

# GAPPA 2011 "Leading in Lean Time"



The 2011 GAPPA annual meeting at Jekyll Island was a success. We had 102 booths and plenty of attendees. The facilities were nice and accommodating. 26 members were approved for the \$800 stipends that GAPPA offered. The musical group Grape Vine entertained the crowd at the Tuesday banquet. For a sample of photos from the convention, please check GAPPA web site. Select Annual meeting: [www.gaapa.org](http://www.gaapa.org)



LEADING IN LEAN TIMES

# GAPPA News

# Clark Atlanta University & Spelman College



## Project Background

Energy Systems Group (ESG) completed a \$12 Million renovation of the John B. Shepherd Central Utility Plant located on the campus of Clark Atlanta University (CAU). The Central Utility Plant services 23 buildings at Spelman College, 14 at CAU and 14 at Morehouse College.

Energy and  
Operational Savings Over  
\$5.6 Million

Energy Systems Group was selected in October of 2006 to completely renovate the Central Utility Plant to provide steam, hot water for heating and chilled water for cooling to the three Atlanta University Center (AUC) institutions for the next 15 years. ESG completed these renovations while continuing to provide steam needs to all three campuses. Having developed a cost-effective strategy

that did not require additional space, ESG completed all renovations and equipment installations within the plant's existing structural footprint. The state of the art central plant now provides maximum reliability and highest efficiency performance. Key facility upgrades include the installation of a 1300-ton chiller that enables the plant to provide chilled water for air conditioning of many buildings for the first time.

In addition, ESG installed two new high efficiency boilers fueled by either natural gas or propane and one high efficiency boiler powered by electricity.

### Environmental Benefits:

The removal of 3 old boilers and replacing them with 2 new gas boilers, 1 electrode boiler and a 1300-ton chiller results in annual savings of 15,100,000 kwh of electricity which is equivalent to the following environmental benefits:

- CO2 Reduction Equivalent to Removing 2,121 Cars from the Road Annually; or
- Consumption Savings Equivalent to
- Creating Enough Energy to Power 1,037 Homes Annually; or

- CO2 Reduction Equivalent to Planting 2,670 Acres of Pine Forest Annually
- Water Piping Distribution Energy Systems Group engineered, designed and installed over three miles of new underground piping as another major step towards providing reliable and efficient steam and chilled water throughout the campus.

## Better CO2 Reduction

More reliable Steam

More reliable chilled water

The first phase of the piping distribution connected the renovated Central Utility Plant to five major buildings on the main campus. Two more buildings were added in the Spring of 2009, with future connection capacity of eight more buildings. ESG completed the piping distribution work throughout the entire CAU campus with minimal disruption to students and classes.



## Energy Ace was honored at the 2011 Environmental Awards



On March 25, Energy Ace was honored at the 2011 Environmental Awards presented by the Atlanta Business Chronicle. Energy Ace's headquarters office, which is designed to be LEED Gold and received two Green Globes, was a finalist in the "Innovation in Business" small business category. The "Innovation in Business" award recognizes companies that are setting the bar for innovative LEED concepts, practices and projects.

In addition, three other finalists of the 2011 Environmental Awards were projects Energy Ace consulted on – Go Fish Education Center and Cooper Carry both were part of the "Innovation in Business" category, and the City of Decatur – Fire Station No. 2, which was part of the "Beyond Life" category.



Christina Hills Director of Credentialing & Benchmarking explained about the benefit of APPA's FPI (Facilities Performance Indicators).

She has addressed few key elements in Benefits of Participating – FPI Report

- Access to all areas
- Benchmarking/peer comparisons made easy
- Immediate, online year-long access to data
- Trending expanded/flexible to 5 years
- Beta review period opens early - survey opens earlier and closes later
- Excel File Reports
- Online Presentations
- Detailed Data Reports
- Executive Level Dashboards
- Report Dashboard Dials

<http://www.appa.org/research/fpi/webinar.cfm>

For previous copies of "GAPPA News" newsletter, check on line. We also have photos of previous annual meetings.

# Jekyll Island Revitalization

As many of us believe, Jekyll Island is a beautiful place to visit, hold a convention, or have a vacation. However, the facilities on the island were dated. Then, back in 2009 the Jekyll Island Authority started a major revitalization plan to upgrade and improve the facilities on the Island. It started with the demolition of most older hotels and the development of the newer Hampton Inn and Suites. The old convention center was demolished last year and the new center construction is in progress. The scheduled completion is spring of 2012. Also, there is a plan to add a 200 room full service hotel and 120 room mid-scale one. The new hotels will be constructed next to the new convention center along with the beach village retail space, restaurants, and shops.

The new convention center will be Silver LEED minimum and feature many energy saving systems. We are looking forward to the completion of the new center and hope that it will be ready for our 2012 Annual Meeting.

For more information about the Island and the revitalization plans, please check their website: <http://www.jekyllisland.com>

Photos Courtesy of [www.jekyllisland.com](http://www.jekyllisland.com)





## “Georgia Tech Opens the Clough Undergraduate Learning Commons”



Wayne Clough Undergraduate Learning Commons (CULC) building will serve as the embodiment of Georgia Tech's vision for enhancing undergraduate education. The new 220,000 gsf interdisciplinary facility is designed to foster collaboration and experiential learning. The building will include a variety of spaces, such as Information Commons, academic support services, classrooms, laboratories, auditoriums, and a café. The CULC project will also demonstrate Georgia Tech's commitment to supporting sustainable design with the goal of achieving LEED Gold certification.

The project includes a 1 million gallon underground cistern which is designed to substantially reduce the amount of storm water GT puts into the City sewer system. The cistern will capture runoff from Tech Green and Clough Commons site plus condensate water from the Clough Commons mechanical systems. The captured water will be reused for flushing toilets in Clough Commons and for landscape irrigation.

The project includes 347 solar panels mounted on the roof of the mechanical penthouse. Evacuated tube solar collectors will be used to supply hot water to the building. The building will incorporate a "daylight harvesting" system that will allow lighting to be turned off in public areas (corridors) when there is sufficient sunlight. The restroom counters will be made of recycled glass.

The photo-voltaic cells on the roof help supply power to the building and the building has under-slab radiant heat in the large lobby areas. The Clough Commons is being completely designed to be as sustainable as possible and will be the first building on campus (and one of the first in Atlanta) to have a completely usable Roof Garden. Instead of typical roofing materials, the Clough Commons will feature a beautifully landscaped terrace accessible from Level Five. Here, the campus community can enjoy green space and great views along the full length of the building. It will be enjoyable for studying, meeting friends, or simply getting outside for a few minutes!



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