

URBAN  
green



# Annual Report 2014



**Urban Green Council is the New York Chapter of the U.S. Green Building Council (USGBC).**

**Our mission is to advance the sustainability of urban buildings through education, advocacy, and research. We envision cities that coexist in harmony with their natural environment and contribute to the health and well-being of all.**

**ON THE COVER: EXCLUSIVE URBAN GREEN MEMBERSHIP TOUR OF YET-UNOPENED ONE WORLD TRADE CENTER, AND A LOOK AT THE ADJOINING TRANSPORTATION HUB OCULUS.**



# DEAR FRIENDS,

2014 was an important year for the New York City green building community. With a new mayor and 21 new council members, there was much to learn.

Last fall, we led a delegation for the People's Climate March, which brought more than 300,000 sustainability advocates to the streets of New York City. It was arguably the biggest public environmental event in a generation, and we were proud to be a part of it. It also coincided with Mayor Bill de Blasio's release of *One City: Built to Last*, an ambitious plan for reducing NYC's carbon footprint 80 percent by 2050 (and not dissimilar to our own 90 by 50 findings from 2013). We're now working with the mayor on making the plan a reality.

Meanwhile, we continue to see a drive for sustainability across City Hall. In meeting with many of the city council's new members, it was heartening that virtually all of them shared a true passion for sustainability. With focus areas ranging from greater resiliency in the wake of Superstorm Sandy, to improved deep carbon reduction programs, to more bike lanes, the new city council represents the next generation of environmental stewards.

2014 was also a year of great strides on the education front. Five core GPRO courses are now complete, and development of GPRO for home contractors is underway. We're also supporting a program, funded by the New York State Energy Research and Development Authority (NYSERDA), to create and deliver energy code training to over 5,000 architects and engineers across New York State. It's a multiyear effort, and a key element of our approach is to teach core concepts that will make the work of the state's designers instinctively consistent with the code.

Our research and public programs focused on building materials and the important role they play in sustainability and resiliency. We discovered that a well-insulated row house is one of the safest places to be during a blackout—summer or winter. Sometimes old is new again!

As an organization, we experienced some changes of our own. We strengthened management at the top with the creation of chief program officer and chief operating officer positions, and refreshed our look with a brand new website and newsletter.

Thank you for your continued support of Urban Green. It's your unwavering commitment to a greener New York that inspires us and makes our work possible.

Sincerely,



John Mandyck  
Board Chair



Russell Unger  
Executive Director



TOP: JOHN MANDYCK,  
BOARD CHAIR  
BOTTOM: RUSSELL UNGER,  
EXECUTIVE DIRECTOR

# CREATING LOW-CARBON CITIES

**MONTHS IN THE MAKING, THE PEOPLE'S CLIMATE MARCH ON SEPTEMBER 21 HELPED TELL THE STORY OF AN ENTIRE PLANET FACING CLIMATE CHANGE.**

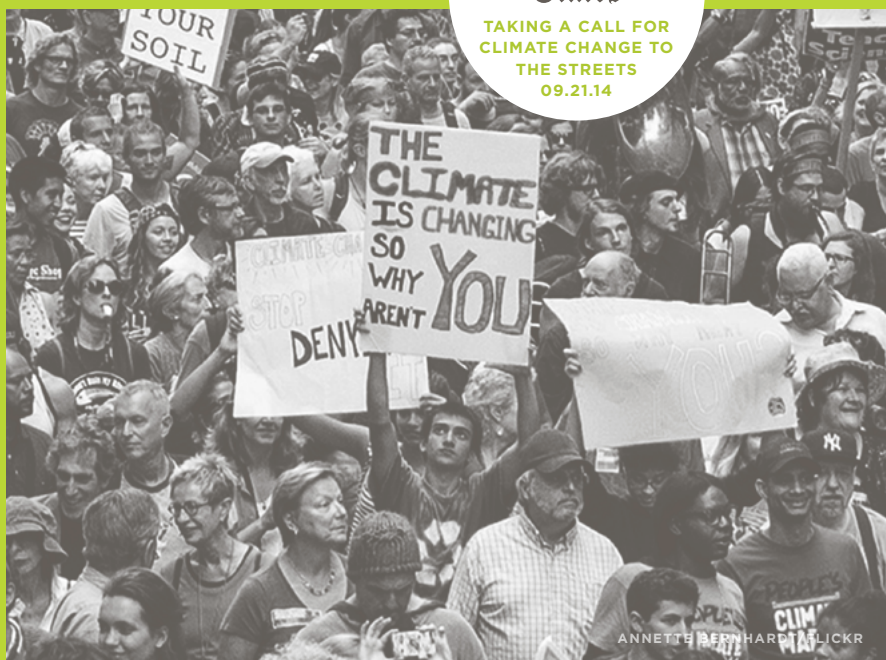
Marchers' narratives ranged from the devastating repercussions of a "business as usual" approach to climate change to inspirational accounts from those working to rebuild our future. Despite the enormous diversity among the 400,000-plus participants, there was a common goal: the creation of an effective national climate policy before it's too late.

Urban Green Council did its part, helping to unite an impressive contingent that included Urban Green members and staff along with colleagues at New York Passive House, GreenHomeNYC, Regional Plan Association, Solar One, AIANY, and USGBC New Jersey.

**"... legions of demonstrators marched through the heart of Manhattan with a message of alarm for world leaders."**

**The  
New York  
Times**

TAKING A CALL FOR  
CLIMATE CHANGE TO  
THE STREETS  
09.21.14



**ONE CITY: BUILT TO LAST—MAYOR DE BLASIO'S BOLD MOVE ON CLIMATE CHANGE**

NYC sustainability planning kicked into high gear last fall with the release of **One City Built to Last**, Mayor de Blasio's ambitious framework for "transforming New York City's buildings for a low-carbon future." The ultimate goal is to reduce NYC's carbon footprint 80 percent by 2050 (an approach that borrowed heavily from Urban Green's own **90x50 Report** in 2013). Three-quarters of those reductions will come from buildings.

A major goal of **One City** is to reduce NYC's greenhouse gas emissions from buildings 30 percent by 2030. While there have been 19 percent reductions so far, this is more challenging than it sounds, as significant "low-hanging fruit" has already been tapped—specifically switching to more efficient fuels and upgrading lighting.

Urban Green is playing a key role in the implementation of the Mayor's plan. Most importantly, we serve as the Strategic Advisors alongside the Real Estate Board of New York on the city's Technical Working Group.



# MAKING BUILDINGS RESILIENT

**WITH MEMORIES OF SUPERSTORM SANDY STILL FAIRLY FRESH, URBAN GREEN COULDN'T HELP BUT ASK THE QUESTION OF WHAT MIGHT HAPPEN IF THE NEXT NEW YORK BLACKOUT HAPPENED DURING A COLD SPELL OR HEAT WAVE.**

The answers can be found in ***Baby It's Cold Inside***, an Urban Green study released in February 2014.



During a weeklong winter power outage, typical buildings would be between 32°F and 43°F indoors. Some would drop below freezing. New buildings are a little better, but still not resilient. Considering that New York City has had seven blackouts in just the last 10 years, this is a real problem. And since we depend on electricity for heating (even gas- or oil-fired systems generally can't operate without it), one incident could cause whole sections of the city to become uninhabitable.

It's a different story when buildings are designed for daylight and views but still include well-insulated solid walls, triple-paned windows, and

air sealing to minimize drafts. Without power, these high-performing buildings would stay at 54–66°F in winter for a week or more. We don't have enough shelters for the whole city if there's a multi-day power failure. The difference between 60°F and 40°F indoors isn't just about comfort, it's about safety. Two hours at 54°F raises blood pressure and increases the risk of heart attack and stroke, and below 41°F hypothermia is a significant risk.

