EPA Region 02 Headquarters, San Juan, Puerto Rico: Principal in Charge for LEED-CI Certified-level process management for the Region 2 San Juan Headquarters which is an approximately 21,500 sf interior office renovation including new systems furniture, located in San Juan, Puerto Rico. The project includes creation of a Design Intent Drawings set, including guide specifications and furniture package design.

US Customs and Border Protection, Harpers Ferry Phase 3 Leadership Academy, Harpers Ferry, WV: Principal in Charge for LEED-NC Gold-level process management oversight for a two-story, 65,000 sf administrative and training building. The project includes the flexibility for future growth with the addition of two classrooms on the second floor. This project achieved LEED-NC Gold certification in May 2012.

Sentinel Drive National Business Park Buildings, Annapolis Junction, MD: Principal in Charge for LEED-CS process management for four nearly identical 125,000 sf base office buildings at the National Business Park. All four buildings have attained LEED-CS Gold-level certification. Two of the three office buildings achieved LEED-CI Silver-level certification, and one was able to earn enough credits to become LEED-CI Gold certified. In addition, the 4,340 sf security facility for these base buildings achieved LEED-NC Gold certification in May 2010.

Pentagon Renovation, Arlington, VA: Principal in Charge and Project Manager providing LEED-NC Certified-level advisory services for renovation of Wedges 2, 3, 4, and 5 of the Pentagon. Wedges 2-5 is a phased design/build renovation of 4,500,000 square feet of space in the Pentagon's main building. To date, Wedges 2 and 3 have achieved certification, and Wedges 4 and 5 are in process.

Pentagon Library and Conference Center, Arlington, VA: Principal in Charge and Project Manager for LEED Silver-level consulting, specifications and project management for conversion of the current Pentagon fitness center into security offices, a conference center, a reference library and grill area as well as the expansion into the upper deck. This project was completed and achieved LEED-NC Silver certification in 2008. The project also received the prestigious 2007 Closing the Circle Award from the Office of the Federal Environmental Executive in the Sustainable Design/ Green Buildings category.

Fort Belvoir Residential Community, Fort Belvoir, Virginia: Principal in Charge; provided LEED process management oversight for the following buildings, which were part of a 13 acre neighborhood masterplanned development of more than 1,600 low-rise residential dwelling units plus several neighborhood centers.

- Fairfax Village Neighborhood Center: This 3,770 sf community center earned LEED-NC Platinum certification in 2009, becoming the second LEED Platinum project in Virginia, and the first building on a US military installation to be certified as LEED Platinum.
- Woodlawn Village Neighborhood Center: This new 5,000 sf community center includes additional amenities such as a fitness room and outdoor pool. This project achieved LEED-NC Gold certification in October 2011.
- Herryford Village SPiRiT Assessment: Reviewed overall project compliance with the US Army SPiRiT Rating System for Herryford Village, the first of the 13 residential neighborhoods developed.

Fort Belvoir Warrior in Transition Unit, Fort Belvoir, VA: Principal in Charge for LEED-NC Gold-level process management for a new 194,400 sf barracks project which provides a sustainable and cohesive center for housing wounded warriors as they work to transition into the next phase of their lives. This project consists of two housing facilities with a total of 288 beds and two landscaped courtyards, putting green, and picnic pavilion.

Annapolis Junction Building Park Lot 4, Annapolis Junction, MD: Principal in Charge for LEED-NC Gold-level consulting, project management and specification integration oversight for a new 120,000 sf building to house a high-security Federal government tenant. This is the first building on what is intended as a three building corporate campus with 420,000 gsf of commercial office space. Attained certification in August 2009.

Annapolis Junction Building Park Lot 7, Annapolis Junction, MD: Principal in Charge overseeing LEED-CS Gold-level advisory services for a new 129,280 sf speculative office building for Konterra at Annapolis Junction Business Park, to be leased to Federal tenants.

