

Reducing Energy Costs Makes Even More Sound Business Sense with the Newly Revised Small Business Energy Audit Program

Marietta Power and Water Now Picks Up Most of the Energy Audit Assessment Tab

Marietta Power and Water has recently revised the Small Business Energy Audit Program and the new changes may just move that energy audit to the top of your to-do list.

The Small Business Energy Audit Program consists of a comprehensive assessment by an ENERGY STAR Certified Energy Auditor and includes a written report prioritizing recommendations for insulation, water management, ventilation, heating/cooling equipment, and water heating.



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For more than 30 years, Pope & Land has been in the business of developing and managing not only some of the finest office and residential properties in the Southeast, but also developing and managing solid customer relationships. Their steadfast success is built on creating unsurpassed value for their diverse clients, and City View is one example of how the company accomplishes this goal.

Located near the Cumberland Boulevard interchange, City View is an ENERGY STAR certified 17-acre mixed-use office and luxury condominium development featuring panoramic views of the Atlanta skyline. 100 City View, Phase I of the development, is an 11-story

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Life University Teams with Marietta Power and Water to Fulfill Long-Term Commitment to the Environment Through Sound Ecological Practices

Since its inception in 1974, Life University has promoted awareness regarding the importance of living a healthy lifestyle. With a central focus on the benefits of chiropractic care, the eight core life principles that are the foundation of the school also encompass other values and skills that help prepare students to become leaders.

As leaders, Life University students are better prepared to become stewards of our natural resources. Life is demonstrating the importance of sustainability and its dedication to preserving the environment by practicing eco-friendly habits throughout the campus.

A founding member of the College and University Presidents Climate Commitment Circle, Life University has taken great strides to reduce energy use and the carbon footprint of the campus. Some of the initiatives include:

- Using natural lighting and LED bulbs in all new construction on campus such as the Socrates Café, University Village Retreat and BrightLIFE child-care facility.
- Retrofitting existing buildings with low energy consumption alternatives.
- Using LED bulbs in the Lights of Life holiday displays that reduce energy consumption and extend the life of almost half a million bulbs.
- Creating a “central green” to replace the concrete parking lots in front of the academic buildings. The space not only adds grass, trees and shrubs to the campus, but also reduces toxic runoff water. The additional green space also encourages students to walk or ride their bikes between buildings promoting a better environment and healthier students.

Building Socrates Café, a zero-waste facility through recycling, biodegrading and composting of everything — even the plates and silverware, which are made from corn. The new café requires less water use and creates almost no garbage.

Installing low-flow faucets and toilets in the restroom facilities.

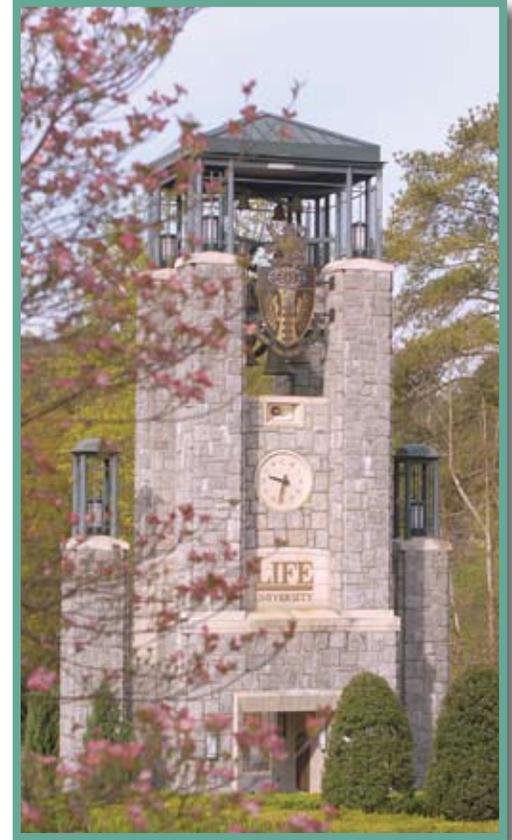
Implementing a major recycling campaign to raise awareness of the 15 recycling areas on the campus for paper, plastic and aluminum.

Physical Plant Director Richard Shaw commends Marietta Power and Water’s role in the university’s strong conservation commitment by saying, “Our Marietta Power and Water Key Account Managers have always maintained open lines of communication and have been instrumental in helping us navigate through the process of finding the right person to resolve any power issues we have had.”

Shaw also praises Marietta Power and Water’s quick response time regarding some recent maintenance efforts and renovation preparations. “They quickly arranged to have a thermal survey performed of the electric panels in all our buildings on campus, and they made minor repairs to any loose fittings found during the survey. They also recently removed the meters, power lines and poles from two buildings that we are preparing to demolish for future improvements. I thought that it would take weeks, but they did it for us in just a few days, and with only one phone call.”

By cultivating responsible leaders that care for the environment, Life University has added one more dimension to the concept of living well.

