

Can you imagine creating buildings
that generate more energy than
they use? Clean the air? Clean the
water?



WHAT CAN WE LEARN FROM NATURE?

BUILDING IN NATURE'S IMAGE



**What if a building made
more energy than it used?**



**What if a building
cleaned the water?**



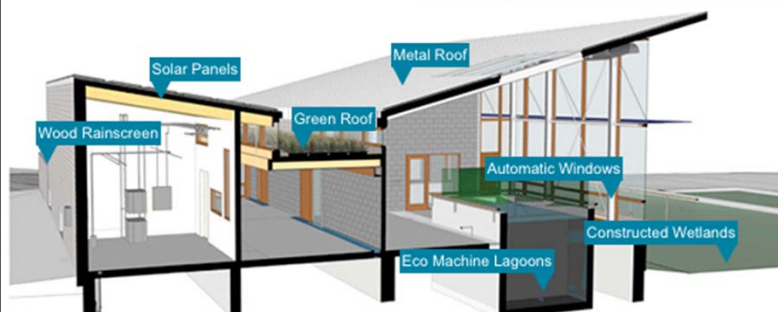
Institute for Forestry and Nature Research, The Netherlands



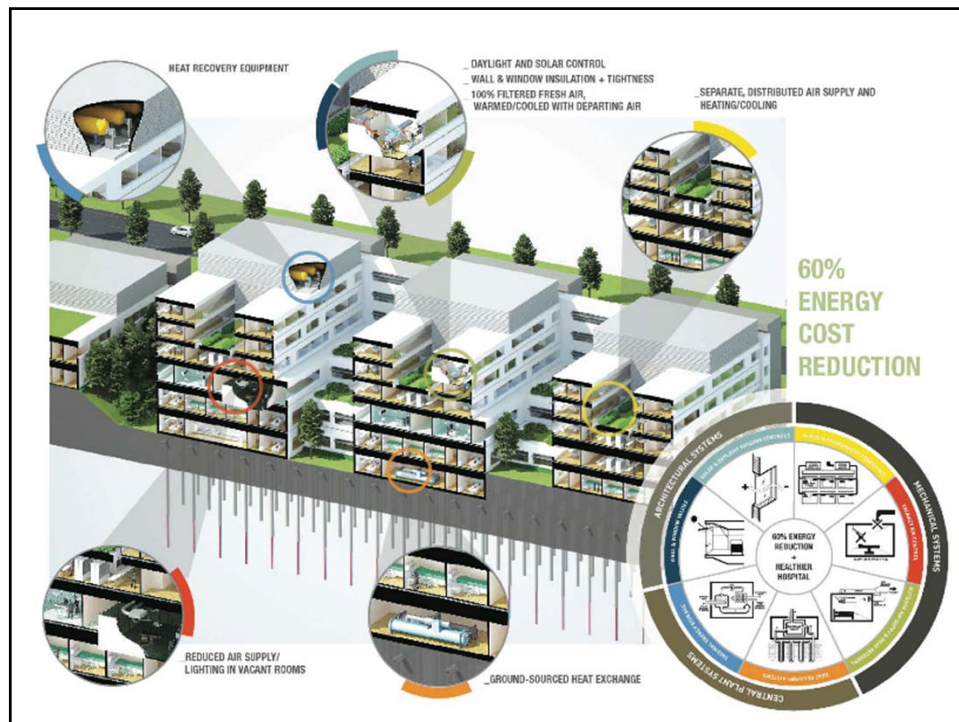
what if a building
cleaned the air?

Omega Center for Sustainable Living

- 6,200 sqft
- Rhinebeck, NY
- classroom, laboratory, and a 4,500 square foot greenhouse for Omega's living machine, the Eco Machine™
- Completion late 2009
- Living Building Challenge Participant



