December 2008

Bluegrass Chapter of IFMA
Lexington, Kentucky

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Bluegrass Blueprint

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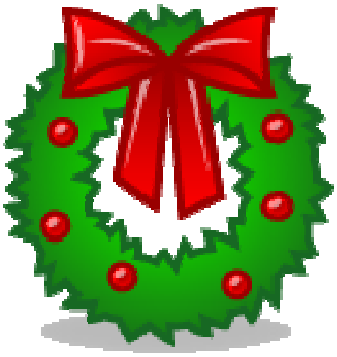
Bluegrass Chapter President



BLUEGRASS CHAPTER of IFMA HOLIDAY DINNER

TUESDAY DECEMBER 16, 2008

ANNETTE'S CITY CAFÉ AND EVENT CENTER
431 OLD VINE STREET
LEXINGTON, KY

SOCIAL HOUR BEGINS AT
6:30 P.M.

MUSIC PROVIDED BY
JOHNNIE JOHNSON

RSVP TO:
Mary Martin – 621-1563 or martinm@hmcservice.com
Cyndi Ryle – 608-6799 or cynryle@aol.com
Casey Cropper – 509-1281 or ccropper@cbehq.com

Please remember to pay guest fee at the door – $25 per guest.

Message from the President

Mary Martin
Bluegrass Chapter of IFMA

November has come and gone quickly. The November team came through with a program on Paint, LEED and the Environment. The program was submitted for CEU's and did qualify for .1 Continuing Education Credits. The program was put on by **John Drzakowski** from Master Coating Technologies. He discussed the requirements for paint to be considered environmentally friendly – Green. He discussed the effects of Volatile Organic Compounds (VOC's) on our environment and we finished the discussion by learning how to determine which paint products would provide the customer with the greatest Return on Investment (ROI). **Emily Rice** held a drawing for (2) two - $50 gift cards. *Congratulations to the winners!*

As we look forward to the new year I do hope everyone will come to our Holiday Dinner at **Annette's Café** on Old Vine Street on **Tuesday – December 16th**. We will begin with a social hour at 6:30 p.m. followed by dinner, dancing, and induction of our new officers. We look forward to seeing you there. Please RSVP to martinm@hmcservice.com. WE must submit a final count to Annette's by ***Thursday, December 11th***. Please remember to pay $25 for your guest at the door.

Congratulations to our new officers
Bluegrass Chapter of IFMA 2009 – 2010:

President – Lynn Pearson, CFM
Vice President – Cyndi Ryle, CFM
Treasurer – Roger Kirk, CFM
Secretary – Casey Cropper

Since this is my last Message from the President….
I would like to thank all of you for your support and help over the last two years. I could not have done it all on my own. Thank you to everyone who helped out and stepped up to the plate to chair one of our committees; it takes a lot of people to keep this chapter growing. I think we have made some great strides in that direction and I hope we will continue those efforts.

The new Officers will do a fantastic job moving forward. We are already working on the golf outing for next year and with the warmer weather we would like to continue the hosting of monthly receptions so we can all get to know one another on a more personal basis. I am sure the new officers will be looking to all of you to help out over the next few years, so please make an effort to step up and make this the best Chapter possible.

Chapter Officers

President
Mary Martin
HMC Service Company
859-277-7760
martinm@hmcservice.com

Vice President
Lynn Pearson, CFM
Coleman Group Property Services
859-255-8855
lpearson@colemangroup.net

Treasurer
Cyndi Ryle, CFM
Interior Concepts, LLC
859-367-7575
cynryle@aol.com

Secretary
Stephanie Maybrier
Isaac Commercial Properties
859-224-2000
smaybrier@naiisaac.com

Committees

Programs
Joanne Anderson, IFMA Fellow, CFM
Isaac Commercial Properties
859-224-2000
janderson@naiisaac.com

Community Projects & Events
Mike Towles, CSI, CDT
Tri-State Roofing & Sheet Metal
859-233-4546
mtowles@tri-stateservice.com

Casey Cropper
Comstock Brothers Electric
859-509-1281
ccropper@cbehq.com

Ryan Bird
Interspace Limited, LLC
859-252-0000 x243
rbird@interspace-ltd.com

Education & Research
Anne Frazier, CPA
CMW, Inc.
859-254-6623
afrazier@cmwaec.com

