



Felician Village

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Suggested Headline: Felician Village Uses Sustainable Design

Felician Village is pleased to announce the rebuild of St Mary's nursing home has incorporated sustainable design. St Mary's has been "going green" since the beginning of the project. The architects were given that goal. Following the LEED criteria in order to ensure Felician Village would be a good stewards of our resources. Planning for this facility started in 2006, with construction to begin 2 years later in April of 2008. Originally geothermal technology was not included in the plans. It was too costly. Upon further review Pat Kaldo, President and CEO of Felician Village requested the engineers do further research. The new technology applied would be more economical, but would cost an additional \$1 million dollars.

On important discussion was to utilize geothermal technology in order to achieve the sustainability. The benefits of Geothermal Technology are as follows:

- Reduced energy use and energy costs
- Reduced maintenance costs
- Lower life cycle cost
- No outdoor equipment
- Quiet operation
- Reduced mechanical room space
- Individual room control
- Low source energy use and low air pollutant emissions- green technology

Kaldor explained "The Felician Sisters approved the additional expense because it was the right thing to do with our resources and also because the return on investment is an approximated 5-7 years. As a result, all new construction will be heated and cooled by geothermal technology.

Leadership in Energy and Environmental Design for Existing Buildings (LEED EB®) is an internationally recognized standard for high performance green buildings and other emerging green technologies.

The LEED green building rating system- developed and administered by the US Green Building Council, a Washington D.C. based, nonprofit coalition of building industry leaders- is designed to promote design and construction practices that increase profitability while reducing the negative environmental impacts of buildings and improving occupant health and well being.

The first step in identifying the best investment strategy for sustainability is an objective evaluation of an organization's current state of sustainability and its options for change- including estimated costs and potential benefits.

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Examining all of the areas of energy efficiency, water conservation, indoor air and environmental quality, materials and construction, and site sustainability holistically, can allow organizations to realize economies of scale and how to most cost effectively bundle resulting projects.

Indoor air quality, lighting quality, and thermal comfort are also important elements of building sustainability. Enough fresh air provided through the building HVAC system is important to the health of building occupants. Reducing the use of materials or processes that emit toxic fumes is also important to air quality and occupant health. Eliminating ozone depleting gases from HVAC, refrigeration and fire suppression systems is critical to the integrity of the atmosphere. Enhanced day lighting can also provide the joint benefits of decreased energy use and enhanced productivity for those who work in the effected area.

Materials and construction is another area where organizations may find short term savings opportunities from green investments. Such savings can often be realized by reducing waste associated with building operations and maintenance.

Organizations can identify opportunities for promoting a more sustainable building site by assessing ways to employ exterior lighting more effectively, alter landscaping to promote native species and reduce erosion, and make better use of storm water run off. Transportation alternatives to and from the site can also provide opportunities for reducing energy use and pollution.

Felician Village is striving to do all of these things. The following list demonstrates what Felician Village has and what will be doing the following items to maintain sustainability:

- In the United States, approximately 340 billion gallons of fresh water are withdrawn per day from rivers, streams, and reservoirs to support residential, commercial, industrial, agricultural and recreational activities. Almost 65% of this water is discharged to rivers, streams and other water bodies after use and, in some cases treatment. To help reduce the burden on municipal water supply and wastewater systems, St Mary's Felician Village has specified low flow toilets, urinals and faucets resulting in a water usage savings of more than 50%.
- Felician Village complied with the requirements of ANSI/ASHRAE/IESNA Standard 90.1-2004 which decreases operating costs by reducing total energy consumption. Felcian Village has specified and installed geo thermal well fields for their new buildings to help in the reductions in energy consumption which mean less combustion of fossil fuels for heating and cooling and electrical use within the building, therefore decreasing pollution created.

- Felician Village's HVAC&R systems contain zero use of CFC based refrigerants within the scope of work.
- Felician Village used low wattage lighting and occupancy sensors throughout the space reducing energy consumption by 25%.
- Felician Village instituted a new policy to provide recycling services so the remaining recyclable items (glass, plastic, and metal) could be collected and transported to a local recycling center.
- Felician Village worked with the construction professionals to divert 75% of the demolition, construction and packaging debris created from this renovation.
- A majority of the products Felician Village has specified and installed in the project contain recycled content.
- Felician Village exceeded minimum indoor air quality performance throughout the occupant space.
- Felician Village has provided capacity for ventilation system monitoring to help sustain long term occupant comfort and well being.
- Felician Village has installed Bio Infiltration Basins throughout their campus.
- An erosion and sedimentation control plan was created during the design phase of the project.
- Felician Village construction project used building materials that have been extracted, harvested or recovered, as well as manufactured within 500 miles of the project site.

The \$20 Million demolition and construction project to reposition the senior living campus will be completed in the fall of 2010.