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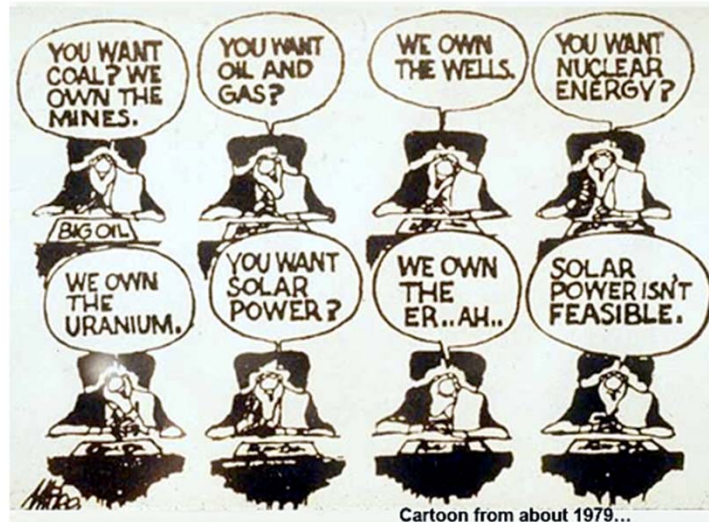


What would it take for you to change the course of your current business practices to be part of solution for increased building performance?

	<p>MINDSET <i>HOW DO YOU THINK?</i> How we think, the assumptions we make, our perceptions of role and expectations of interaction</p>
	<p>PROCESS <i>HOW DO YOU WORK WITH OTHERS?</i> Collaborative decision making, clarity and transparency in decision making and clear performance targets</p>
	<p>TOOLS <i>HOW DO YOU SOLVE PROBLEMS?</i> Analysis, strategies, life cycle costing, specifications</p>
	<p>PRODUCTS <i>WHAT DO YOU BUILD WITH?</i> Technologies, strategies, things you buy ("green <u>bling</u>")</p>

© 2000 [GreenShift Framework](#)

What might you say to banks and financiers to encourage them to align with long term energy and environmental savings?



20-YEAR COST OF PV POWER

for commercial projects

System Size (in kW)	10
Gross capital cost	\$48,500
Approximate size	55'-0" X 17'-0"
State Rebate Amount (25% of the system cost up to \$2,000)	-\$2,000
Federal Tax Credit Amount (30% of the system cost)	-\$14,550
Five Year Depreciation Benefit (tax rate* multiplied by (85% of (system cost)))	-\$14,017
Extra tax liability	\$680.00
Net Capital Cost	\$18,613.50
KILOWATT-HOURS DELIVERED EACH YEAR	13,500

PRICE OF SOLAR POWER, LOCKED IN FOR 20 YEARS, AT THIS LOCATION



\$0.069/KWH

Current Price of Electricity from CMP

\$0.16/KWH

*Marginal Tax Rate that the System Owner pays on Income assumed to be 34% (Business Only (use 0 for residential))

- Information provided by ReVision Energy

Greening

the Empire State Building

- Taking out windows and installing a thin plastic film between the panes
- Retrofitting HVAC system and upgrading to smart controls
- Will save 38% of the buildings annual energy use
- This means \$4.4 Million per year in energy costs
- Which saves 105,000 metric tons of CO2 over the next 15 years, equivalent, of 17,500 cars
- And pays for itself in 3 years!

PACE Loans

Property Assessed Clean Energy

available in Maine April 4, 2011

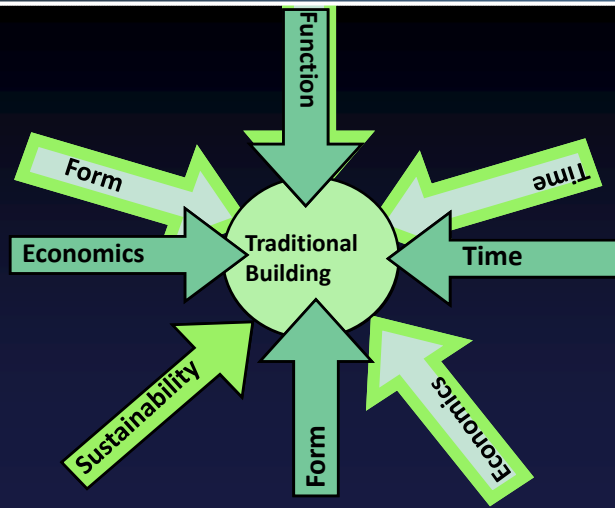


PACE (Cont.)



What role do you see Maine Real Estate professionals taking to help create a better built environment?

One of the purposes of sustainability is to make a better use of the Real Estate Business



TJH

Curious George Gets a Medal

George got a medal for his space flight. Think of someone you know or a book character who deserves a medal. Write about the reason for the medal on the certificate. Design a medal in the circle.

My DaD
Deserves a medal for
making green buildings
It is important because
it is good for the planet

Best Dad

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