The report was based on computer models created by environmental design consultant Atelier Ten and used six representative residential building categories to model indoor temperatures after a blackout within a single apartment. Summer and winter scenarios were defined by recent New York City weather data.

***Baby It's Cold Outside*** findings really resonated with New Yorkers; our report and online temperature calculator were viewed over 4,700 times since their launch in February.



NICO KIENZL  
DIRECTOR, ATELIER TEN, NEW YORK  
DDES, LEED FELLOW, ASHRAE HBDP

**“What’s startling is the huge difference between what existing buildings provide and what a high performance building is capable of.”**

# IMPROVING BUILDING ENVELOPES

## BUILDING A BETTER WRAPPER

Better building envelopes were a focus of our research and education throughout 2014. In addition to five envelope-related events, we released ***High Cholesterol Buildings*** last July, and our fall conference looked at worldwide best practices for new and existing building envelopes.

What's a high cholesterol building? One that's on a fad diet today but that will have severe environmental

problems in the future. There's a loophole in the NYC energy code that allows designers to trade off energy-draining envelopes for better mechanical equipment. In other words, you can compensate for facades that bleed heat or leak air by adding efficiency to heating and cooling systems. Decades from now, that mechanical equipment will be replaced several times over, while the inefficient envelope remains.

Our report showed that you would have to go back over a thousand years to find buildings that used as little insulation as some new buildings today. But there are solutions: better glass, improved insulation and air sealing, advanced training for construction professionals, and improved codes and standards. It is possible to have new buildings that are as efficient as they are beautiful.



### TOUR: GETTING AGGRESSIVE WITH PASSIVE HOUSE

This tour of a brownstone retrofit in Brooklyn's Park Slope gave an in-person look into the guts of a Passive House Project under construction.

The good news? High-performing insulation and air sealing meant the building mechanicals were radically downsized—to what would normally be needed for a one-bedroom apartment! The hard truth: We're a long way from a cookie-cutter approach to retrofits: the project used six different types of insulation and three different types of air barrier.

**BEHIND THE SCENES AT A PASSIVE HOUSE RETROFIT IN BROOKLYN**

### SALON: DESIGNED, SEALED AND DELIVERED

It was an eye-opener to learn that envelopes comprise 10–20 percent of a building's total cost, but are responsible for 70 percent of construction-related insurance claims. Water and air leakage are key problems, but so are condensation and noise. Enter the new field of envelope commissioning, which would catch such issues before a project is done.

Speaker Matt Copeland of Simpson, Gumpertz & Heger advocated for involving envelope commissioning agents as early as possible in the process—ideally at preconstruction. This step adds 2–4 percent to the cost of the envelope, but project savings and risk reduction are potentially much larger. And envelope commissioning is included in LEED for the first time in v4, which should help spark the market.

## GROUNDBREAKING CASE STUDIES AT ANNUAL CONFERENCE

Our annual conference at Bloomberg on September 22 gave the stage to owners who planned and executed innovative projects across a range of property types. We were delighted to have newly appointed Department of Buildings Commissioner Rick Chandler deliver the keynote in his first public appearance.

The range of motivations for high-performing retrofits or new construction varied, but the results all had one thing in common: cost, energy, and carbon reductions across the board. While these benefits of high-performing buildings are well documented, another common thread emerged: a big payoff also lies in the comfort, satisfaction, and pride of the people who live or work in these buildings.

### Featured projects included:

- The world's first Passive House office tower, Vienna's RHW.2, which requires 80 percent less energy than an NYC high-rise;
- A groundbreaking façade retrofit of an Upper East Side white-brick residential tower, where all work was done from the outside, including insulation and the addition of a terra cotta rain screen;
- A LEED Platinum government building in Portland, OR re-skinned with a shaded glass curtain wall that added increased light penetration throughout the building—even in the basement;
- A Harlem Passive House apartment building with hard costs no greater than a regular NYC multifamily project.



KEVIN KAMPSCHROER, FEDERAL DIRECTOR,  
OFFICE OF FEDERAL HIGH-PERFORMANCE  
GREEN BUILDINGS, AND AGENCY SENIOR  
CLIMATE CHANGE ADAPTATION OFFICIAL

**“All good projects  
must start from  
the outside in.”**



**THE NATION'S LARGEST DEEP ENERGY  
RETROFIT, A 1960'S AFFORDABLE  
MULTIFAMILY BUILDING IN BOSTON THAT  
RECEIVED A COMPLETE RE-SKIN—WITHOUT  
TENANTS VACATING THEIR UNITS**



# GREENING CODES, REMOVING BARRIERS

## NEW CITY COUNCIL EMBRACES GREEN CODES

With a new city administration, Urban Green Council took the opportunity to meet a number of our 21 newly elected city council members, who care deeply about environmental issues and have an impressive understanding of them, whether it's building efficiency,

resiliency, recycling or biking. We see many new green building champions in the Council, such as Housing and Building Committee Chair Jumaane Williams, and Donovan Richards, chair of the Committee on Environmental Protection.

## CONSTRUCTION PROJECTS BIG AND SMALL WILL REDUCE THEIR ENERGY USE THROUGH GREEN CODES PASSED IN 2014:

### Reduce Mold in Bathrooms

This legislation will reduce asthma and allergies caused by mold in buildings. It's a widespread problem—city data shows a staggering 25,428 mold complaints in 2013. The new law helps prevent mold by requiring mold-resistant drywall or cement board in water-prone areas such as bathrooms and basements.

### Encourage Stairway Use by Holding Doors Open

A second health-related bill encourages exercise and reduces time spent waiting for the elevator. The new law makes stairs more convenient and attractive by allowing buildings to hold stairwell doors open using magnets that close automatically when smoke is detected.

### Increase Lighting Efficiency at Construction Sites

Energy-efficient lighting is now required on construction sites. In the past, lighting on the job could be so horribly inefficient that it was possible for the strings of 100-watt bulbs burning around the clock to use more energy than the finished building.

### Insulate Pipes Exposed During Construction

This requires insulation be added when pipes are exposed during construction. Since pipe insulation is one of the most cost-efficient energy reducing measures available, this tasty energy-saving fruit hangs so low it's been dragging on the ground. Congrats to the City Council and Mayor's Office for forging ahead with Green Codes.

