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10-11am Mondays
WWNN 1470AM



South Florida's First ALL Environmental Talk Show!

Successful Green Initiative with a Tenant Relations Bonus

Lynn-Ann Ierna, Midgard Management
January, 2009


We at Midgard had an interesting challenge during 2008. We were tasked with implementing green policies at our 1980's era, 435,000 square foot Corporate Headquarters, Crown Center, located in Ft. Lauderdale consisting of six low-rise buildings situated on 22 acres. After doing our homework and carefully selecting which programs to implement, we have effectively lowered our operating expenses by over \$50,000 annually – with little capital investment.

Our green initiatives included a total recycling program; changing to green cleaning, landscaping and pest control; and plumbing and electrical modifications. We also “dug deep” to find inexpensive, small modifications that made a big difference, such as adding rain gauges to the irrigation system; installing light sensors in our stairwells and restrooms and placing LED light bulbs in all of our exit and emergency lighting and in our elevators. We also took this opportunity to upgrade our lobby plants and replace our lobby mats with USGBC certified green water hog mats.

More importantly, we involved our tenants every step of the way which improved our visibility and communication with our tenants. We first rolled out our recycling program which involved training not only with our janitorial vendor but with our tenants as well. I am pleased to say, that we have not had one incident of cross contamination with this program, and it is a huge success at this campus. We then installed aerators on the restroom faucets and changed to all recycled paper products and a green hand soap product. Typically, this results in a number of tenant complaints, but we had not one. Again, I believe this is because our staff

took the time to properly communicate these changes to our tenants and more importantly, sell our green initiative.

As we proceeded with more enhancements to our program, our tenants became more involved and excited. We ended the year with the lobby upgrades and the placement of automatic hand sanitizers in the restrooms. As we are benchmarking our buildings for an Energy Star Rating, we ended the year with a documented savings of over \$50,000 annually which has more than offset any costs we have incurred in bringing these modifications to Crown Center.

We are continuing our commitment to our green initiatives through 2009 and will be undertaking a number of projects during the year. I am pleased to say that through the dedication and innovation of the Midgard Management staff, we were able to creatively and effectively implement a successful green policies and procedures program that had the added benefit of boosting our tenant relations efforts. 

Obama Task Force to Look at Creating Green Jobs

Biden chairs panel on middle class, touts better pay and energy benefits

Msnbc.com
January 30, 2009

President Barack Obama on Friday announced a task force that will work to boost the economic fortunes of American's faltering middle class, and its first order of business will be to find ways to create more jobs in areas that pay well, reduce pollution and lessen America's reliance on foreign oil. Have an idea? The administration wants to

hear from you.

Obama campaigned heavily on creating a greener economy, and visited alternative energy companies, including wind turbine manufacturers and solar panel producers, on the campaign trail. The president appointed Vice President Joe Biden to lead the task force, which will hold monthly meetings, the first in Philadelphia on Feb. 27.

Obama said his economic stimulus plan now before Congress would double renewable energy to about 10 percent of the nation's total production, and would create 3 million jobs, many of those in green industries.

"With this we have a single, highly visible group with one single goal: to raise the living standards of the people who are the backbone of this country," Biden said at the White House ceremony to announce the task force.

From energy grid to insulated homes

Some industries are primed for green jobs: Utilities could enlist workers to build a more powerful and efficient energy grid, and developers could build more energy efficient homes, offices and schools by weatherizing them or building new structures to green codes.

Traditional jobs also could be retooled to go green. For instance, the automotive industry could build vehicles less dependant, or independent, of fossil fuels, which are tied to global warming, and oil from the Middle East. Some Republican lawmakers have backed the focus on green jobs, but others question whether the government should be trying to direct the economy.

Wind and solar power showed tremendous growth in 2008 but it was fueled by soaring oil prices, which have since crashed. As a result, even those industries have seen layoffs.


Obama's stimulus package includes extending a tax credit for renewable energy companies, and even allowing them to apply for federal grants if they can't get enough financing to maximize the credits. Backers say that stability would eventually create 250,000 jobs.

While the Senate is still working on its stimulus bill, the House this week passed much of Obama's package, approving \$80 billion in clean energy funding: \$38 billion for energy efficiency,

\$28 billion for renewable energy and \$15 billion for public transit and clean transportation.

Backers say \$6 billion for weatherization, which falls under energy efficiency, would generate 465,000 jobs and insulate 2 million homes.

Biden defended Obama's approach, saying green jobs "pay well, can't be outsourced and will help us move to a cleaner, more self-sufficient energy future."

A White House statement touted other advantages, including lower energy bills, which would leave Americans with more disposable income. 

New All Environmental Talk Show Comes to South Florida

Missy Tancredi, EcoAdvisors, LLC
January 30, 2009

Monday February 2nd marks the launch of RadioGreenEarth, South Florida's first all environmental talk show about issues related to green, buildings, business, industry, government, sustainability, indoor and outdoor air quality, alternative energy, fuels, recycling, carbon, and the list goes on.

The show's hosts will discuss topics and issues confronting South Florida with multiple points of view and is designed to be informative, educational, and entertaining.

Guests will be experts on environmental topics and include government policymakers, university researchers, regulatory officials, writers, green builders, business owners, environmental consultants, service providers, product manufacturers, and associations. Tune in Monday mornings from 10-11AM at 1470AM WWNN or listen live on your computer by visiting www.radiogreenearth.org

Articles compiled, condensed and highlighted by Christopher Cherniak, P.E. and Missy Tancredi, LEED AP.

Please visit our website at www.repassociates.com or call 800-627-1806

Sustainability & LEED Classes

Jan. 31, 2009

Intro to LEED

9am – Noon
Palm Beach
Community College
Lake Worth Campus

LEED NC v 2.2

AP Exam Class
Starts February 4th
6-9pm at PBCC Lake
Worth Campus
Contact Sandi Barrett
at PBCC for more
info: (561) 868-3885

LEED EB O&M

AP Exam Class
Personalized & Group
Sessions Available

For details, class
scheduling, or
speaking engagements
e-mail
[missyt@repassociates](mailto:missyt@repassociates.com)

Upcoming

Events

Palms West
Chamber of
Commerce Green
Energy Conference
March 9-13 and
West Fest
March 14 & 15,
2009

REP's Sustainable Services Team



John Poggi, President



Steven Bassett, PE
LEED AP



Patrick Dilla,
LEED AP



Missy Tancredi,
LEED AP



Dave Trumpler,
LEED AP



David Coddington



Chris Cherniak, PE



Reggie, Tree Hugger