US Veterans Affairs Medical Center of Richmond, Senior Management Facility, Richmond, VA: Principal in Charge overseeing LEED-NC Certified-level advisory services for a new 9,500 sf Federal field administration building to be located at the VA Medical Center campus in Richmond, Virginia.

Fort Ritchie Community Center, Cascade, MD: Principal in Charge for LEED-NC Gold-level process management oversight for the adaptation of an existing 18,000 sf gymnasium / multipurpose building at a previous army base in Western Maryland into a Community Center for use by the local town and the proposed business park being developed on the former army base. This building achieved LEED-NC Gold certification in October 2009.

US National Aeronautics and Space Association (NASA), Sustainable Policy Handbook, Nationwide: Principal in Charge and Project Manager for an assignment to create the NASA Sustainable Policy Handbook on a fast track for completion with a constrained budget.

Fort AP Hill Asymmetric Warfare Group Demolition Range, Fort AP Hill, VA: Principal in Charge overseeing LEED-NC contractor assistance services for documentation of LEED credits.

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Steven Piguet

AIA, LEED AP BD+C

Associate Principal

Education

Executive MBA
The Darden School of Graduate Business
University of Virginia, 2000

Master of Architecture
Virginia Tech, 1976

BA, Economics
University of Virginia, 1971

Professional Affiliations

Sustainable Building Industries Council
Past Board Member

U.S. Green Building Council
Founding Board Member

USGBC Board Governance Committee
Vice Chair

USGBC, New York Chapter
Current Board Member

Qualifications

Registered Architect
New York, Texas

LEED Accredited Professional, 2002
with specialization in Building Design & Construction, 2009

Years Experience

36 years

With SDC

4 years

Steven Piguet joined SDC in 2008 to head the firm's Washington, DC office and oversee its consulting and training activities related to green building operations and maintenance.

Steven has over 35 years experience in the planning, design, construction, and operation of facilities. As a founding board member of the U. S. Green Building Council (USGBC), a member of the LEED Steering Committee (2001-2002), a leader of the USGBC Board Governance Committee, and a current board member of the USGBC New York Chapter, he has demonstrated a long-term commitment to the integration of sustainable design principles in the building industry. He has worked as a design and construction management consultant and has broad corporate experience as a Director of Facilities for a Fortune 500 interior products manufacturing company. Steven holds a BA in Economics from the University of Virginia, a Masters of Architecture from Virginia Tech, and an executive MBA from the Darden School of Graduate Business, University of Virginia.

Prior to joining Sustainable Design Consulting, Steven served as Director of Sustainability for Tishman Speyer, Inc., Principal of Steven Piguet, AIA, and Director of Facilities for Armstrong World Industries, Inc. Each of these roles has served as a vehicle for the application of sustainable principles to buildings and business processes. Steven has long been a champion of a built environment that is efficient, has less impact on the environment and provides a safe and healthy place for people to live and work.

Steven co-authored the U. S. Department of State sponsored Green Guidelines for Embassies and Consulates, and has had an ongoing role in managing the process of continual refreshment of the USGBC Bylaws. He has been a presenter at the USGBC Greenbuild conference, has participated in many speaking engagements, and has given numerous seminars on green buildings and climate change.

US GSA Federal Office Building No. 8, Washington, DC: Project Executive overseeing LEED-NC Gold-level process management for 550,000 sf reuse of existing Federal structure, redesigned to house offices of the House of Representatives. Design plans include the comprehensive modernization and replacement of interiors, building systems and facade elements, dramatically converting 70% laboratory space to an office building.