**OPPOSITE PAGE: NYC'S NEW ENERGY CODE  
REQUIRES COMMISSIONING OF WALL AIR  
CONDITIONING UNITS, ENSURING THAT  
THEY AREN'T CONSTANTLY LEAKING AIR,  
CAUSING COLD DRAFTS, AND WASTING  
ENERGY AND MONEY.**

## NEW NYC ENERGY CODE AMPS UP BUILDING EFFICIENCY

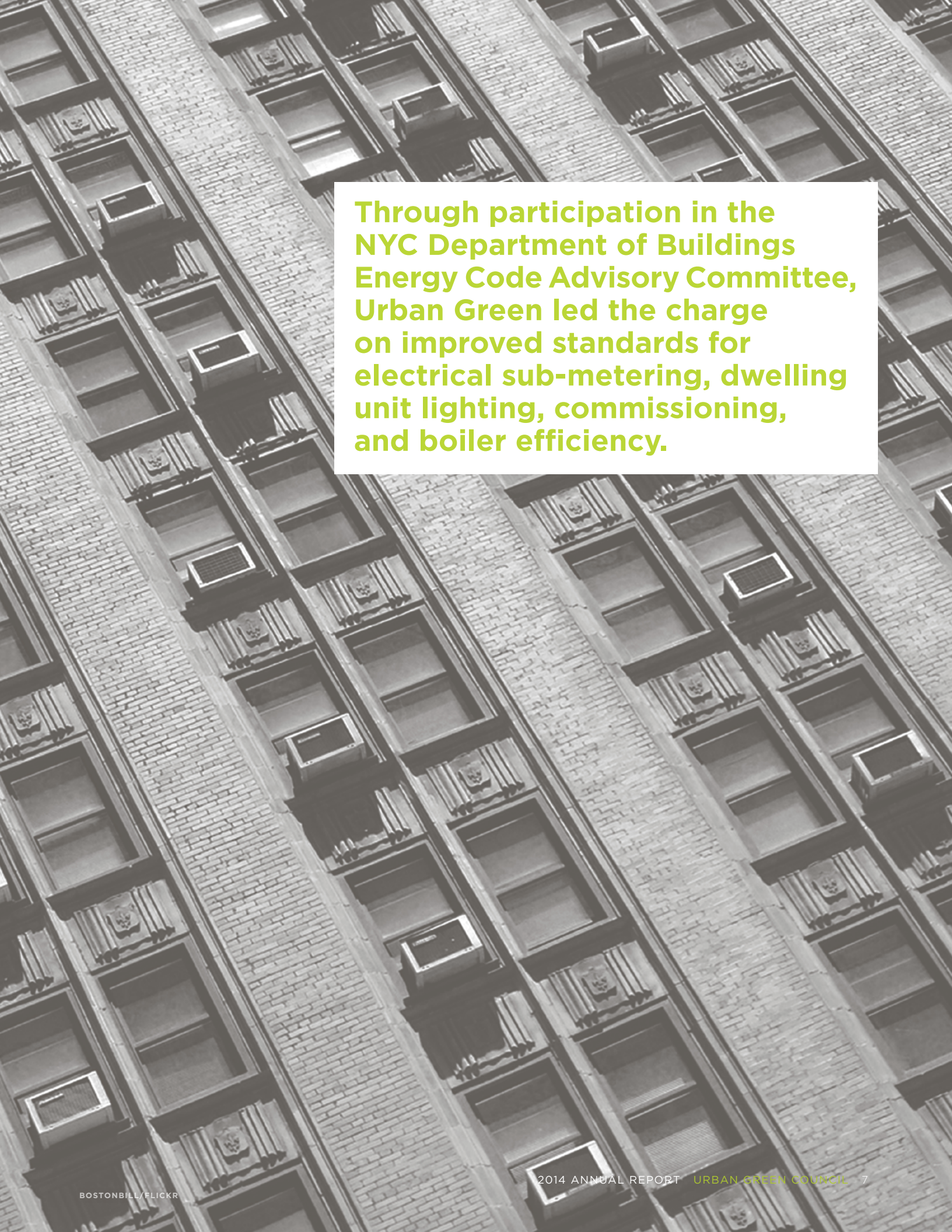
What really excites the Big Apple's sustainability community? A new city energy code, of course! We could count on a spike in newsletter readership when we shared information on the new code.

Effective January 1, 2015, NYC's new energy code represents a big step toward making buildings healthier, more affordable, and less polluting. According to industry experts and a government study, buildings covered by the new code will be 10–30 percent more efficient than presently required.

Through participation in the NYC Department of Buildings Energy Code Advisory Committee, Urban Green led the charge on improved standards for electrical sub-metering, dwelling unit lighting, commissioning, and boiler efficiency.

The City of New York maintains its own energy code that must be at least as strong as the state code. But the city did even better. For the first time, the new state code requires building commissioning (ensuring that once construction ends, building equipment operates as efficiently and comfortably as it was designed), with an exemption for wall air conditioning units. NYC's code removes that exemption, ensuring those units aren't constantly leaking air, causing cold drafts, and wasting energy and money.





Through participation in the NYC Department of Buildings Energy Code Advisory Committee, Urban Green led the charge on improved standards for electrical sub-metering, dwelling unit lighting, commissioning, and boiler efficiency.



# REACHING ALL INDUSTRY SECTORS

## GPRO: A COMPREHENSIVE SET OF GREEN TRAINING COURSES FOR THE CONSTRUCTION INDUSTRY

With the launch of its final two core modules, *Plumbing and Mechanical-HVACR*, our core Green Training Certificate Program (GPRO) for the trades is now complete. Along with *Operations & Maintenance Essentials*, *Construction Management*, and *Electrical Systems*, these make up an integrated set of training courses designed to address workers in every role of construction and building operations.

Our Education team has already trained over 6,000 workers on how to incorporate sustainable practices into the work they do every day, and through partnerships with international unions such as IBEW and UA, we are poised to train thousands more.

**“This course gave me the tools to save energy and identify the future needs of my facility.”**

—EDDIE TOLEDO

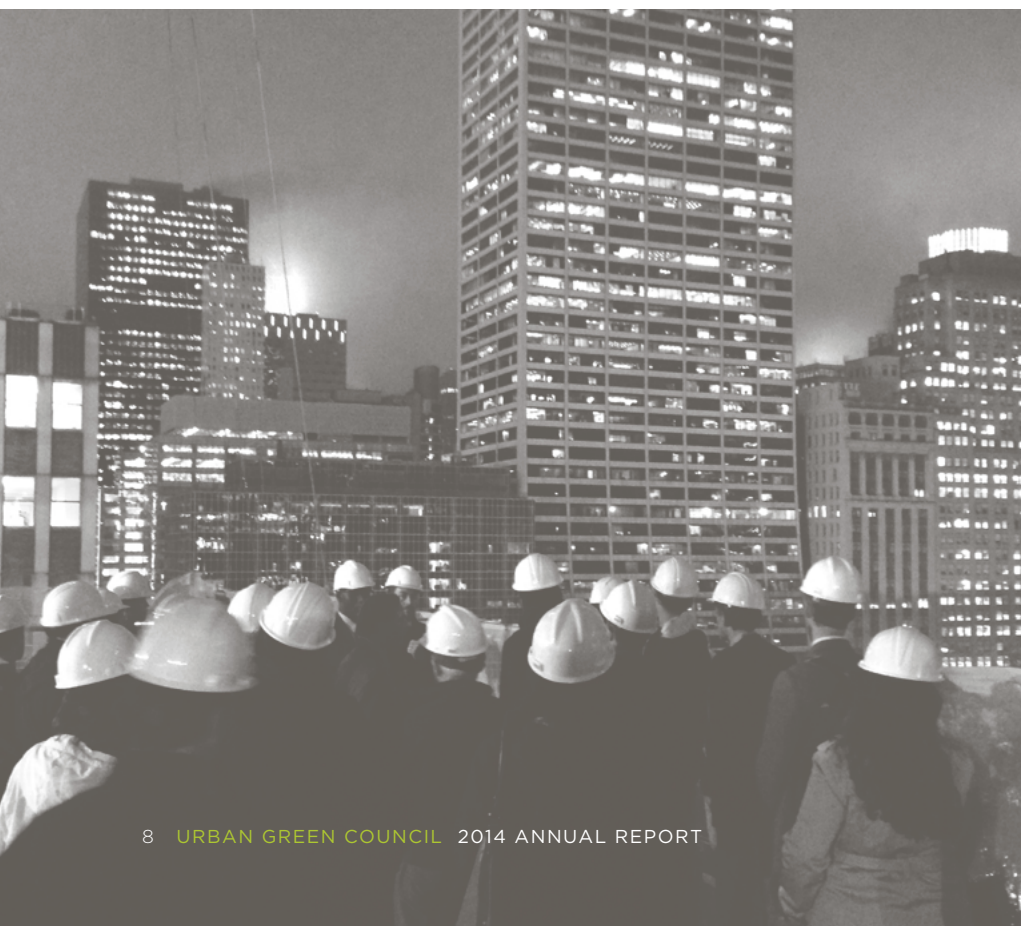
**“I am very proud to earn my GPRO certificate ... Now I have the necessary skills that could help to protect the environment and to work in the green building market.”**

—ALBERTO JIMINEZ

## ENERGY CODE

The launch of a stricter new energy code this year means architects and engineers across the state have lots to learn! Through a partnership with NYSERDA, we'll be engaging the building community to provide clear and effective training on what these changes mean, what their impact is, and how to address them. Curriculum development is already well underway, with a goal of over 5,000 workers trained on the new code in the next two years.

