

Realities and Resources: 15 Ideas In 15 Minutes

Everyone who attended in the Realities and Resources breakouts at the 2011 BOMA Atlanta Green Real Estate Summit participated in a 15-minute, blue-sky brainstorming session on what properties can do, today, to make their buildings more green and sustainable. Time passed quickly as ideas were shared and each group developed 15 implementable ideas. Here are the results:

Group One:

1. Sensors to control outside air volume
2. Sensors to control damper operation
3. Commission equipment and controls
4. Building automation systems
5. Establish standard building procedures and operations
6. Bulb changes where applicable, example 32w to 25w
7. Thermal efficiency stairwell lighting controls
8. Parking garage exhaust control
9. Daylighting and motion sensors for garage
10. Aerators
11. Flush valves
12. Obtaining tenant buy in
13. Test the dirt (erosion, etc.)
14. Condensate recapture
15. Internal coil cleaning
16. Evaporation transportation rate

Group Two:

1. Installing waterless urinals
2. Tracking water use – check meter
3. Get security involved to read meters
4. Rain sensors – install
5. Reuse water to flush (purple pipe)
6. T-8's to T-12's (T-12's will be phased out soon)
7. Stairwell lighting – new bi-level lighting technology
8. Philips Web site – “Simple Switch” section for tips
9. Dimmable fluorescents (but expensive)
10. 32-25 watt T-8's (change to lower wattage)
11. Daylight harvesting with photocell
12. Occupancy sensors
13. VFO's on monitors
14. Internal maintenance on HVAC (commissioning – low cost with in house labor)
15. PicV Valves (new technology)

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Group Three:

1. Lighting retrofit to more efficient lighting
2. Add window curtains/ blinds management
3. Clean coils on frequency
4. On site audit
5. Best practices for tenants
6. Audit water meter
7. Stagger HVAC start/ stop
8. Changing rest room fixtures to low-flow
9. Irrigation monitor/ adjustment. Fix, upgrade, calibrate.
10. Add weather stripping
11. Add occupancy sensors
12. Verify damper operation/ closing
13. Add condensate recovery
14. Demand ventilation
15. T-Stat