For more information on Life University, visit www.life.edu.



fast FACTS on Energy Use

Combined number of commercial buildings (4.8 million) and industrial facilities (350,000) in the United States: over 5 million

- *Energy Information Administration*

New Mandatory Lineworker Fall Protection Device Safeguards Employees

By John Greaves, Marietta Power and Water Apprentice Lineworker

Persistent in finding ways to improve employee safety and maximize customer service, Marietta Power and Water recently began utilizing a new mandatory utility pole fall protection device to help eliminate lineworker injuries. The BuckSqueeze™ clenches a utility pole and prevents the user from falling more than two feet, unlike prior fall protection that could slide down a pole and allow a worker to free fall as far as 100 feet.

According to Chris Delavera, Eastern Region Sales Manager for Buckingham Manufacturing Company, Inc., manufac-



The BuckSqueeze is a wood pole fall restriction device that provides fall protection during ascent and descent.

turer of the BuckSqueeze™, falls from heights are among the leading cause of injuries and fatalities in the construction industry, including utility work.

“The cost to implement 100 percent fall protection for all employees pales in comparison to the cost of an injured worker spending a couple of weeks in the hospital. Additionally, small municipalities suffer when workers are out due to lost production time,” said Delavera.

Marietta Power and Water Overhead Distribution Supervisor Glenn Peters cites an increased fall risk as an unfortunate side effect of the industry’s focus on environmentally friendly poles. “The old poles leaked creosote into the ground. The poles we’ve got now are the most environmentally friendly and leak the least,” said Peters. “Whereas the old poles were softer, the current poles are a lot harder, a little bit more brittle, and gaffes just don’t stick into the pole as hard. It’s definitely easier to cut out because your gaffes don’t go into the pole as far,” he explained.

The safety first attitude extends throughout Marietta Power and Water. After a thorough demonstration period and a

hands-on session with the new equipment, employees were overwhelmingly in favor of utilizing better fall protection.

“I think it’s a good idea, guys may want to be tough, but how tough can you be if you fall thirty feet and somebody else has to feed you for the rest of your life?” said Lineworker Shane Griggs.

Apprentice Lineworker Cody Tibbetts, who spent a month on light duty following a twenty-five foot fall from a pole, agreed. “Hearing about it, I feel a lot safer. It makes me feel a lot better about getting on a pole, knowing I’m not going to fall again,” Tibbetts said.

Marietta Power and Water is the first Georgia municipality to make the BuckSqueeze™ mandatory. While some utilities might hesitate at making such a purchase in current economic times, after having been recently awarded a coveted RP3 designation by the American Public Power Association for reliability, safety, workforce development and system improvement, Marietta Power and Water is accustomed to setting the standard. ☀

Reducing Energy Costs Makes Even More Sound Business Sense with the Newly Revised Small Business Energy Audit Program *continued from page 1*

Marietta Power and Water will now pay \$400 of the \$500 assessment cost. Participants pay only \$100 — with the previous program, participants paid \$250 of the cost.

The savings jump even more if any of the measures suggested by the auditor that result in a sustained kilowatt-hour reduction are implemented. With the new program,

participants can receive an additional credit up to \$1,500 — the former program allowed a credit up to \$250.

Find out just how much smarter your energy dollars can work for your business with the new Small Business Energy Audit Program. Call (770) 794-5106 for more information. ☀

fast **FACTS** on Energy Use

Combined annual energy costs for U.S. commercial buildings (\$107.9 billion) and industrial facilities (\$94.4 billion): \$202.3 billion

- *Energy Information Administration*

City View Enjoys the Benefits of its New ENERGY STAR Building Status with the Help of Marietta Power and Water *continued from page 1*

tower with 248,440 square feet of space. 200 City View, Phase II of the development, is zoned for a 14- to 18-story office tower with up to 300,000 to 450,000 square feet of office space. A 30-story high-rise residential condominium tower is also planned for the development.



Senior Property Manager Gerri Brown explains how the shift began toward becoming an ENERGY STAR building. “The property management team, as well as our leasing team, felt that in order to be

competitive in the marketplace, we had to prove that we’re concerned about keeping operating expenses low and making our building operate more efficiently,” she says.

The teams set a new goal for energy consumption that could be tracked and had an audit performed to analyze and identify the steps that needed to be implemented for substantial energy savings. City View tenants were also asked to help with the energy reduction efforts by monitoring their equipment usage and turning them off when not in use, along with turning their lights off when leaving their individual offices.

The completion of the audit confirmed that the concerted efforts were successful in significantly lowering energy costs. In recognition of everyone’s efforts, City View’s lighting vendor donated energy efficient light bulbs to validate the importance of the energy management program.

Gerri finds the Marietta Power and Water publications effective in City View’s efforts to conserve energy. “Marietta Power and Water is particularly helpful in City View’s energy-saving efforts by providing the latest information on energy savings, monthly usage reports and client satisfaction reviews,” she says. “I’ve enjoyed



working with our representative from Marietta Power and Water, and I also enjoy receiving the online newsletters, which are informative and have lots of creative ideas,” she continues.

By finding one more way to add value to their tenants’ experience, City View has taken yet another step in front of the competition. Gerri sees the new sense of pride in the tenants and staff alike. “This achievement sets us apart from others in our area who may not be as conscious of saving energy and building a footprint for things like emissions and lowering expenses,” she says. “The ENERGY STAR Building banner that was placed in front of the parking deck gave our staff and tenants a sense of pride and accomplishment,” she concludes.

For more information on Pope & Land’s City View, visit www.popeandland.com. ☀

CITY LIGHTS

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