TOUR OF 7  
BRYANT PARK





# URBAN GREEN BY THE NUMBERS

REACH { **7,820**  NEWSLETTER SUBSCRIBERS

FINDINGS { **1,000** NUMBER OF YEARS YOU'D NEED TO GO BACK TO FIND BUILDINGS BEING BUILT WITH AS LITTLE INSULATION AS SOME UNDER CONSTRUCTION TODAY. (HIGH CHOLESTEROL BUILDINGS)

[ **4**  NUMBER OF DAYS FOR A TYPICAL SINGLE-FAMILY HOME TO FALL BELOW FREEZING DURING A WINTER BLACKOUT. (BABY IT'S COLD INSIDE)

EDUCATION { **1,715** GPRO STUDENTS TRAINED THIS YEAR

**91%**  PERCENTAGE OF STUDENTS WHO WOULD RECOMMEND GPRO TO A CO-WORKER OR FRIEND

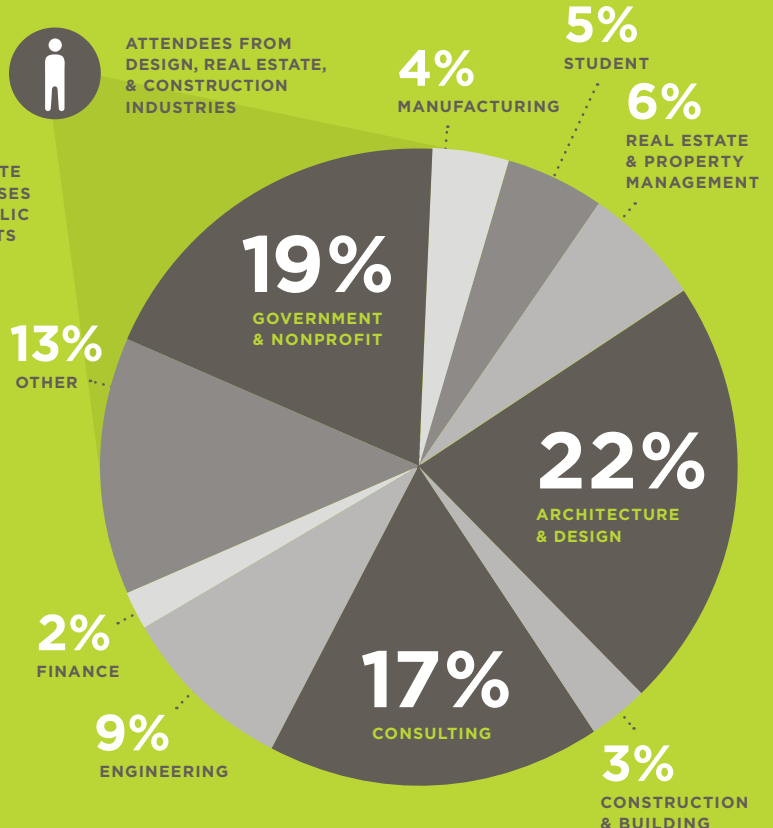
[ **6,839** GPRO STUDENTS TRAINED TO DATE

EVENTS { **2,600**  ATTENDEES FROM DESIGN, REAL ESTATE, & CONSTRUCTION INDUSTRIES

[ **78**  PRIVATE COURSES & PUBLIC EVENTS

COMMUNITY { **top 5 attendees**

- 14 SHAWN COOK  
STUDENT,  
COLUMBIA UNIVERSITY
- 13 AKANKSHA SHARMA  
CONSULTANT,  
ERNST & YOUNG
- 10 INGRID WIEGAND  
CONSULTANT,  
RM BUILDING CONSULTING
- 10 PAUL DEPPE  
PROJECT MANAGER,  
BONE-LEVINE ARCHITECTS
- 9 GWEN MCLAUGHLIN  
ENERGY CONSULTANT,  
TRC COMPANIES



# COMMUNITY

## SERVICE AWARDS

Our network of volunteers means Urban Green's impact goes far beyond what we could accomplish through staff alone. Our 2014 Summer Service Awards were honed down to a select few this year to thank those who did more than just served, but provided leadership, guidance, and high spirits on all the projects to which they contributed. Our winners helped develop green codes, performed key research for our **90 by 50** report, and helped make our R3build design competition a reality.

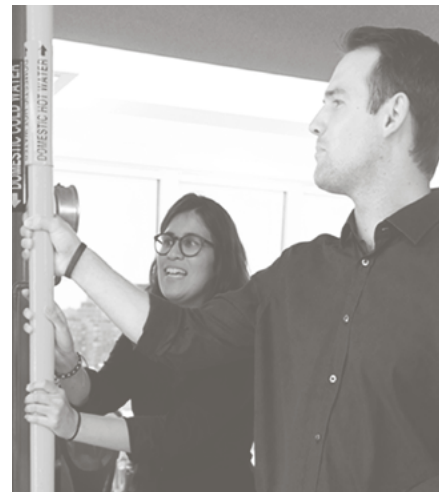
## 2014 WINNERS

**Jeffrey Baker**  
*Green Codes*  
New York City Council

**Daniel Wright**  
*90 by 50*  
Pratt Institute

**Rollie Jones**  
*Emerging Professionals*  
Environmental Connection, Inc.

**Chad Ondrusek**  
*Emerging Professionals*  
Environmental Connection, Inc.



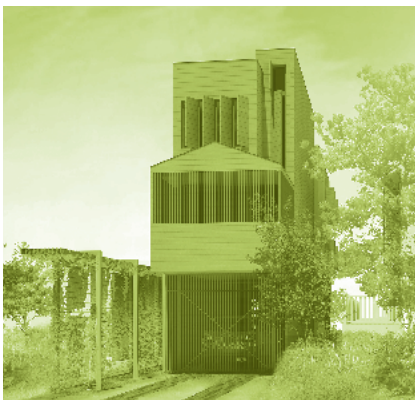
EP MEMBERS ERIKA DURAN AND LEE BECKMAN AT OUR TOUR OF DAGHER ENGINEERING.

## EMERGING PROFESSIONALS

In July 2013 we launched our largest-ever Emerging Professionals design competition: **R3build**. To mark the one-year anniversary of Superstorm Sandy, the competition focused on creating a scalable model for resilient single-family homes in coastal communities.

We received innovative entries from across the country and—in the

case of our winners announced in January of 2014—from across the globe. Rayne Fouche and Larissa Searle, from Queensland, Australia, submitted what was affectionately termed the “Bayside Bunker,” an attractive home that included resilient features such as a permeable ground floor to prepare for elevated sea levels and a greenhouse.



