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News & Views for Building Professionals

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THE ELECTRICAL ALLIANCE
National Electrical Contractors Association and Local 26 IBEW



Going Green: **How Does it All Add Up?**

You won't have to look long to find a building in the Washington, DC region that has been LEED certified or one that is working toward LEED certification. Green buildings are becoming the norm as more and more local jurisdictions' new building codes requiring different degrees of energy efficiency take effect.

The member contractors in the Washington, DC Chapter of the National Electrical Contractors Association (NECA) have been installing innovative electrical features such as solar panels and state-of-the-art lighting systems that automatically adjust to changing levels of natural light around the region for several years.

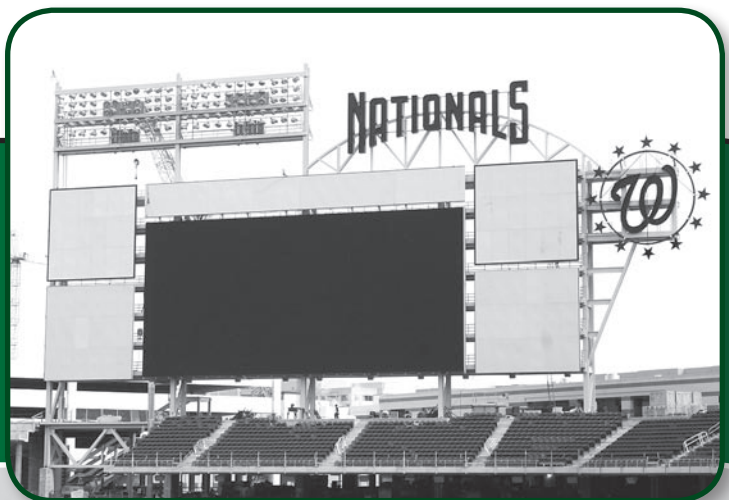
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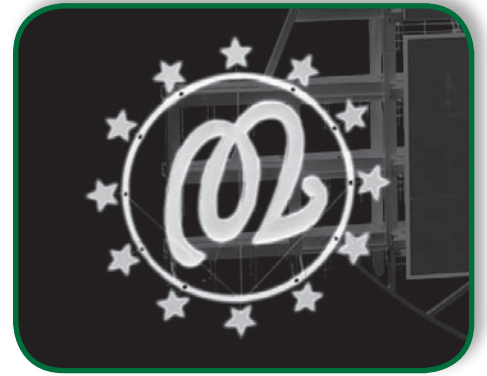
Green Building Spotlight

The Washington Nationals Park, which opened on March 30, 2008, is the first green ballpark in the nation. The project was completed in a record 22 months, and more than 300 members of IBEW Local 26 were employed on the project. The following Electrical Alliance contractors worked on the energy-saving electrical innovations.

- **Truland Systems**
(lead electrical contractor)
- **Cabling Systems, Inc.**
- **City General, Inc.**
- **Dynamic Concepts**
- **Heritage Electric Services**
- **Tech, Inc.**
- **Titus, LLC**

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“We think it is important to be leaders in this trend,” says Andrew Porter, executive director of the Washington, DC Chapter of NECA. “Sustainable power like solar and wind makes sense for the future of our climate and our economy.”

The Electrical Alliance, the cooperative effort between NECA and the skilled electricians of the IBEW, Local 26, supports contractors’ efforts by keeping them informed of the latest trends in green training programs, participating in green building associations and events, as well as in a quarterly e-newsletter on the latest green project and legislative news in the region.

Public perception is that green buildings are too costly to construct. In fact, a study issued by Capital–E, a Washington based strategic consulting firm, debunks the notion that sustainable buildings cost too much. Using real world examples, it showed that green buildings can be completed for an average premium of only two percent or from \$3 to \$5 per square foot in upfront costs. Plus, very often the long term financial benefits outweigh the upfront costs.

“There are ways to keep the costs of green building down,” says Lew Tagliaferre, a writer for Buildings magazine who reports on the region’s green news. “And increased marketing advantage can help offset any costs with better performance and higher rental income to the owner.”

Building owners can receive the LEED innovation credit if 30% of the project’s building force, such as project managers, foremen and subforemen, are Green Advantage trained and certified.



Green Advantage certification exam

The contractors and electricians that make up the Electrical Alliance have worked on the majority of metro Washington’s LEED projects.

One way to save is to hire Green Advantage trained and certified subcontractors. Building owners can receive the LEED innovation credit if 30% of the project’s building force, such as project managers, foremen and subforemen, are Green Advantage trained and certified.

Recently, the Electrical Alliance sponsored two Green Advantage training sessions for its members. Fifty-one people took part in these sessions which were developed by the Delaware Valley Green Building Council. Participants learned about green building materials, energy and water-efficient technologies; construction operations that reduce environmental impact, indoor environmental quality; and more. To become certified, they must pass an exam.

“Green building technologies are innovative, but they don’t have to blow the budget,” says Porter. “The trick is to work with knowledgeable contractors who can provide solutions that are right for your project based on solid experience and training.”