Committees

Membership & Hospitality
Lori Gibson
CDC Distributors
859-255-7595
lgibson@cdcdist.com

Jeff Fuller
Lexmark International, Inc.
859-232-3640
jfuller@lexmark.com

Greg Wood, CFM
Lexmark International, Inc.
859-232-3640
gregwood@lexmark.com

Jim Holbrook, CFM
Isaac Commercial Properties
859-224-2000
jholbrook@naiisaac.com

Casey Cropper
Comstock Brothers Electric
859-509-1281
ccropper@cbehq.com

Ryan Bird
Interspace Limited, LLC
859-252-0000 x243
rbird@interspace-ltd.com

Webmaster
Lynn Pearson, CFM
Coleman Group Property Services
859-255-8855
lpearson@colemangroup.net

Directory
Greg Wood, CFM
Lexmark International, Inc.
859-232-3640
gregwood@lexmark.com

Communications & Newsletter
Gordon Springstead, CFM
Yum! Brands, Inc.
502-874-6352
gordon.springstead@yum.com

Bluegrass Chapter
www.ifmabluegrasschapter.org

Chapter News

Joanne Anderson, CFM, IFMA Fellow and Program Chair

PROGRAM OF THE YEAR BALLOT

Please vote for only one Program
(and please do not vote for your own team program)

_____ **JANUARY**	**DISASTER STRIKES - WHAT NOW?** *Mark Tucker of 24/7 Fire and Water Restoration Company*
_____ **FEBRUARY**	***WHY STRUCTURED CABLING?*** *Tim Hanks, President & CEO of Hi-Tech Enterprises, Inc.*
_____ **MARCH**	***FLOORING SAFETY: CODE REQUIREMENTS AND GUIDELINES FOR INTERIOR FINISHES*** *Mark Bischoff - Johnsonite Company*
_____ **APRIL**	***GREEN CLEANING*** *Doug Chapman, VP Sales, Aetna*
_____ **JUNE**	***FROM BLUEPRINT TO BALANCE SHEET - DEVELOPMENTS IN SOFTWARE SOLUTIONS*** *Matt Corbett and Neal Cropper, The Comstock Group*
_____**JULY**	***UPDATES ON THE BLUEGRASS CHAPTER - A ROUNDTABLE DISCUSSION*** *Presented by Bluegrass Chapter Officers*
_____**AUGUST**	***GOD'S PANTRY FACILITY TOUR*** *Roger Kirk, CFM and members of God's Pantry Management. Team*
_____**SEPTEMBER**	***LFUCG RECYCLNG CENTER TOUR*** *Richard Boone, Recyling Program Specialist*
_____**OCTOBER**	***INDOOR AIR QUALITY*** *Shauna Weis, President, Environmental Safety Technologies, Inc*
_____**NOVEMBER**	***PAINT, LEED, AND THE ENVIRONMENT*** *John Drzakowski, Sales and Tech Support Rep, Master Coating Technologies, Scuffmaster Paints Division*

NOTE: The MAY Golf Outing and the DECEMBER Christmas Party are not eligible for this award.

Please email me at joannean1@gmail.com with your selection no later than December 14th.

Thanks!

Community Events Update

Submitted by Anne Frazier, CPA

Last month we cooked dinner at the Ronald McDonald House. We had a great time and it was a very rewarding experience. The Ronald McDonald House is in need of more volunteers. The following describes more opportunities to volunteer.

Volunteer Opportunities

Whether you come alone or with a group, every one of our volunteers is essential to the success of the Lexington Ronald McDonald House.

This year, hundreds of volunteers will give their time and talents to maintain the house and grounds, provide services for our guest families, and help us find the funding necessary to make it all possible. The Ronald McDonald House offers a variety of rewarding volunteer opportunities to fit your schedule and interests as well as your availability of time (we offer both one-time projects and ongoing.)

In-House Volunteers

In-House volunteers perform a variety of duties including answering the phone, visiting with guest families, general office work, and preparing rooms for incoming guests. Outdoor projects may also be available if weather permits. A training session is required and newcomers are paired with experienced volunteers until they are comfortable working on their own. Flexible schedules available.

Community Relations

Volunteers are needed to help share information about the programs and services available at the Ronald McDonald House with local hospitals, medical centers, and pediatric medical professionals as well as clubs, schools, civic organizations, and churches. Community Relations volunteers may be asked to make phone calls, deliver flyers, or represent the House at public events and health fairs.