**“Living on the east coast of Australia, we have seen extreme floods and coastal erosions, which have destroyed homes and swallowed front yards.”**

—RAYNE FOCHE (WINNER)

## 2014 LEADERSHIP

*Co-chairs*

**Lee Beckman**  
MechoSystems

**Max Kaufman**  
MechoSystems

## THANK YOU

We rely on a dedicated team of industry leaders to help plan and organize the cutting-edge public programs Urban Green puts on each month, and to continually find new ways to make Urban Green membership as rewarding as it is impactful. Thank you to the members of our 2014 Programs and Membership committees.

### *2014 Programs Committee*

**Susan Aiello**

Interior Design Solutions, Owner

**Erica Brabon**

Steven Winter Associates,  
Senior Consultant

**Christopher Cayten**

CodeGreen Solutions,  
Principal

**Rory Christian**

Environmental Defense Fund,  
Director, New York Clean Energy

**Gera Feigon**

Kohn Pedersen Fox Associates,  
Environmental Specialist

**Erica Godun**

FXFowle Architects, Director of  
Interiors, Senior Associate

**Joann Gonchar**

*Architectural Record*, Senior Editor  
*GreenSource Magazine*, Special  
Contributing Editor

**Emily Gove**

Steven Winter Associates,  
Sustainability Consultant

**Julie Hiromoto**

Skidmore, Owings & Merrill,  
Associate

**Vijay Jesrani**

JLL, Senior Associate,  
Strategic Consulting

**Rollie Jones**

Vertical Technologies,  
Senior Project Manager

**Thomas Lewis**

Morris Adjmi Architects,  
Senior Architect

**Bret Mantyk**

Atelier Ten,  
Senior Environmental Designer

**Andrew McCornack**

Willdan Energy Solutions,  
Energy Efficiency Project Manager

**Clare Mifflin**

Kiss + Cathcart Associates,  
Associate Principal

**Bob Muldoon**

32BJ Training Fund,  
Assistant Manager for Green  
Building Training

**Charles Murphy**

Jaros, Baum & Bolles,  
Project Engineer

**Veena Muthusamy**

Cushman & Wakefield, Associate,  
Sustainability Strategies

**Chad Ondrusek**

Environmental Connection,  
Senior Project Manager &  
Environmental Analyst

**Christopher Reynolds**

AvalonBay Communities, Multifamily  
Developer, Owner, Manager

**Catie Ryan**

Terrapin Bright Green,  
Senior Project Manager

**Sarah Sachs**

Buro Happold, Associate Principal

**Jonathan Simkins**

American Express,  
Global Facilities Program Manager

**Whitney Smith**

Cosentini Associates,  
Director of Sustainable Services

**Jaime Stein**

Pratt Institute,  
School of Architecture,  
Visiting Assistant Professor

**Scott Van Pelt**

Urban Green Energy,  
Vice President, Engineering

**Wolfgang Werner**

Urban Fabrick, Principal

### *2014 Membership Committee*

**Lauren Brust**

Steven Winter Associates, Director  
of Commerical Building Services

**Jessica Cooper**

Delos Living, Project Manager,  
Sustainability Director

**Erika Duran**

Dagher Engineering,  
Sustainability Consultant

**Christy Everett**

Responde LLC, Founder

**Pamela Nugent**

BuroHappold Engineering,  
Senior Marketing Manager

**Akanksha Sharma**

Ernst & Young, Credits and  
Incentives Consultant

**Joshua Soble**

Bright Power, Account Manager



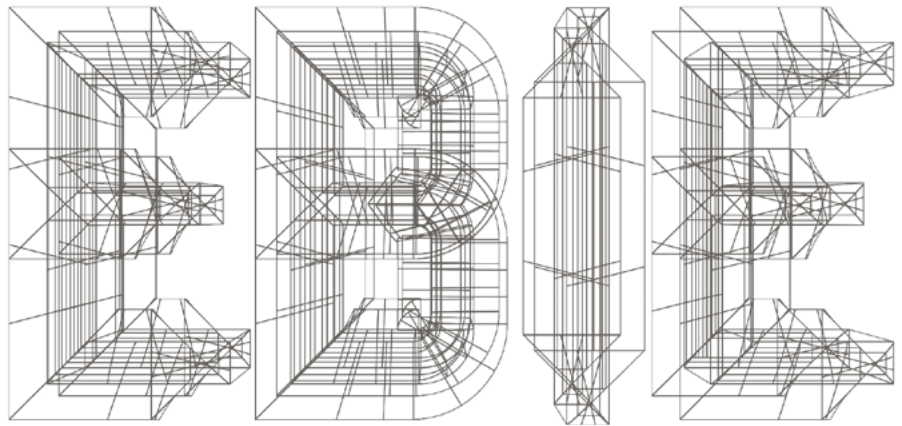
# EBIES

## CELEBRATING EXCEPTIONAL PERFORMANCE IN EXISTING BUILDINGS

**“Many felt that our residents would not care about energy savings or recycling. Instead, they embraced it—[they] want to leave a better earth for their children and grandchildren.”**

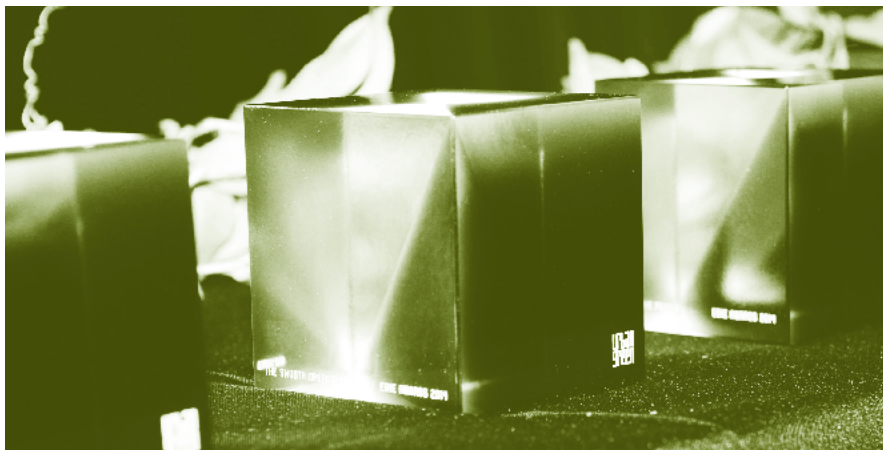


**TAKE ME TO THE RIVER WINNER  
STEPHEN POST, EXECUTIVE DIRECTOR,  
HEBREW SENIOR LIFE**



The 11 finalists for our third annual EBie Awards saved 30 million gallons of water, 25 million kilowatt hours of electricity, and affected 14 million square feet of property in existing buildings. On June 9th, they came from as far as Los Angeles, Austin, Boston, Miami and Pittsburgh to be feted and enjoy a little Broadway entertainment.

Winning projects included a green roof at an NYC public school, affordable housing for seniors, and two great commercial retrofits out of Pittsburgh.