US GSA Food and Drug Administration White Oak Campus, Silver Spring, MD: Project Executive; provided LEED process management oversight for several buildings that were part of a 16-building, 2,000,000-sf campus redevelopment for the Food and Drug Administration, including:

- Building 1: A 92,392 sf renovation that houses the Office of the Commissioner. Project phases included a new security pavilion to control access to the entire campus, a link between Buildings 1 and 2, and renovation of Building 1. This project achieved LEED-NC Gold certification in March 2010, even though the initial goal was for Silver.
- Building 2: A new 423,000 sf Central Shared Use (CSU) building for use by the entire campus. CSU itself has a living, vegetated roof which serves as an attractive amenity and provides additional levels of energy efficiency, storm water management effectiveness, and urban heat island effect mitigation. This project achieved LEED-NC Silver certification in 2010.
- Buildings 31-32: A new 424,979 sf office building which houses the Office of the Commissioner and Office of Regulatory Affairs divisions. This project achieved LEED-NC Gold certification in October 2011.
- Building 66: A new 493,000 sf building which houses the division for the Center for Devices and Radiological Health (CDRH). This building achieved LEED-NC Gold certification in November 2010.
- Child Care Center: A 21,300 sf government campus child care center.

National Business Park Visitor Control Center, Annapolis Junction, MD: Project Executive for LEED-NC process management oversight for a 4,340 sf security building for an office park leased by a Federal tenant. Initially LEED-NC Silver was the goal, but the project was able to achieve LEED-NC Gold certification in May 2010.

Annapolis Junction Building Park Lot 4, Annapolis Junction, MD: Project Executive; provided oversight of LEED-NC Gold-level process management for a new 120,000 sf building to house a high-security Federal government tenant. This is a four-story office building of 125,000 gsf with a 31,373 sf footprint. It is the first building on a property in Laurel, Maryland on what is intended as a three building corporate campus with 420,000 gsf of commercial office space. Attained certification in August 2009.

Annapolis Junction Business Park Lot 7, Annapolis Junction, MD: Project Executive overseeing LEED-CS Gold-level advisory for a new 129,280 sf speculative office building for Konterra at Annapolis Junction Business Park.

Fort Belvoir Warrior in Transition Unit, Fort Belvoir, VA: Project Executive; provided oversight of LEED-NC Gold-level process management for a new 194,400 sf barracks that will provide a sustainable and cohesive center for housing wounded warriors as they work to transition into the next phase of their lives.

Fort Ritchie Community Center, Cascade, MD: Project Executive for LEED-NC Gold-level process management oversight for a 10,000 sf addition to and 8,000 renovation of a community center at Fort Ritchie in Washington County, Maryland. The project achieved Gold-level certification in October 2009, becoming the first LEED-Certified building in Washington County.

US National Institute of Health Building 16A Renovation, Bethesda, MD: Project Executive overseeing LEED-NC construction-phase process management for this 4,458 sf former caretaker's residence, providing submittal reviews and assistance with LEED documentation as needed.

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Rating System

Rating System: LEED-EBOM

Rating Level: Platinum

Rating Status: Certified

Project Data

Project sf: 325,000

Two Potomac Yard LEED-EB

Arlington, Virginia

One and Two Potomac Yard were the first in a multi-building development on the formerly contaminated site of a rail yard located in the Crystal City neighborhood of Arlington County, Virginia. Each building is approximately 325,000 gsf and 12 stories tall, and had combined construction costs of approximately $200,000,000. These buildings have increased the density of the area, adding commercial and retail space that is convenient to public transit. Under a ten-year lease, the U.S. EPA currently occupies more than 420,000 sf of the buildings' office space. One Potomac Yard was certified Gold for LEED EB in 2008.

Two Potomac Yards was recently Platinum certified for LEED-EBOM,(Existing Buildings Operations & Management) because of its excellence in sustainable operations and management. In addition to the sustainable attributes that contributed to the original LEED NC Gold certification, such as the GSA/EPA's 'green' leases, which required recycling, sustainable product purchasing, construction-waste management, bicycle storage and shower/ changing facilities, and indoor air quality testing, etc., Two Potomac Yards has continued the optimization of its energy performance. The EPA's Energy Star program recognized the superior energy performance of the building with a score of 88 in 2010 because this project uses 35% less energy to generate 35% less greenhouse gas emissions than similar buildings. In addition, because of the access to public transportation, the building has contributed significantly to reducing the pollution impact from automobile use. Almost 100% of the energy in the building is purchased from off-site renewable energy sources. The Integrated Pest Management Plan continues and only non-toxic control methods are used. All landscape waste is composted, mulching mowers are used and the original native plantings have not changed. The Green Housekeeping Program is still in place and only natural cleaning products are used. Meters continue to track the building's energy and water consumption and the building's consistent performance was instrumental in Potomac Yard receiving its LEED EB Platinum certification.