Van Drivers

The Ronald McDonald House transports families to and from area hospitals three times per day and once a week to the grocery store using the Ronald McDonald House van. A current driver's license is required and driving records will be checked on all prospective van drivers. Van drivers are asked to commit to at least one shift per month.

Event Volunteers

Individuals and groups are needed to assist with special event preparations (mailings, decorations, gift bags, etc.) as well as provide staffing at the events. Call Sarah Warner, Executive Director at 859-266-8683 or e-mail swarner@rmhclexington.com for information on upcoming events.

Family Support Programs

Volunteers are needed to help prepare dinners for our guest families or host an arts & crafts, movie, or game night. Additionally, speakers are needed to offer educational seminars to interested families (on topics such as nutrition, child care, or career development.)

Pop-tab Collections

Many individuals and groups collect the pop-tab rings found on aluminum beverage cans and bring them to the House. We recycle them and proceeds go to our Family Emergency Fund that directly benefits our families needs (medication, clothing, personal hygiene items, groceries, etc.) The Pop-tab collection program is a great way to involve youth groups that want to help other children.

Contact Us

Please call Travis Goodyear @ 859-268-0757 or e-mail tgoodyear@rmhclexington.com if you have questions or would like to tour the house. If you are ready to volunteer, simply click here to access the application.

FM News Release

U.S. Green Building Council

LEED 2009 PASSES MEMBER BALLOT

New Rating System Resets the Bar for Green Building Performance

BOSTON (November 18, 2008)– **LEED 2009**, the long-awaited update to the internationally recognized LEED green building certification program, has passed member ballot, and will be introduced in 2009 as the next major evolution of the existing LEED rating systems for commercial buildings. It includes a series of major technical advancements focused on improving energy efficiency, reducing carbon emissions, and addressing other environmental and human health outcomes.

LEED 2009 will also incorporate highly anticipated regional credits, extra points that have been identified as priorities within a project's given environmental zone. LEED has also undergone a scientifically grounded re-weighting of credits, changing allocation of points among LEED credits to reflect climate change and energy efficiency as urgent priorities. This will be one of the most significant changes to the rating system, and will increase the importance of green building as a means of contributing immediate and measurable solutions toward energy independence, climate change mitigation, and other global priorities.

LEED 2009 incorporates eight years worth of market and user feedback in the form of precedent-setting Credit Interpretation Rulings, which will ensure clarity for project teams. Coupled with a credit alignment structure designed to create a more elegant and harmonized rating system, LEED 2009 will reset the bar for the certification of high-performance green buildings.

Process innovation in how new technical advancements are incorporated into LEED will also be introduced alongside LEED 2009, including a "pilot process" for individual credits that will allow major new technical developments to be flexibly trialed, evaluated, and incorporated into LEED.

"The conclusion of the balloting process marks the culmination of tireless work done by representatives from all corners of the building industry," said Brendan Owens, Vice President, LEED Technical Development, U.S. Green Building Council's. "We have the deepest gratitude for our volunteer leaders, and for their bold steps towards resetting the bar for green building leadership and challenges the industry to move faster and reach further."

The first public comment period for LEED 2009 opened in May 2008, followed by a second in late August. USGBC had received nearly 7,000 comments from members and stakeholders at the conclusion of the second public comment period on September 2. The final step is the consensus development process for LEED 2009 was to be balloted for a pass/fail vote among USGBC's 18,000 member organizations. LEED 2009 successfully passed member ballot on November 14. Detailed information about specific proposed technical changes to the rating system can be found in the background documents that accompany the public comment forms on USGBC's Web site.

The **U.S. Green Building Council** is a nonprofit membership organization whose vision is a sustainable built environment within a generation. Its membership includes corporations, builders, universities, government agencies, and other nonprofit organizations. Since USGBC's founding in 1993, the Council has grown to more than 16,700 member companies and organizations, a comprehensive family of LEED® green building certification systems, an expansive educational offering, the industry's popular Greenbuild International Conference and Expo (www.greenbuildexpo.org), and a network of 79 local chapters, affiliates, and organizing groups. For more information, visit www.usgbc.org.

What is daylighting?

Most simply, daylighting is the practice of using natural light to illuminate building spaces. Rather than relying solely on electric lighting during the day, daylighting brings indirect natural light into the building. Daylighting reduces the need for electric lighting and connects people to the outdoors. And it provides pleasing illumination at a fraction of the cost of the most efficient electric lights.