**NADAV MALIN, PRESIDENT,  
BUILDINGGREEN**



ABOVE, PRESENTERS CANDACE DAMON AND ELIAS DAGHER. BELOW, 2014 AWARDEES FROM LEFT TO RIGHT: NANA WILBERFORCE, DANIELLE HORTON (ON BEHALF OF JOHN SMITH), ISAAC SMITH (ON BEHALF OF GARY SECHLER), HEIDI SILVEIRA, CHRIS PINELLI, VICKI SANDO, AND STEPHEN POST

## 2014 WINNERS

### THE ALL-ROUNDER

#### Chris Pinelli

Real Estate Manager, CBRE  
Eleven Stanwix Street, Pittsburgh, PA

#### John Smith

Operations Manager,  
Commonwealth Partners  
City National Plaza, Los Angeles, CA

### THE SMOOTH OPERATOR

#### Gary Sechler

Engineering Manager,  
Winthrop Management  
US Steel Tower, Pittsburgh, PA

#### Heidi Silveira

Property Manager, Parkway Properties  
Cal/EPA Building, Sacramento, CA

### POWER TO THE PEOPLE

#### Stephen Post

Executive Director, Hebrew Senior Life  
Jack Satter House, Revere, MA

### SHINE A LIGHT ON ME

#### Nana Wilberforce

VP, Energy Manager,  
The PNC Financial Services Group  
Two PNC Plaza, Pittsburgh, PA

### TAKE ME TO THE RIVER

#### Stephen Post

Executive Director, Hebrew Senior Life  
Jack Satter House, Revere, MA

### VERDANT BRAINIAC

#### Vicki Sando

Environmental Science  
Program Developer  
PS41, New York, NY



# GALA

## TRIBECA ROOFTOP THREE-SIXTY NOVEMBER 19, 2014

We decided to shake things up a bit for our annual Gala. Instead of the traditional seated dinner, we opted for extended cocktails and less formal but just-as-delicious gourmet food stations throughout the venue.

Our networking game built around the evening's signature cocktail, the New-Fashioned,

gave guests a great excuse to strike up a conversation with fellow attendees.

After dinner, guests were ushered into the dining room for dessert and remarks from our speakers—Urban Green Board Co-Vice Chairs Scott Frank and Silda Wall Spitzer—and a pop quiz!

**NOVEMBER  
19, 2014  
6-10 PM**

**RSVP:**

[urbangreencouncil.org/gala](http://urbangreencouncil.org/gala)

### MISSED THE GALA? TRY A FEW QUIZ QUESTIONS

**1. According to the city's Greenhouse Gas Inventory, between 2005 and 2014, GHG emissions in NYC have declined 19%. How much of this reduction is due to improvements in building efficiency?**

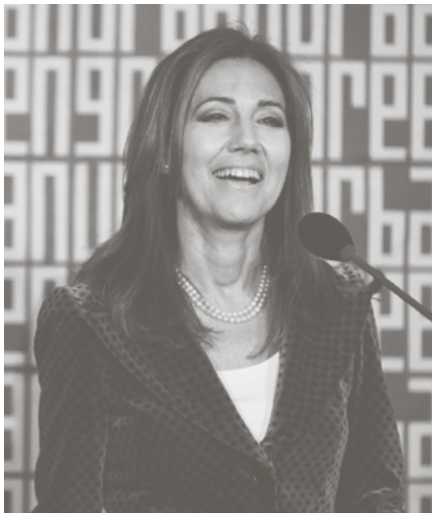
- A. 15%
- B. 10%
- C. 8%
- D. 5%

**2. Which piece of equipment is used for testing air sealing in building?**

- A. Anemometer
- B. Blower Door
- C. Construction Pressurization Testing Device (CPTD)
- D. Intake-Exhaust Balance Meter

*Answers: 1 (D) 2 (B)*





CLOCKWISE FROM THE TOP:  
BOARD CO-VICE CHAIR SILDA WALL SPITZER,  
GUESTS FROM SOM EARNING THEIR  
NEW-FASHIONED COCKTAIL; NETWORKING  
GAME IN ACTION; STEPHEN MARGULIES,  
DANIEL NALL, AND JILL LERNER  
ENJOYING THE POWER-MINGLING;  
BUSTLING GOURMET FOOD STATIONS



# MEMBERSHIP & SUPPORT

## Ways to support Urban Green Council:

### BECOME A MEMBER

#### BECOME A SPONSOR

Companies of all sizes benefit by sponsoring Urban Green Council, the most trusted name in sustainable building in New York City. Annual Sponsorships span from \$1,000 to \$25,000, and include a range of benefits depending on level.

#### MAKE A DONATION

Are you passionate about sustainability in the urban built environment? Consider making a 100 percent tax-deductible donation to Urban Green Council. You may also make a gift of appreciated stock.

#### DONATE SPACE

Do you have a large meeting room, showroom, or other interesting venue where Urban Green could hold an educational or networking event? We would love to hear about it! Please contact Jessica Joanlanne at [programs@urbangreencouncil.org](mailto:programs@urbangreencouncil.org).

#### MORE INFORMATION

For complete details on ways to support us, please contact Chris Anjesky, director of Development and Communications, at 212 514 9385 ext. 119 or [ca@urbangreencouncil.org](mailto:ca@urbangreencouncil.org), or visit our website, [urbangreencouncil.org](http://urbangreencouncil.org).

**OPPOSITE PAGE: TOUR OF YET-UNOPENED ONE WORLD TRADE CENTER FOR LEADERSHIP LEVEL MEMBERS**

### URBAN GREEN COUNCIL MEMBERSHIP IS FULLY TAX-DEDUCTIBLE AND HELPS SUPPORT OUR IMPORTANT WORK IN NEW YORK CITY:

#### Leadership Level Members

(starting at \$250) receive free admission to our monthly programs and member receptions and are recognized on our website. More important, this higher level of support helps underwrite critical Urban Green initiatives like the Building Resiliency Task Force and our cutting-edge research on reducing carbon emissions 90 percent by 2050.

#### Core Members

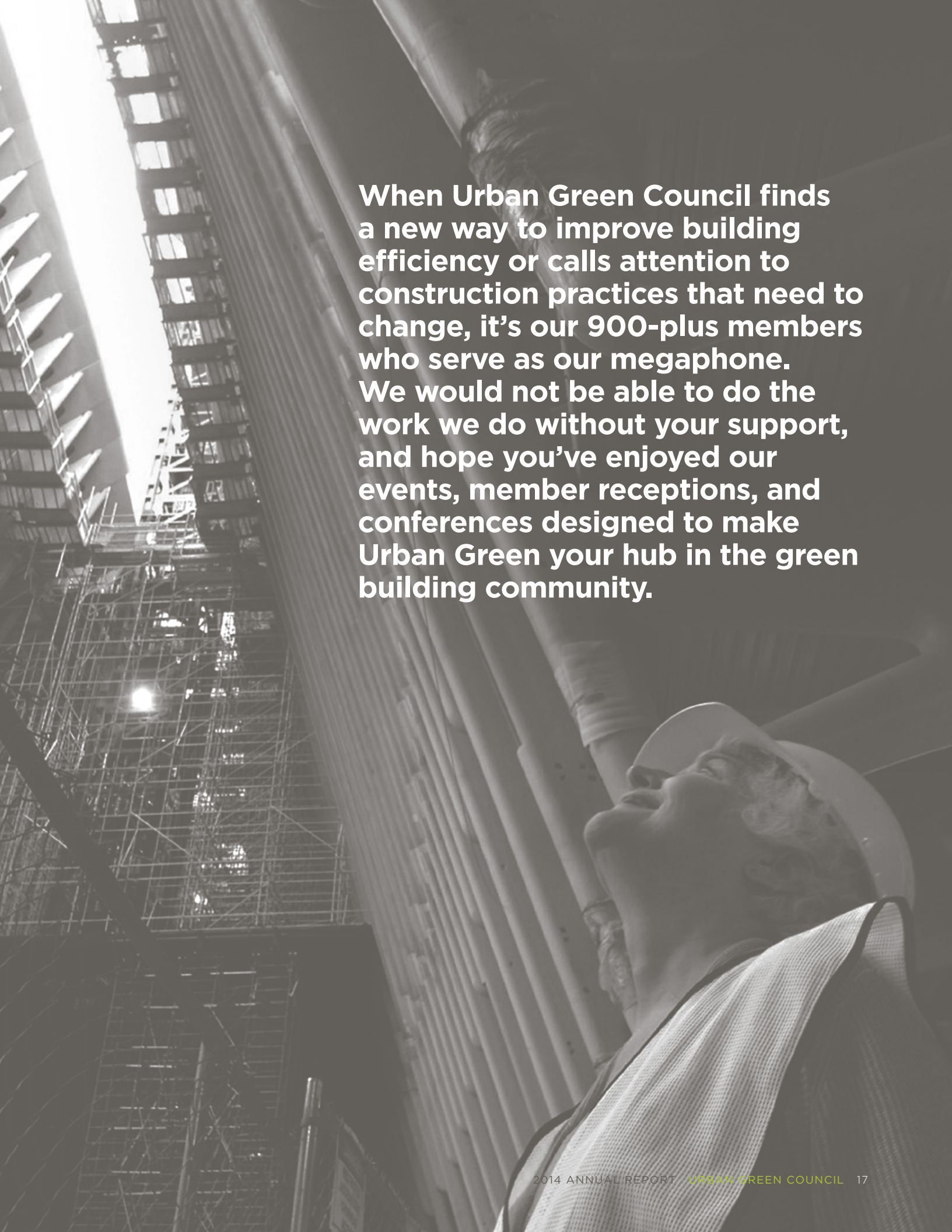
(\$100 annually) receive discounted admission to Urban Green Council events and advance notice of important green building news and special members-only opportunities. Employees of USGBC member firms may join for \$75.

