



Montgomery County Greenprint

Montgomery County
Pennsylvania

DAYTIME OFFICE CLEANING? WHY NOT?

Daytime office cleaning, a popular practice in Europe, out West, and even in parts of the conservative South, may be coming to an office near you. It makes sense, since daytime cleaning reduces operating costs, particularly by not requiring lights and heat in buildings at night. It seems to be working in a few offices in this area including One Franklin Plaza in Philadelphia, where tenant GlaxoSmithKline (GSK) has been serviced by a daytime cleaning crew from ABM Industries since this autumn, and in SEPTA's 20-story headquarters at 12th and Market Streets.

SEPTA indicates that the change to day cleaning, along with other green measures, has resulted in a 12 percent energy use reduction in the building. Though it requires some adjustments, it appears that day cleaning can be an effective sustainability initiative worthy of consideration in just about any office setting.



EVERYONE BACK ON THE BUS AND TRAIN

With gas prices above three bucks, folks are once again taking to buses and trains. [SEPTA's](#) overall ridership increased each of the last five months in 2010, and ridership is up about 2 percent this year so far. The recent ridership increase comes on the heels of a ticket price increase in July, when SEPTA leaders expected a bit of a downturn in ridership. But when gas prices began to rise in August, riders began to return. With gas prices continuing to increase, even more riders may climb aboard. The increase in ridership improves the bottom line for SEPTA. It also reduces congestion on area roads and contributes to the reduction of green house gases. A win for everyone in the region.

KING OF PRUSSIA ADDS A NEW GREEN BUILDING

[Liberty Property Trust](#) received [LEED](#) (Leadership in Energy and Environmental Design) Gold certification for their 151 South Warner Road office building in King of Prussia. This 90,000-square-foot building was developed by reusing about 50 percent of the older office building on site. During the redevelopment of the property, the old building was gutted down to the steel frame and completely overhauled. The builder used 20 percent recycled content to reconstruct the old building, including a 6,000-square-foot expansion.



The newly renovated building now includes energy-reducing features, such as additional roof insulation and a white, heat-reflecting roof membrane designed specifically for sustainable buildings and high-efficiency rooftop HVAC units. Other sustainable design elements include energy-efficient light fixtures, larger windows, and increased ceiling heights. A storm water management wet pond with fountain, new landscaping, and an educational signage program (to inform the tenant and visitors of the different green aspects of the building and surrounding property) offer additional green amenities outside the structure. These changes and upgrades have resulted in a reduction of the building's overall energy consumption by more than 10 percent and water consumption by 20 percent.

SFK WORLD HEADQUARTERS RECEIVES HIGHEST LEED RATING

The [SKF](#) World headquarters building in Towamencin has achieved Platinum level certification under [LEED](#) (Leadership in Energy and Environmental Design). This is the highest LEED rating. The 117,000-square-foot headquarters, constructed at a cost of \$23 million, involved the redevelopment of a portion of the old Penn Reels manufacturing building on the property. The facility, located near Kulpsville, provides a bike and walking trail through the property that connects Kulpsville with Hatfield Township.



The headquarters contains many green design and construction features including:

- An extensive geothermal heating/HVAC system consisting of 112 wells
- Low-emitting [Greenguard™](#) quality refurbished furniture
- Daylight harvesting combined with high-efficiency lighting that continues to save 30–40 percent in lighting energy consumption over traditional lighting systems
- Forest Stewardship Council-certified flooring and doors, which help support responsible forestry practices.
- Ninety percent of all furniture equipment is [Energy Star](#)-rated office equipment
- Water-efficient fixtures that consume 44 percent less water than conventional fixtures, saving an estimated 278,000 gallons per year

During the construction, the builder was able to divert 93 percent of waste materials away from landfills. A significant portion of the materials used in the construction were developed from recycled materials.

GREENING THE BRYN MAWR CAMPUS

Bryn Mawr College has been working hard to reduce its carbon footprint. After completing its greenhouse gas inventory, the college launched a number of initiatives to reduce fuel consumption and energy use. Some of the green changes made on campus include:

- Installing a computerized energy/temperature management system with temperature sensors in over 500 indoor locations throughout campus. This system allows for rapid, precise control of temperatures from a remote location.
- Upgrading lighting systems, including several LED lighting installations.
- Purchasing Energy Star appliances.
- Reducing the number of transformers used for power distribution on campus.
- Installing variable frequency drives in fans and pumps to reduce energy consumption in HVAC systems by matching output to demand.
- Installing more efficient boilers in nine buildings.
- Developing the Ward Building (Facilities Services), which was built to LEED Silver standard.
- Utilizing major boilers for heating systems which have dual capability—they can switch between natural gas and #2 fuel oil consumption to optimize energy costs or emissions.



In addition to physical changes on campus to reduce energy and carbon emissions, policies have been established to manage energy use. The target heating and cooling ranges have been adjusted to reduce energy use in most buildings. Traditional incandescent lamp-style lightbulbs and space heaters are no longer permitted on campus. All members of the college community are encouraged to manually turn off lights and equipment, including computers, when not in use. For a little fun and friendly competition, Bryn Mawr College offers an energy diet month to identify the greenest dormitory.



Photo courtesy of Doug Seiler

CAPTURING THE SUN IN PLYMOUTH MEETING

A new 200-kilowatt solar system constructed on the roof of the old Lamont Gear building at 1850 N. Gravers Road in Plymouth Meeting is harnessing enough energy from the sun to rank it as the third largest system in Montgomery County and the 14th largest in the state.

This ambitious project was undertaken by Doug and Bruce Seiler, two brothers who have owned the building since 1977. The building is currently used for office and warehouse space.

One of the building's tenants, [Solvinti](#), a global distributor of imported solar products headed up by Bruce Seiler, supplied the 896 panels for the roof. Doug Seiler, a Norristown architect, designed the innovative steel frame design for the solar panels, which allows roof maintenance without disturbing the panels.

About half of the funding for the \$1 million project came from a Pennsylvania Sunshine grant in tandem with a 30 percent federal tax credit. Electric power generated by the panels is sold at a slightly discounted rate to the building tenants. As designed, the system could capture enough sun to pay for itself in seven years.

MAKING THE SUBURBS MORE BIKE-FRIENDLY

The [Greater Philadelphia Bicycle Coalition's](#) conference for Southeast Pennsylvania county cyclists, held at the Montgomery County Fire Academy on February 12, was an overwhelming success. Over 100 cyclists who reside or work in Delaware, Chester, Montgomery, and Bucks counties attended. The one-day conference provided information and tools to help individuals advocate for improved bicycling facilities and policies in their communities. It was kicked off with a welcome by State Representative Greg Vitali (D-Delaware) and a keynote speech by Joseph M. Hoeffel, vice chairman of the Montgomery County Commissioners and chair of the Delaware Valley Regional Planning Commission.

Separate sessions focusing on each suburban county enabled attendees to learn more about local bike and pedestrian activities and issues. Specific issue briefings on subjects ranging from "tar and chip" standards for roads to the federal transportation bill and upcoming National Bicycle Summit, followed by a training session on how to be a better advocate and the steps involved in getting a bike lane created, were also held in the morning and afternoon. As a follow-up to this successful conference, the Greater Philadelphia Bicycle Coalition will hold future focused meetings with each of the suburban county representatives and interested bike activists.

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