Reference

Maureen Dowling, General Manager
Jones Lang LaSalle
2733 S. Crystal Drive
Arlington, VA 22202
703-413-7432
Maureen.Dowling@am.jll.com

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700 Sixth Street

Washington, DC

Rating System

Rating System: LEED-CS

Rating Level: Platinum

Rating Status: Certified

Project Data

Project sf: 302,000

Total Construction Cost: $50M

Construction Completion: 2009

Project Team

General Contractor:Balfour Beatty

Architect:HOK

Electrical: Girard Engineering

Mechanical: Girard Engineering

Civil: Bowman Consulting

Structural: Cagley & Associates

Landscape Arch: Bowman Consulting

Commissioning: Advanced Building

Reference

David F. Toney Senior PM
Akridge Real Estate
601 Thirteenth Street, NW, Suite 300
Washington, DC 20005
202-207-3923
dtoney@akridge.com

The remarkable accomplishment of 700 Sixth Street is that a developer-led, market rated building achieved LEED-CS Platinum-level certification without compromising design quality, competitive budget, quality of space, or interior use options.

700 Sixth Street achieves over 21% energy savings above the ASHRAE 90.1-2004 standard through envelope design and high efficiency mechanical and lighting systems. This Washington, DC pedestrian-friendly building has retail at the base and celebrates the sky at its rooftop. The location in a vital, dense, urban, transit-friendly site corresponded well to the Owner's desire to incorporate green urban values, and provide a positive contribution to a vibrant and exciting neighborhood. 700 Sixth Street is located in an area with easy access to public transportation and in this setting, owning a vehicle is not required.

A major project goal was to maximize allowable building area within the constraints of the building footprint and the District's allowable building height. The lobby features an entry bridge that spans an open area above the concourse and opens to the second floor. The use of a delicate stainless steel and glass bridge at the second floor elevator lobby creates a radiant open and airy space.

Also commensurate with the green design value of healing polluted sites, the project is located on a designated brownfield site that once housed deteriorated underground gasoline tanks. This required removal and remediation of 8,700 tons of contaminated soil. As Washington is a dense, urban city, the site is affected by the local urban heat island effect. 700 Sixth Street reduces this effect by putting the parking garage underground, incorporating an expansive vegetated roof, and using carefully selected light colored materials.

When fully leased, the facility will implement a full range of Owner-driven policies, plans, and measures for ongoing green operations and maintenance.

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Rating System

Rating System: LEED-EB O&M

Rating Level: Platinum

Rating Status: Certified

Project Data

Project sf: 107,292

Total Construction Cost: $17M

Construction Completion: 2009

Professional Services Completion: 2011

Project Team

Electrical: GHT

Mechanical: GHT

Civil: VIKA

Structural: Wiss Janey Elstner &

Landscape Arch: Studio 39

Energy: EMO Energy Solutions

Blair Towns

Silver Spring, Maryland

SDC provided LEED process management services to enable this apartment community to become the first multi-family project to attain LEED-EBOM Platinum certification in 2011. The Tower Companies is using this project as a standard by which to develop the environmentally responsive operation and maintenance practices for the entire Blair portfolio of properties.