### TRANSPORTATION HUB TOUR FOR LEADERSHIP LEVEL MEMBERS

In 2014, we were also able to offer unique benefits to the 40 individuals who have elected to be Leadership Level members by donating \$250 or above. In August, we invited Leadership Level members on an exclusive tour of yet-unopened One World Trade Center, and a look at the adjoining Transportation Hub Oculus.







**When Urban Green Council finds a new way to improve building efficiency or calls attention to construction practices that need to change, it's our 900-plus members who serve as our megaphone. We would not be able to do the work we do without your support, and hope you've enjoyed our events, member receptions, and conferences designed to make Urban Green your hub in the green building community.**

# MEMBERSHIP & SUPPORT

## \$100,000 AND OVER

United Technologies

## \$50,000 AND OVER

Con Edison  
Bernard F. & Alva B.  
Gimbel Foundation  
Mertz Gilmore Foundation  
Rockefeller Brothers Fund  
Vornado Realty Trust

## \$25,000 AND OVER

ARCADIS U.S., Inc.  
Jaros, Baum & Bolles  
Overbrook Foundation  
Pelli Clarke Pelli Architects  
Related  
SL Green Realty Corp.  
USGBC

## \$15,000 AND OVER

AKF Group LLC  
Cosentini Associates  
HR&A Advisors, Inc.  
JLL  
Robert A. M. Stern Architects  
Rudin Management Company, Inc.  
Tishman Construction  
Tishman Speyer  
View, Inc.  
Silda Wall Spitzer

## \$10,000 AND OVER

Arup  
Atelier Ten  
BASF Corporation  
COOKFOX Architects  
Dagher Engineering  
Goldman Sachs  
Kohn Pedersen Fox Associates  
Skidmore, Owings & Merrill LLP  
Terrapin Bright Green  
Thornton Tomasetti  
Turner Construction Company

## \$5,000 AND OVER

Albanese Organization  
Association for Energy  
Affordability, Inc.  
Bank of America  
CALMAC Manufacturing  
FXFOWLE Architects  
Lend Lease US Construction  
LMB Inc.  
Lilker Associates  
Renegade  
Syska Hennessy Group  
Waldner's Business  
Environments, Inc.  
WSP

## \$2,500 AND OVER

ASSA ABLOY Door Security  
Solutions  
Benjamin Moore & Co.  
BKSK Architects  
Blue Sea Development  
Company, LLC  
Bright Power, Inc.

Jeff Brodsky  
CodeGreen Solutions  
Delos Living, LLC  
Ennead Architects LLP  
Fried, Frank, Harris, Shriver  
& Jacobson LLP  
Goldman Copeland Associates  
Ice Air, LLC  
Interface  
Langan  
Luthin Associates  
M&E Engineers, Inc.  
Monadnock Construction, Inc.  
One Lux Studio  
Perkins+Will  
Reliable Power Alternatives Corp.  
Steamfitters Local 638  
Steven Winter Associates, Inc.  
Trane  
Trespa  
UA Plumbers Local 1 NYC  
VDA Associates  
Wiedenbach-Brown Co, Inc.

## \$1,500 AND OVER

Donnelly Mechanical  
Edwards & Zuck  
Consulting Engineers  
Kekst  
Marcus & Pollack LLP  
Milrose Consultants  
Skanska USA Building Inc.

## \$1,000 AND OVER

Allstate Interior Demolition  
Ashokan Saves  
GrowNYC  
Horizon Engineering Associates  
Kramer Levin Naftalis & Frankel  
Paladino and Company



RAND Engineering &  
Architecture, DPC  
S.A.S. Maintenance Services Inc.  
Dr. and Mrs. Unger  
Vidaris, Inc.

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## **\$500 AND OVER**

Bruce Beckwith  
Build Efficiently LLC  
Buro Happold Consulting  
Engineers, PC  
CarpetCycle  
Fiona Cousins  
Nicholas Danzis  
Eric Duchon  
Patrick Gallagher  
Chris Garvin  
Gorton & Partners  
Irex Contracting Group  
Sean Kennedy  
Terence O'Brien  
Omni New York LLC  
Parette Somjen Architects  
Parkway Properties  
RSP Systems  
Justin Stewart  
TD Bank  
The Durst Organization

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## **\$250 AND OVER**

A L Sustainability LLC  
Laurie Albee  
Loren Blackford  
BMS, LLC  
Alana Carroll  
Karina Castella-Biesiedna  
Jessica Cooper  
Angel Derras  
Jos Dudgeon  
Energy & Resource Solutions, Inc.

Alan Englander  
Eric Mower + Associates  
Kim Erle  
Steven Friedlander  
Peter Funk  
Mark Gardner  
Naser Gjeloši  
Emily Grace, P.E.  
Green Building Alliance  
Jaklitsch/Gardner Architects  
June Kerr  
Jerry Kestenbaum  
Kiewit Building Group  
Anastasia Kiryushkina  
KOW Building Consultants  
Richard Leigh  
Cathy Locascio  
Daniel Maldonado  
Microecologies, Inc.  
Julie Nelson  
NY Passive House  
Janet Odgis  
Ornamental Metal Institute  
of New York  
Platinum Energy Group  
Anthony Ruffine  
Steven Schleider  
SKF Global, Inc.  
SourceOne Inc.  
Steel Institute of New York  
Stelliger Real Estate Partners  
Deborah Taylor  
Russell Unger  
Vertical Technologies, Inc.  
Wolfgang Werner

