Our Mission:

“To Lead the Industry in Sustainable Design and Building Practices that Improve the Economic, Social, and Environmental Health of the Communities We Serve.”
What is “Green” Design?

Design and construction practices that significantly reduce or eliminate the negative impact of buildings on the environment and occupants in six broad areas:

Sustainable site planning
Safeguarding water and water efficiency
Energy efficiency and renewable energy
Conservation of materials and resources
Indoor environmental quality
Innovation
Impact of Buildings

65% of total U.S. electricity consumption

36% of total U.S. primary energy use

30% of total U.S. greenhouse gas emissions

136 million tons of demolition waste

12% of potable water in the U.S.

40% of global raw materials use
Michigan Climate Action Council

2025 Annual GHG Reduction Potential of MI Policy Options

- Energy Supply
- Residential, Commercial, & Industrial
- Transportation & Land Use
- Agriculture, Forestry, & Waste
Urban Infill Case Studies

Bazzani Headquarters
LEED-NC Silver
First LEED Certification in Grand Rapids

East Hills Center
LEED-CS Gold
LEED-CI Gold
MI Cool Cities Catalyst Project

Hispanic Center of Western MI
LEED-NC Gold
MI Cool Cities Catalyst Project
Bazzani Associates Headquarters

Sustainable Redevelopment
959 Wealthy St. at Diamond Ave.

Vacant Commercial Area
2001
Neighborhood Revitalization

Wealthy St. & Diamond Avenue
Commercial
Residential
Vegetative “Green” Roof

- Decreases Runoff
- Reduces Urban Heat Island Effect
- Extends Roof Life
- Energy Efficient
Xeriscaping

Landscaping for Water Conservation
US Green Building Council
LEED-NC Silver Certification

Sustainable Sites
Water Efficiency
Energy & Atmosphere
Materials & Resources
Indoor Environ. Quality
Innovation
## 2008 Energy Audit

**Bazzani Associates Headquarters**  
4,740 Square feet of office space

### Natural Gas

| Consumers Energy Estimate | 2,235 CF | Avg. 50 Cubic feet / sq.ft./yr |  
| Actual 2008 Utility Consumption | 1,487 CF | **33% reduction** |

### Electric Utility

| Consumers Electrical Estimate | 71,520 Kwh. | Ave 16 Kwh / sq.ft./yr. |  
| Actual 2008 Utility Consumption | 25,361 Kwh. | **64% reduction** |
Water Conservation

2008 Water Costs:

$288

$.06 / SQ.FT. / YEAR

Water efficient faucets, and Caroma dual flush system reduces water usage by 40%

http://www.caromausa.com
GRAND REUSE

A SUSTAINABLE REHABILITATION PUTS AN ARCHITECTURE FIRM’S MISSION INTO PRACTICE

A FEW YEARS AGO, THE WEALTHY THEATRE HISTORIC DISTRICT in Grand Rapids, Mich., was blighted and forgotten, known more for its thriving illegal drug market and boarded-up windows than its history. One empty building, built in 1918 as a dry storage warehouse, even served as the police station for 50 years. Today, that building is the sustainably designed headquarters of the design-build firm Bazzani Associates—just one part of a healthy, revitalized downtown.

Developer Greg Bazzani began building green nearly 25 years ago, long before the concept was common. In the 1980s, Bazzani had become interested in sustainable design in California and

REVISITING A HISTORIC PROJECT

AN ARCHITECTURE FIRM DETERMINES A GREEN RENOVATION OF ITS HEADQUARTERS IS COST EFFECTIVE

TAKING AN ABANDONED FORMER WAREHOUSE AND TURNING IT INTO A MODEL FOR ENERGY efficiency and sustainable construction is no small task. The Helmus Brothers Warehouse was built in downtown Grand Rapids, Mich., in 1918 as a utilitarian structure with no thought toward energy efficiency. To make matters more complex, the building is located in a historic district and the developer, Bazzani Associates, an architecture firm that purchased the building in 2002 intending to renovate the warehouse into its headquarters, was seeking federal historic tax credits. However, today the Bazzani Associates Headquarters stands as a shining example of how sustainability and historic preservation are truly one and the same.
East Hills Center
(of the Universe)

Sustainable Construction & Development
Condominium Ownership
Neighborhood Revitalization
Vacant Site
Brownfield Site Remediation

LUST site was approved for reuse by the MDEQ after a remediation expense of $520,000
Zero Stormwater Discharge

Michigan DEQ Non-Point Source Pollution Prevention Grant for Demonstration Center & Rooftop Monitoring
Vegetative “Green” Roof

Installed October 2004
Three Varieties of Sedum
Rain Garden

Bioremediation of Stormwater
Passive Solar Design
Daylight Harvesting
2008 Energy Audit

West Michigan Environmental Action Council
2,808 Square feet of office space

Natural Gas

Consumers Energy Estimate 1,404 CCF
Actual 2008 Utility Consumption 841 CCF

Avg. 50 Cubic feet / sq.ft / yr
40% reduction

Electric Utility

Consumers Electrical Estimate 44,928 Kwh.
Actual 2008 Utility Consumption 23,061 Kwh.

Ave 16 Kwh / sq.ft./ yr.
48% reduction
US Green Building Council
LEED Certification – Double Gold

LEED-Core & Shell
Gold Certification

LEED-Commercial Interiors
Gold Certification

First Double Gold Certification in the United States
Hispanic Center of Western MI
Blighted Historic Building

Former City of GR Fire Station #12
Zero Stormwater Discharge

Pre-Construction

Post Construction
Rain Gardens
Hispanic Community Services
US Green Building Council
LEED-NC Gold Certification

Sustainable Sites
Water Efficiency
Energy & Atmosphere
Materials & Resources
Indoor Environ. Quality
Innovation
AIA Grand Valley Honor Award

Sustainable Design Award

Hispanic Center of Western Michigan
Michigan Historic Preservation Network

Building Award

Hispanic Center of Western Michigan
Proposed “Green” Legislation

Senate Bills 1111-1114 were recently introduced through the commerce and tourism committee.

These amendments will provide financial incentives to construction and rehabilitation projects that achieve LEED certification.

The bills are designed to make Michigan a leader in “green” design of new and rehabilitated buildings.
Property Tax Abatement
As proposed at MCAC RCI-7

A new building or renovation project may apply for a property tax abatement for up to 12 years.

The abatement on the tax increment will be:

20% for LEED-Certified
30% for LEED-Silver
40% for LEED-Gold
50% for LEED-Platinum
Renewable Energy Incentives

By amending the Brownfield Redevelopment Financing Act 381

Tax Increment Finance Funds may be used for:

Geothermal Systems
Solar Panels
Wind Turbines
Green Roofs
Rain Gardens