Developed and managed by The Tower Companies, Blair Towns represented a "Smart Growth" approach to multi-family development when originally completed in 2003. This 78-unit, 3-4 story apartment community was built on a surface parking lot located on a portion of the Blair property, a mixed-use urban site in downtown Silver Spring, Maryland with existing apartment buildings, shops, and a variety of parking facilities. The entire Blair Park site is transit-oriented, located near a major Metro rail station and bus lines, with convenient storage for bicycles and a measured walking path around its perimeter. In addition, Blair Towns reduced site-related impacts by meeting strict Maryland standards for erosion and sediment control and treatment of stormwater runoff, reducing detriment to the Chesapeake Bay.

SDC's consulting services enabled Blair Towns to become the first LEED-NC certified apartment community in January 2004. This landmark green building achievement was made possible through a variety of water, energy, and material conservation strategies, combined with a high level of indoor environmental quality. Blair Towns also earned the following awards:

- *Environmental Design & Construction Magazine* Excellence in Design: Multi-Use Residential Category Runner Up
- National Association of Home Builders Research Center Energy Value Housing: Gold Award - Custom Home, Moderate Climate
- USGBC National Capitol Region Chapter: 2012 Existing Building Project of the Year

A comprehensive user education program developed for the Blair Towns' opening helps its residents appreciate and make the best use of their new green apartments and site.

Reference

David Borchardt
The Tower Companies
2000 Tower Oaks Blvd, Ninth Floor
Rockville, Maryland 20852
301-984-7000
dborchardt@towercompanies.com

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Rating System

Rating System: LEED-NC

Rating Level: Platinum

Rating Status: Certified

Project Data

Project sf: 3,770

Total Construction Cost: $1.3M

Construction Completion: 2009

Professional Services Completion: 2009

Project Team

General Contractor:Clark Realty Capital

Architect:Torti Gallas

Electrical: EK Fox

Mechanical: EK Fox

Civil: Bowman

Landscape Arch: Parker Rodriguez

Commissioning: Advanced Building

Interior Design: HOK

Ft. Belvoir Residential Community - Fairfax Village Neighborhood Center

Fort Belvoir, Virginia

Fort Belvoir Residential Community is a 13 acre neighborhood masterplanned development of over 1,600 low-rise residential dwelling units, most of which are new construction, plus several neighborhood centers. This private development on the military base is one of the U.S. Army's first projects developed under the Residential Communities Initiative (RCI).

Throughout the villages at Fort Belvoir, five neighborhood centers are planned to be built as an amenity to the community. These neighborhood centers are frequented by residents for large gatherings, parties, and meetings. Each month, the centers are reserved up to 30 times for various functions. In addition to serving the community needs, the Pinnacle property management offices and maintenance staff are located within the building. The neighborhood centers' program typically includes two property management offices with a reception desk and copy/fax room, a great room for larger social functions, conference room, kitchen, bathrooms, foyer, maintenance shed, patio/courtyard, playground, and surface parking lot.

With the completion of the most recent neighborhood center in George Washington Village, the design focus turned to the next one planned: the 3,770 sf Fairfax Village Neighborhood Center. The project team decided to top all other sustainable efforts at Fort Belvoir and showcase this next neighborhood center as the greenest possible building. This project earned LEED Platinum certification in 2009, becoming the second LEED Platinum project in Virginia, and the first building on a US military installation to be certified as LEED Platinum.

With assistance from Sustainable Design Consulting the website (http://activerain.com/blogsview/1174663/fort-belvoir-fairfax-village-community-center-awarded-platinum-leed-status) will help tell this project's story and begin to educate not only the residents at Fort Belvoir that will use this facility, but also the general public about sustainability and green building.

Reference

Richard Turner
ENRD Reviewer
10265 Fairfax Drive
Fort Belvoir, VA 22060
703-806-0051
richard.b.turner@us.army.mil

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Harpers Ferry Phase 3 - Leadership Academy

Harpers Ferry, West Virginia

Rating System

Rating System: LEED-NC

Rating Level: Gold

Rating Status: Certified

Project Data

Project sf: 56,664

Construction Completion: 2011

Professional Services Completion: 2012

Project Team

Architect:Perspectus Architecture

Electrical: Karpinski Engineering

Mechanical: Karpinski Engineering

Civil: William H. Gordon Associates

Structural: Barber & Hoffman, Inc.