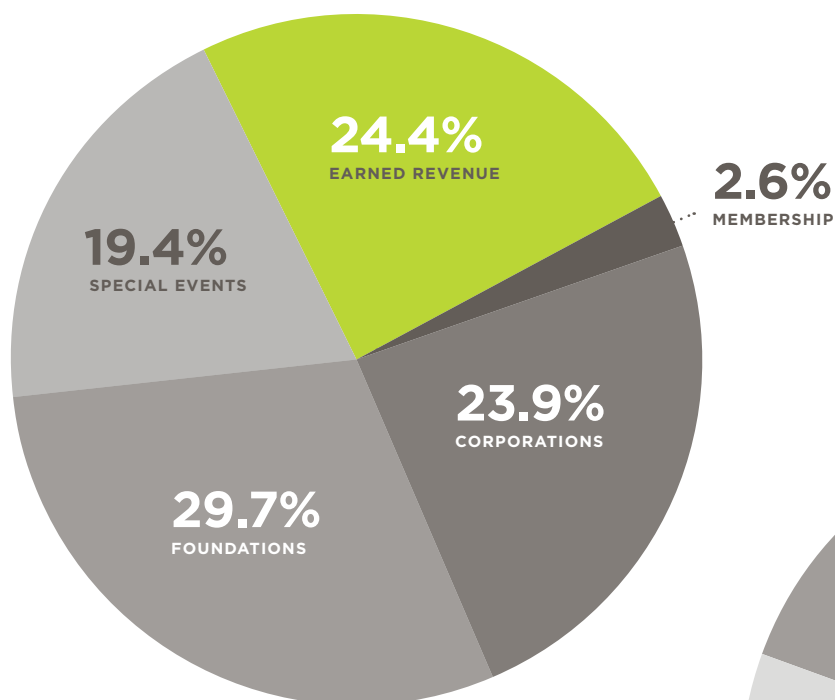
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## **IN-KIND**

3form  
AIA New York Chapter  
Association for Energy Affordability  
Bloomberg LP  
Building Energy Exchange  
Cushman & Wakefield  
DORMA Americas

Fashion Institute of Technology  
Flor  
GE Monogram  
GROHE  
Knoll  
Langan Engineering  
Lend Lease  
NYC ACRE's Urban Future Lab  
Robert A. M. Stern Architects  
Schiff Hardin  
Skanska USA  
Skidmore, Owings & Merrill  
Syska Hennessy Group  
The Mohawk Group  
The New School  
Thornton Tomasetti  
Trespa Design Centre

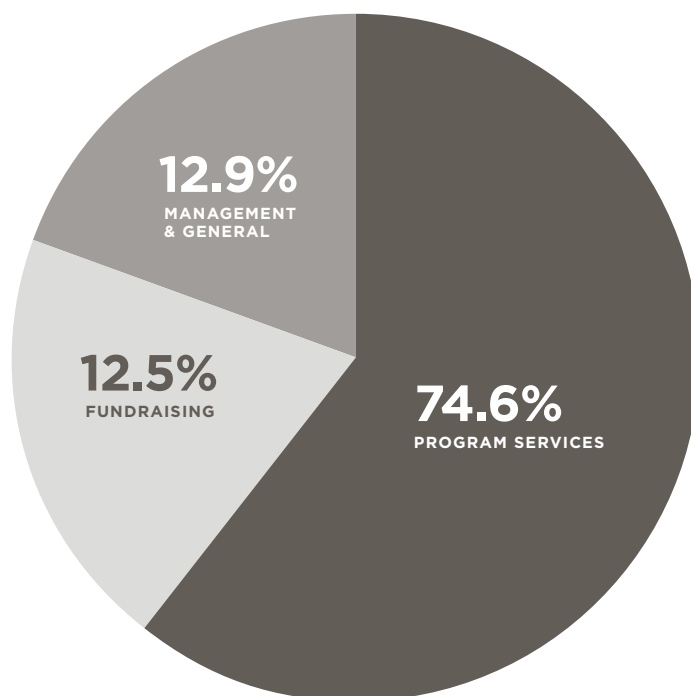
# 2014 FINANCIALS\*



## SUPPORT AND REVENUES

Membership	\$50,570
Corporations	\$475,000
Foundations	\$590,000
Special Events	\$384,831
Earned Revenue	\$482,696

**TOTAL** **\$1,983,097**



## EXPENSES

Program Services	\$1,171,960
Management and General	\$383,994
Fundraising	\$370,981

**TOTAL** **\$1,926,935**

\*Unaudited financials for the fiscal year ended December 31, 2014.

# INSIDE URBAN GREEN

## 2015 BOARD OF DIRECTORS

**John M. Mandyck, Chair**  
Chief Sustainability Officer  
UTC Building & Industrial Systems

**Silda Wall Spitzer, Co-Vice Chair**  
Principal  
NewWorld Capital Group

**Scott E. Frank, Co-Vice Chair**  
Partner  
Jaros, Baum & Bolles

**Candace Damon, Treasurer**  
Vice Chairman  
HR&A Advisors

**Sukanya Paciorek, Secretary**  
Senior Vice President,  
Corporate Sustainability  
Vornado Realty Trust

**Rohit Aggarwala**  
Principal  
Bloomberg Associates

**Janice Barnes**  
Principal  
Perkins + Will

**Jeff Brodsky**  
President  
Related Management

**Michael Deane**  
Vice President,  
Chief Sustainability Officer  
Turner Construction

**Bob Fox**  
Partner  
COOKFOX Architects;  
Terrapin Bright Green

**Nicholas Holt**  
Director  
Skidmore, Owings & Merrill

**Nico Kienzl**  
Director  
Atelier Ten

**Artie Klock**  
Director of Trade Education  
UA Plumbers Local Union No. 1

**Jill Lerner**  
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Kohn Pederson Fox

**Nicole McGlinn**  
Associate Principal  
Kohn Pedersen Fox

**Drew Neisser**  
CEO and Founder  
Renegade

**Edward Piccinich**  
Executive Vice President, Property  
Management & Construction  
SL Green Realty Corp.

**John Rhodes**  
President and CEO  
NYSERDA

**Eric Rudin**  
President and Vice Chairman  
Rudin Management

**Dana Schneider**  
Senior Vice President, Energy and  
Sustainability Projects  
JLL

## DIRECTORS EMERITI

**Fiona Cousins**  
Principal  
Arup

**Mark MacCracken**  
Chief Executive Officer  
Calmac Manufacturing

## STAFF

**Russell Unger** LEED AP  
Executive Director

**Christina Anjesky**  
Director, Development & Communications

**Camilla Calamandrei**  
Manager, Public Programs

**Joseph Clair** PE, LEED AP  
Associate Director,  
Education Development

**Ellen Honigstock** RA, LEED AP, GPRO CM  
Director, Education Development

**Jerry James**  
Manager, Operations

**Melissa Jardine**  
Associate, Outreach & Delivery

**Jessica Joanlanne** LEED GA  
Coordinator, Public Programs

**Laurie Kerr** LEED AP  
Director, Policy

**Jamie Kleinberg** LEED GA  
Coordinator, Policy & Research

**Rena Lee**  
Associate, Communications

**Richard Leigh** PHD, PE, LEED AP  
Director, Research

**Joy Ann Lo**  
Chief Operating Officer

**Sarah Palmisano**  
Coordinator, Outreach & Delivery

**Elizabeth Savrann**  
Associate, Education Development

**Nicole Scheunemann**  
Coordinator, Education Development

**Cecil Scheib** PE, CEM, LEED AP, GPRO: O&M  
Chief Program Officer

**Marin Schloss**  
Coordinator, Development

**Janet Snyder**  
Director, Outreach & Delivery

**Jonathan Walsh**  
Manager, Communications



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New York, NY 10005  
[urbangreencouncil.org](http://urbangreencouncil.org)

