

OUTCOMES OF THE GREEN BUILDING SUMMIT- APRIL 11 -12 2008

The planners of this event would like to thank those who attended the first annual program for your enthusiasm and strong support in creating a blueprint or New Mexico's Sustainable Building Design efforts.

We are now confident that we can make strides toward the improvement of how we design, build buildings and create green codes. This depends on how well we communicate with each other in New Mexico's building community. These goals can lead to great changes for our built environment if we all use this opportunity.

We have provided a summary of the Summit's events, including the Friday evening Lt. Governor's presentation and the Saturday's work sessions.

These outcomes are a mandate for our community. They can be accomplished if we are consistent in our efforts. They are compelling and challenging, but if we don't begin this series of tasks, we will not achieve the 2030 goals, and we will lose the opportunity to create a New Mexico economy that prospers with job creation from great Green Building Design.

We are planning another program next year, and you will know when, soon.

Again thank you from our planners

Phyllis Kaplan -CASA- A Center Advancing Sustainable Architecture and

Chris Kerlin - USGBC-NM - United States Green Building Council New Mexico Chapter

Jean Gibson - AIA New Mexico -American Institute of Architects, New Mexico

Thank you to our sponsors

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SUMMARY OF GREEN BUILDING SUMMIT OUTCOMES– 2008 APRIL 11-12

OVERVIEW

This year's program was called *Green Building Summit*, which is the third of the Open-Space programs, but it was decided to begin an annual event with a new name that would take place for the building community as a way to monitor success and new issues.

On Friday evening at the reception, Lt Governor Diane Denish gave a keynote speech about her hopes for a continued Building Sustainability Program, and touted her work with Green Mortgages. She wants to make them available to many more income levels to encourage a discount for building energy saving homes. Her campaign for Governor is just getting started and hearing about her ideas and hopes was important. This presentation was well received with many of the industry's leaders responding with high praise for her future ideas.

On Saturday, we began with a discussion by the organizers, CASA, USGBC New Mexico, and AIA New Mexico reviewing successes of the past year; the issue of a state mandated energy savings increase by another 5% by 2015, Albuquerque Green Building Codes, Santa Fe Building Codes. The importance of unifying the Building Community to speak with one voice is a vision of this body in creating a blueprint for the future of New Mexico's built environment.

The program was divided into two distinct types of processes, with the morning session following the classic open-space technology format. The afternoon session was focused on making specific choices for subsequent actions about Building Codes, Education, and Legislative initiatives. Following the afternoon session a measure was taken to decide which actions were most important to focus on. Both sessions were full of important ideas and solutions,

We have formed four committees to develop action plans for the action areas that came out of the afternoon session. They are:

- Building Codes
- Education for a Sustainable future
- Making Green Building the Norm in New Mexico
- Legislation

If you would like to contribute to these initiatives, please call Phyllis Kaplan at CASA 505-856-7185. we will keep you informed as these committees move forward with their plans.

AM Sessions

The results of the morning program were varied, with areas discussed relating to water resource, water supply for building, clean energy, and metrics for the progress of green buildings. The other sessions related to education of the building owner, sustainability for existing buildings, and how to change values to embrace green issues.

1. Jack Mizner -**Clean Energy from Source**

Discussion:

Efficiency First – Reduce the demand

Increase rate (from .09/kwh)

Cities become energy providers (or other entities)

Smarter grid- not valuing peak power/solar production. Don't use flat rate for wheeling energy

Don't build any more plants – use smart grid and micro grid technology – distributed source (e.g. schools)

Benefits: security, education, environmental

Solar access legislation should be revised (solar envelop model)

Actions:

Technology: H2 storage, Kinetic batteries, plug in hybrids, small solar and wind, (individual & community)

Tier pricing: 2nd tier @ 11-12 cents per kwh above a certain square foot

Large solar and wind, geothermal, biomass

Vampire loads

National Labs – SNL /Los Alamos integration w/ community

Energy content label

Carbon tax/ regional

Cap & Trade initiative

Emphasize growth and jobs

2. English Bird -**Waste as a Resource**

Discussion:

Quick and easy, safety, cost

Life cycle cost analysis, full cost accounting

NM Enviro trust

Make it performance-based, don't sat climate, global warming, etc

Economic driven, economic opportunities

A mindset

Niche recycled content, small biz

Stop permitting landfills, glass, Styrofoam

Need the science, education, culture

Extended producer responsibility

Make it convenient

1 to 5 job ratio; landfill (1) to recycling (5)

Actions

Incentives for small business to handle process and make recycled content into product

Carrot/stick: raise tipping fees and incentives for recycling

Develop support for the market to respond

Make it more convenient/easy

Reduce waste at the source

Change the mindset: get back to our NM roots and valuing what we had
Marketing package is very important
Save money, create jobs
Sell it in 60 cents w/safety and economics
ABC not market driven, wants market-driven

3. Harold Trujillo- **Water Supplies for New Homes**

Discussion:

Water supplies are limited in the southwest. We can not continue to add consumers without taking from agricultural or recycling or water harvesting.

Actions:

The building industries needs to be aware of the water consumption imposed by additional development

We need to address real sustainable growth

We need to think about limits to growth imposed by our available resources

We can be a state that has about 12 million people if we take all the water from AG, Do we want such a state?