Landscape Arch: William H. Gordon

Commissioning: Integrated Testing and

Reference

Bob Stanis, Project Manager
US Department of Homeland Security
6650 Telecom Drive, Suite 100
Indianapolis, IN 46278
317-298-1169
robert.stanis@dhs.gov

The US Customs and Border Protection Leadership Academy is located in the 124-acre Advanced Training Center that opened in August 2005 in Harpers Ferry, West Virginia. Besides the Leadership Academy, other planned facilities include a warehouse and a dormitory complex. The campus features a range of training environments, including facilities such as a land border crossing, airport terminal and marine and urban areas. The center also includes an administration building, welcome center and classrooms.

The 56,664 sf facility will provide advanced law enforcement training specifically for Customs and Border Protection officers and agents. The building consists mostly of classrooms, conference rooms, and open offices.

Some of the specific strategies that were incorporated into the project to achieve the LEED Gold rating include:

- Campus shuttle to bus stops and rail station
- Bike storage and showers to encourage bicycle riding and promote better health
- Preferred parking for low-emitting fuel efficient vehicles and for carpool / vanpools
- Vegetated open space provided to be over two times the building footprint
- Concrete asphalt in the parking lot to mitigate heat island effect
- Reflective membrane roofing and green roofs to mitigate heat island effect
- Drought tolerant planting and irrigation with non-potable water
- Water-efficient indoor plumbing fixtures and use of reclaimed water for flushing
- Enhanced commissioning to verify building energy consumption over time
- Recycling of at least 50% of construction waste
- Use of environmentally preferable materials
- Low-emitting adhesives and sealants, paints, carpets, composite wood and agrifiber products
- Occupant-controlled thermal comfort system
- Views for 90% of spaces
- Green Educational Program

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Pentagon Library and Conference Center

Arlington, Virginia

Rating System

Rating System: LEED-NC

Rating Level: Silver

Rating Status: Certified

Project Data

Project sf: 115,000

Total Construction Cost: $25M

Construction Completion: 2006

Professional Services Completion: 2008

Project Team

General Contractor:Coakley & Williams

Architect:BBG-BBGM

Electrical: Allen & Shariff

Mechanical: Limbach Company

Civil: Wiles Mensch Corp.

Structural: James Cagley & Associates

Landscape Arch: Kimley-Horn

Commissioning: Sebesta Blomberg

Energy: Limbach Company, LLC

Reference

Walter Nielsen, Project Manager
Pentagon Renovation Program
100 Boundary Channel Dr.
Arlington, VA 22202
703-695-5624
walter.nielsen@whs.mil

The Pentagon Library and Conference Center (PLC2) encompasses the conversion of the 115,000 sf underground historic structure that previously housed the Pentagon Officer's Athletic Center into security offices, a conference center, a reference library, and grill area, as well as expansion into the upper deck.

This project includes extensive alternative transportation facilities, environmentally preferred and low-emitting materials, skylights, a fully vegetated "green" roof deck, a green housekeeping program, and extensive user education as components of overall sustainability initiatives undertaken by the Pentagon Renovation Program.

Occupant comfort in this building required special attention during the design process because the HVAC system must be able to respond to varying requirements. Lighting controls allow the installed lighting to respond to the amount of daylight entering through new skylights added to the entry space and the Grand Hall. High efficiency plumbing fixtures reduce water consumption by over 30% compared to baseline requirements for new buildings.

Materials used in the interior construction of PLC2 were selected to meet the Pentagon Renovation Program's complementary goals of durability, ease of maintenance, and environmental sensitivity. Many materials originated from within a 500-mile radius of the project site, while still others contained high levels of recycled content. This building also achieved the LEED MR Credit 1.1 - Building Reuse - Maintain Existing Walls, Floors, and Roof.

