

## bumper sticker



Dormitory Authority  
State of New York

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## DASNY policy

Every project, regardless of size or complexity

Using all the tools available to us.

Define specific sustainable goals.

new construction, addition, or significant renovation

Register for LEED at start of project.

Energy Modeling in schematic phase.

Commissioning Authority at design development phase.

Track, measure, and prepare all LEED documentation.



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## A Bit of Work...

Ya didn't think this would be easy, did you?

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## documents

DASNY is working on:

- RFPs
- contract language
- term agreements
- specifications
- design guidelines and submission requirements
- LEED reference binder for contractors



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## perception

Does green cost more?

Soft Costs - maybe:  
 energy modeling  
 commissioning  
 special assessments  
 LEED rating review



Construction Costs – no:  
 materials are equitable  
 flash and glamour will cost  
 systems designed holistically will not cost more

The Key – everyone, early, everything:  
 make tough choices throughout the process and base the choices  
 on clearly defined, specific sustainable goals

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## integrative design

Change the paint color to higher reflectivity.

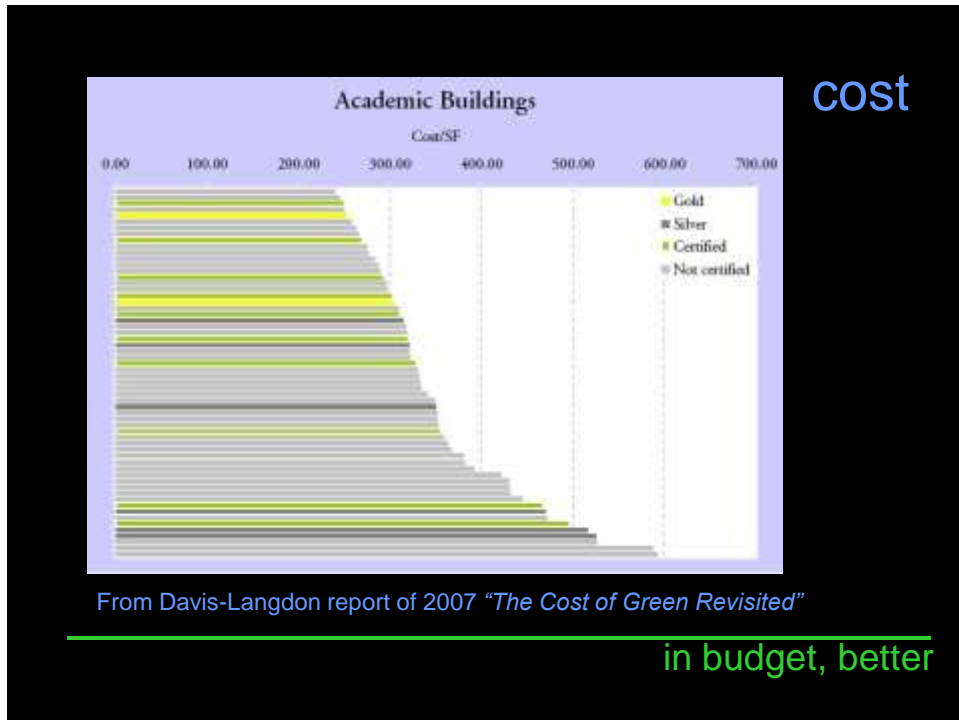
Allows you to reduce number of light fixtures by maybe 25% (example cited is a school building – classroom design) while maintaining proper lighting levels. Reduction of fixtures is an up-front cost savings.

Reduction of fixtures reduces expenditure on electricity over life and reduces heat produced, thereby allowing downsizing of cooling system. Up-front cost savings and operational savings.

All because of paint!

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## specific goals

*Set priorities:*

- 1) energy efficiency – 40% better than code
- 2) local sourcing of products and services
- 3) material efficiency – can explore panelized systems (discuss with contractors)
- 4) non-toxic materials throughout
- 5) indoor environmental air quality – can extend building schedule
- 6) water efficiency - willing to use greywater strategies but not a vegetated roof
- 7) community building – outreach to and input from students and community




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proof

LEED and DASNY:

We can require the tools  
 We can edit the supporting documents  
 We can provide the training and resources




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on time, on budget,  
and green



"...sustainability is a program issue, rather than an added requirement."

Davis Langdon "Costing Green..." July 2004

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## NY State Green



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## Clean Energy Collaborative



Collaborative Working Group  
(CWG):

consists of DASNY, LIPA, NYPA, NYSERDA. The goal of the CWG is to harness the financial and technical resources of all four organizations in an effort to increase green components and energy efficiency measures in buildings throughout the state.

DASNY has been tasked with coordinating the efforts of these agencies

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## Other Initiatives

Interagency Task Force on Local Government and Climate Change – led by DEC

Zoning and Planning Initiative – led by NYSOFA

Green Procurement – led by OGS (check out their website)

Green Building Tax Credit – led by DEC and under review

Executive Order 111 – led by Executive Chamber and under review

These are just the few DASNY is aware of and helping with where we can....

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## better choices

In Portland, planners predicted 3,500 people a week would use new streetcars. 9,000 people now ride them daily.

Property values within a block of the route are 35–40% higher than those just two blocks away.

Sourcing locally reduces shipping costs, **improves local economy**, and helps fine-tune delivery times for better material control.

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## better designs

Petroleum derived oil is at 110\$ a barrel (one shot deal).

5 acres of soy yields ~ 500 gallons of fuel each growing season.

240 sf of glazing on the south side of a building yields the heating equivalent of 500 gallons of fuel oil, year after year...




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## better results

Productivity gains in office buildings of -

7.1% with lighting control  
1.8% with ventilation control  
overall drop in absenteeism

Reduced liability with a cleaner jobsite.

Improved general health of building occupants.

A 2000 article in Business Week - the economic benefit of improved indoor air quality in U.S. office buildings is close to \$250 billion per year.

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# DASNY World

Our people, our buildings, our goals for ourselves



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## better communications

**Brown Bag lunches** - sharing knowledge between departments here at DASNY so we all know what this Authority can accomplish.

**Surveys and idea boards** - getting information out and bringing ideas to light.

**Closed Loop on customer survey data** – interviews of customers to gain information on performance in bonding and in design and construction services. This information is being actively used to improve our services.

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## better present

### Personal choices:

- Use of stairs
- More recycling (we have halved our "waste" production)
- Reduction of plug-in loads and dedication to turning off computers, etc.
- Hybrid cars and public transit



### LEED-EB :

- No smoking within 40' of the entrance
- 5 up - 5 down and change to dress code
- More efficient humidification and temperature control systems
- Replacement of lighting with compact florescent lamps
- Purchase of renewable (wind) energy for all of our electric use

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## better future

Sharing our knowledge

Highlighting our successes

Reaching for resources

**SEEC:** Sustainability - Energy, Environment and Choices  
sustainability training and discussion open to all of DASNY each Friday

**Bicycle room and lockers** – allowing greener choice for transportation

**Technical Training** - broadening and refining our abilities

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