4. Vicky Jacobson et al – **How do we keep existing buildings and make them appropriately sustainable?**

Discussion:

Affordability – City - light bulb exchange went door to door

Create Value to sustainability – Lower threshold greening, point of sale green code, can't monetize savings

Unintended consequences

Actions:

Focus our political power

ESCO" revolving fund

MFA Programs

Redistributed energy production

Education Marketing: "Crystal Darkness" Model

This group challenged to go to media – "Power to the people"

Mobilize corporations and associations

5. Julie Wallesa et al – **Metrics, Tracking, Building on Success**

Discussion:

What we want: catch name "PO challenge NM" - sign on to this new challenge

Specific data? Anonymous Record Data- Get data - Can we track this information?

Costs for "green/sustainable features", what is working? What isn't working?

Who is measuring it? How to keep it green?

Costs for maintaining/operating within green/sustainable practices

How to handle technology changes

How to collect / share / examine performance of new /existing building

Recognizing risk

Design or use

Shift in culture; (fact finding & sharing)

Private projects – don't want to share (market) Public projects – conflicting data

Construction is all one- off always building prototypes

State is examining per capita energy use

Many different energy providers

How to compare costs over time

Basecamp- first cost - commissioning did it meet targets – performance tracking

Can't compete - Limit access " secrets"

Links to other information - Green Path- Energy Codes

Future performance

Report cards – input too broad...too hard to update

Actions:

List of things that work and that didn't (lessons learned) top 10

Standard survey

Building types – LEED- not going for it

Focus

Statistics – Grant Money - EMNR Grant money more comfortable with Public Agency

Develop a form – firms, builders, owners, const. type, building type/use, square feet, number of floors, ordinances--- What's the target?

Barriers – understand + and -

Agreement to share data, identify an agency who will track data

-NMED is at beginning to track

- Check other states/ what's who tracking

- Check AIA- President's List Serve re tracking

6. Education and Culture –Creating a new Priority

Discussion:

Values – How we relearn --- moral imperative

Leaders

What are actions we can take to compel change-

Must be realistic and find a way to appeal to self interest to cooperate

Advertising (age, culture, \$\$ status)

Climate and health

Focused campaigns

Energy is the economy

Everyone deserves to live in a clean, green environment

How we use the free market to disseminate information

Why mandates can work (we need to start with ourselves)

Incentive cross pollination

Green building as a systemic approach

Educating how we view the world

Health Education

Actions:

Not equal to levels/Takes generations

Retraining mature minds

Relearning / Learning is doing

Tangible way of taking charge of it

Focus on action and activity: Compel people to act

Emergency situation

Exploration/Fun/ Exciting/Hear positive notes

Al Gore/Ed Mazria "The world is going to die" puts people off

Human nature: Self interest

A spirit on how to get the community together to address these issues

Economics help

Advertising is short (term) – Education (strategic)

PM Sessions – Major Actions

The sessions were geared toward specific actions that would be developed by the CASA board and then executed by task forces. These are the goals for these sessions; however they may be refined due to the reality of achieving them this year.

If you would like to contribute to these initiatives, please call Phyllis Kaplan at CASA 856-7185.

1. Building Codes – Howard Kaplan-CASA, Glenn Fellows-CASA , AIA Albuquerque; Armando Cobo- CASA, Greenbuild; Harold Trujillo – AIA; Allen Baer – NM State; Thomas Mendes – Las Cruces; Raymond Hensley -CASA

- Revise makeup of CIC/CID to broaden participation and include public members (15 votes)

2. Education for A Sustainable Future – Jack Mizner, Phyllis Kaplan and Michael DeLongchang –CASA; Tony Sparks – USGBC; Marlene Brown-NMSEA; Zaida Amaral – Ecovillage; Jean Gibson- AIA; Gail Ryba – CCAE; Ann Taylor – UNM Architecture for Children Program, Steve Dent, Bruce Milne – Sustainability Minor; Armando Cobo – BuildGreen NM

Network Educational Resources –collaborative of:

- Strategic planning – like minded organizations
- Endorsements from prominent parties/individual
- Dissemination of best available information & sources
- Public presentations – all schools (11votes)
 - Create resource center for sustainable information at public local sites – senior centers – schools – libraries (11 votes)
 - Define an integrated ecology, sustainability curriculum – get adopted (10 votes)

3 Making Green Building the Norm in NM – Glenn Fellows and Armando Cobo CASA – Matthew Herrera - USGBC; Dwight Miller – USGBC; Alexander Dzurec- Autotroph Design; Vicky Johnson – AIA Santa Fe

- Develop the language and vehicles that create higher levels of awareness; media packages, PR kit, etc. (14 votes)

4. Legislative – Raymond Hensley- CASA, Bill Moffit- Erin Englebrecht - USGBC; Gail Ryba – CCAE; Robert Mallory – USGBC; AIA NM Board; Phyllis Kaplan - CASA

- Legislate into bills, the Executive Orders on Climate/Energy. 0 (8 votes)
- HERS rating on all built structures (7votes)
- Funding for the Green Bureau – CID