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

Mini-TAP Team Final Report: Sustainability
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:
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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
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
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

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
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• Community Friendship
• Progressive Redevelopment

Conclusion