



Mini-TAP Team Final Report: **Sustainability**

“Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” It is usually noted that this requires the reconciliation of environmental, social and economic demands - the "three pillars" of sustainability.

- the Bruntland Commission of the United Nations

With these objectives in mind, O'Hern House was selected for the Mini-TAP:

- To bring focus on sustainability, while keeping the ULI mission in mind
- To select a not-for-profit interested in pursuing sustainability, to reduce operating expenses, reap fundraising benefits, and promote the mission of the organization
- To serve as an example to other organizations in the city

Mini-TAP Team Final Report: **Sustainability**

Mini-TAP Team:

W. Colin Cavill, AVLE (Econ), Capital 33 LLC

Laura Keenan, CPM, CCIM, Bank of America

Julie Newland, CPA, Reznick Group

Jay Silverman, AIA, Lord, Aeck & Sargent

W. Darr Smith, Esq. Beazer Homes

Advisors:

Robert Newcomer, Esq.

Chris Hall

Mini-TAP Team Final Report: **Sustainability**

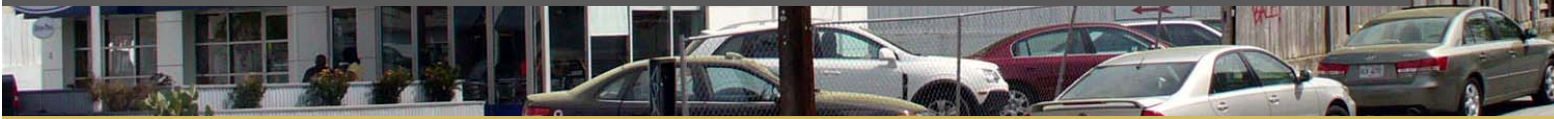




Background: **O'Hern House**

History and Background of O'Hern House:

- The Red Seal Shoe Factory, four-story brick building in the Old Fourth Ward 1908-1910
- Converted to SRO Housing for 76 formerly homeless, mentally ill residents in 1993
- Owned by Project Interconnections, Inc. and Operated by Community Friendship, Inc.
- Food service-3 meals, Resident Laundry on-site
- Social, Recreational activities and Healthcare Services



Background: **O'Hern House**



Mini-TAP Team: **Process**

Process:

- Establish Sponsor Objectives and Gather Background Information
- Site Tour and Meeting with On-site Staff
- Observe and Participate in Southface Analysis
- Research and Develop Recommendations
- Present Recommendations to Sponsor, Southface, Renovation Team
- Finalize and Issue Comprehensive Report



Mini-TAP Team: **Process**

Process:

The Mini-TAP team made a series of observations and identified some key areas of focus:

- Envelope improvements
- System and Equipment Improvements
- Materials Selection and Construction Methods
- Resident Education
- Operations and Management



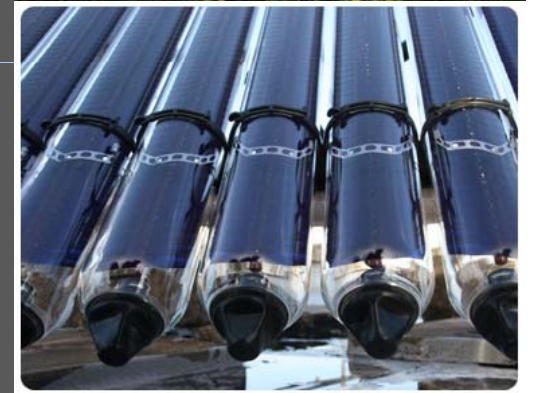
Mini-TAP Team: **Process**



Recommendations: **Facility Improvements**

The team focused on reduction of long term operating costs:

- Envelope improvements - often the most effective approaches to operating cost of an existing facility (Improvements would be required to respect the historic nature of this facility)
- System and Equipment Improvements –The most capital intensive improvements, but can yield very positive long term effects
- Materials Selection
- Construction Methods

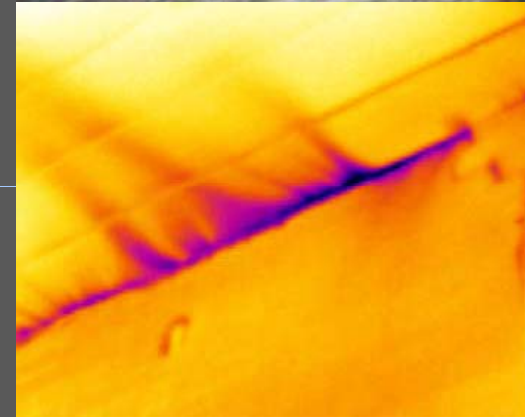


Recommendations: **Facility Improvements**



Envelope Improvements:

- Solar Gain- South facing windows
- Address kitchen exhaust and make-up air for positive pressurization
- Address infiltration through existing masonry walls
- Seal existing openings with low VOC sealants
- Potential insulating coating products
- Replace Roof Insulation



Recommendations: **Facility Improvements**

System and Equipment Improvements:

- Machine Room-less, Sustainable Elevator Technology
- Develop replacement plan for HVAC Equipment
- Solar Water Heating
- Laundry Equipment
- Dishwashing Equipment
- Water-Saving Plumbing Fixtures



Recommendations: **Facility Improvements**

Materials Selection:

- Resilient Flooring in units - Renewable Linoleum
- Recycled Materials – Drywall, Carpet Furnishings
- Formaldehyde-free Cabinetry and Furnishings

Construction Methods:

- Use Low VOC Paints and sealants
- Air Quality Measures in Construction
- Construction Waste Recycling Program

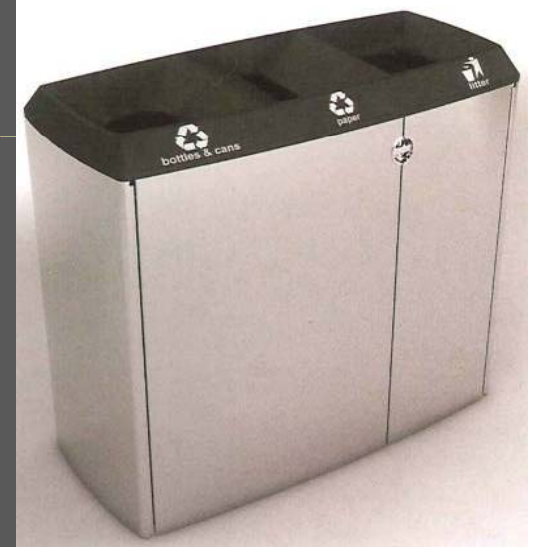


Recommendations: **Facility Improvements**



For a Greener Lifestyle:

- On-site trainings for staff and residents to ensure that the best practices are understood and carried out
- Knowledgeable staff and residents educate new staff and residents who arrive.
- Develop incentive programs to encourage the proper implementation of best practices.
- Signage to provide reminders or clarification on specific green practices, maintenance products to use or avoid, or special settings for equipment.



Recommendations: **Resident Education**



Property Maintenance Protocol:

- Environmentally friendly cleaning products
- Recycled copier and paper goods, re-use shipping boxes
- Encourage staff to bring certain items to the office for recycling
- Recycle printer cartridges
- Set up electronic filing rather than paper filing system

Recommendations: **Operations and Maintenance**



Property Maintenance Protocol:

- Turn off devices that aren't in use before leaving the office daily
- Discontinue the purchase of bottled water
- Use bathroom paper products w/ recycled or post consumer content
- Use microfiber towels for cleaning rather than paper towels

Recommendations: **Operations and Maintenance**



Recommendations: **Recycling Program**

Recycling Program:

- Lower Trash Fees
- Partner with Neighbors
- Georgia Recycling Coalition
- Grant Funding is available
- Bins on Residential Floors
- Resident Training
- Staff Involvement

Recycling Collection

Paper, Bottles & Cans
紙張、樽和罐
Papel, Botellas y Latas

Empty Metal Cans Only
Solo para latas vacías de metal
空易拉罐

Plastic tubs and lids
now accepted!
Ahora se aceptan
②, ③, ⑤ tapaderas y
cubetas de plástico!
②, ③, ⑤ 塑料盆和蓋

Your BLUE cart is all you need to recycle.
El carrito AZUL es todo lo que necesitas para reciclar.
只需用藍色回收桶回收以上物件

Not accepted

- plastic bags, wrap or cups
- plastics other than bottles, tubs & lids
- styrofoam
- mirrors, window glass or light bulbs
- ceramic dishes or cups
- juice boxes and pouches

Questions?
Sunset Scavenger Company
415-330-1300
www.sunsetscavenger.com

Golden Gate Disposal & Recycling Company
415-626-4000
www.goldengatedisposal.com

SUNSET SCAVENGER COMPANY
SUNSET SCAVENGER COMPANY
SUNSET SCAVENGER COMPANY
Please Recycle Responsibly

SF Environment
San Francisco
Recycling

Recommendations: **Recycling Program**



Recommendations: **Adjacent Park**



Concepts for the Park:

- Composting Program
- Partner with Trees Atlanta and Park Pride
- Engage residents with Community
- Community Garden
- Resident Training
- Staff Training

Recommendations: **Adjacent Park**



Recommendations: **Funding Sources**

Sources for Non-Profits: (Tax credits or Grants are not typically available)

- HUD Green Retrofit Program
- Sustainability Training Grants
- Home Depot Foundation
- Community Foundation – Grants for Green Program Administered By Southface



Recommendations: **Funding Sources**



Summary: **Lessons Learned**

Lessons Learned:

- Sponsorship Seeking eats into the timeframe
- Assign team members topics that better reflect their expertise
- Sponsor Buy-in Process was a challenge
- Balancing work with other session assignments
- Great deal of non-productive time
- Future – Have Sponsor Assignment / Option

Summary: **Lessons Learned**



Conclusion

Acknowledgements:

- Southface Energy Institute
- Hamby Architecture & Design, Inc.
- RM3 Engineering, Inc.
- Project Interconnections
- Community Friendship
- Progressive Redevelopment



Conclusion