PLC2 completed construction in 2006 and achieved LEED-NC Silver-level certification in 2008. The project also received the prestigious 2007 Closing the Circle Award from the Office of the Federal Environmental Executive in the Sustainable Design/ Green Buildings category.

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Rating System

Rating Level: Other

Rating Status: Guideline

Loudoun County Residential Energy Conservation Outreach Services

Loudoun County, Virginia

Project Data

Professional Services Completion: 2012

Under ARRA-funding, Loudoun County contracted the services of SDC as a technical advisory and outreach support consultant to develop, implement, and provide outreach for a new residential energy conservation program. Services provided by an SDC-led team under this contract included:

Task 1: Community Outreach and Education Campaign Development: This task involved providing a strategy to develop and engage partners and participants in a campaign focusing on sustainability, energy efficiency and/or conservation.

Task 2: Marketing, Branding, and Outreach: SDC's team provided a marketing and communications plan to identify and reach different segments of Loudoun County residents. In addition to outreach services, this task includes development of a program logo and image, and supporting collateral material.

Task 3: Industry Professional Outreach and Community Association Technical Guidance: SDC and its sub-consultants also developed resources that can be used by Loudoun County residents to incorporate energy conservation into their everyday lives. Some of these resources include a technical assistance and best practices guide for homeowners associations and other Loudoun communities, technical bulletins for local industry professionals and "do-it-yourself", hands-on residential energy efficiency workshops.

Task 4: Secure Partner/Funding Commitments: SDC managed coordination of related activities within the County and recommendations to secure funding, recognize sponsors and coordinate with other green and sustainable community education, outreach and/or rating programs in the Washington D.C. metropolitan region.

Loudoun County Government has since transferred full program administration to the Northern Virginia Regional Commission. For more information, visit the Green Home Program website at http://locogreenhome.org/ or http://novagreenhome.org/.

Reference

Gwen M. Kennedy, Recycling Specialist
Loudoun County
1 Harrison Street SE
Leesburg, VA 20175
703-777-0187
Gwen.Kennedy@loudoun.gov

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Alexandria Green Building Program Phase II

Alexandria, Virginia

SDC led a team of specialty consultants to provide all needed services for this contract, which is funded by a U.S. Department of Energy Efficiency and Energy Conservation Block Grant (EECBG) and includes the following scope of work tasks:

Task 1: Develop a Virtual Green Building Resource Center (GBRC) - Created content for a new web portal on green building in Alexandria, including articles and other content developed by SDC and 2rw Consultants Inc. (2rw) on a variety of topics for residential and small business audiences. Find the completed GBRC at http://alexandriava.gov/tes/gbrc/

Task 2: Prepare and Conduct Green Building Workshops, Lectures, Seminars, Etc. - Managed delivery of a public workshop series for homeowners, renters, small businesses and community groups on a variety of green building topics.

Task 3: Prepare Green Building and Energy Conservation Informational Materials - Created a series of handouts for distribution at the public workshops and at City locations such as the permit office, public libraries and recreation centers.

Task 4: Identify Incentives to Promote the Expansion of Green Buildings in the City - Provided recommendations for budget-sensitive incentives that the City may offer to residents and small businesses choosing to implement green building strategies.

Task 5: Organize an Energy Audit Program - Managed development of selection criteria and implementation of sample energy audits on selected single-family residential, multi-family residential, light commercial and commercial buildings.

Task 6: Provide Training for City Staff - Developed and delivered a training program for city building officials, plan reviewers and related personnel on green building concepts, technologies and programs.

Task 7: Materials to Promote the Green Building Resource Center.

Reference

Lalit Sharma, T&ES
City of Alexandria
301 King Street, Room 3000
Alexandria, VA 22314
703-746-4072 direct
Lalit.Sharma@alexandriava.gov