What is GOOD daylighting?

Good daylighting creates beautiful, appropriately lit spaces while saving energy. A successfully daylit building is the result of a combination of art and science, of architecture and engineering. It is the result of an integrated design process, and is not simply a technology that is installed once the building is complete.

The daylighting designers toolbox includes concepts of lighting power density (W/ft2), illuminance levels, contrast ratios, window to wall ratios, ceiling to skylight area percentages, and reduction in glare. However, we don't have prescribed values for these concepts that designers can use knowing they'll result in good daylighting. While there are efforts underway to establish metrics for good daylighting, they aren't available yet.

Even with proven metrics, daylighting will always be a mix of art and science, of logical thinking and common sense. Climate and geographical region, building type and use and building orientation are big factors in designing a successfully daylit building. Designers must always apply basic lighting and building performance principles to successfully employ daylighting.

Ten daylighting myths—unclouded

Don’t let myths obscure your view. Learn how successful daylighting works today.

1. **Myth: Daylighting costs more.**
   Fact: Daylighting does not have to increase construction costs if it’s done using an integrated design approach. An integrated approach considers the effect of lighting on air conditioning. The electric lights in modern buildings produce a lot of heat, while properly directed natural lighting generates almost no heat at all. The decrease in internally generated heat allows designers to downsize the air conditioning system. The resulting cost reduction helps pay for daylighting improvements.

2. **Myth: Daylighting is complicated.**
   Fact: It need not be. The Daylighting Collaborative has developed daylighting designs that work in most commercial and educational buildings. These tried and tested designs need only be copied. Years of testing are built in and the improvements use readily available, off-the-shelf technology. The result is reproducible energy savings and performance, minimal investment of design time and no risk. Copy rooms are available for schools, offices and manufacturing sites.

3. **Myth: Daylighting lets in too much heat.**
   Fact: The light-to-heat ratio for daylighting is far better than even the most efficient electric lights. Properly designed daylighting screens out 99 percent of the sun’s heat while providing 50 foot-candles of light, which is more than enough for most tasks.

What is Daylighting continued

4. **Myth: Daylighting causes glare.**
   Fact: Glare happens when too much light enters a building. And this happens all the time in conventionally lit buildings (notice the drawn blinds in the windows of most office buildings). A properly daylit building uses carefully placed windows, shading devices and low-transmittance glass—techniques that block direct sunlight and greatly reduce glare

5. **Myth: It's better to upgrade lighting and HVAC efficiency.**
   Fact: It's better to reduce the need for electric lighting and cooling in the first place. Cool daylighting does both. Natural light reduces the amount of installed electric lighting (within the limits of what's needed for nighttime use). Less electric lighting means less heat gain, which means less heat to remove with air conditioning, using less energy. What lighting and cooling is left can then be done by the most efficient equipment available. Being efficient is always a good idea, but needing less energy is even better.

6. **Myth: Daylit buildings need clear glass windows.**
   Fact: Clear glass windows let in too much light, far more than what's needed for effective lighting. The sun provides 7,000 to 10,000 foot-candles of light, while indoor office spaces need only about 50 foot-candles. Too much light causes glare and the "cave effect", where the back of the room appears dark compared to other surfaces. This encourages people to close the blinds and turn on overhead lights to cut down the contrast in the room. Well-designed daylighting lets in natural light that balances overhead electric lighting while curtailing glare.

7. **Myth: Daylighting = skylighting.**
   Fact: Properly designed skylighting is a good technique in certain situations, such as enclosed hallways or very deep spaces. However, in many schools and offices, windows can provide most of the daylighting that's needed. It's the placement and size of the windows that matters for effective daylighting. Clerestory windows—a row of small windows near the top of the wall—bring light in high in the room, producing a natural glow on the ceiling that mimics our experience of the sky. Skylights aren't usually needed to achieve good results until you get beyond 25 feet of the perimeter windows.

8. **Myth: For daylighting to work you need sunny, clear days.**
   Fact: Even a completely overcast sky provides 5,000 to 6,000 foot-candles of illumination—a hundred times more light than needed for daylighting. In some ways, overcast skies typical of northern climates provide a better lighting source because the light is more diffuse and even. Daylighting is most challenging in the sunny climates of the south because of the immense amount of illumination from the sky and sun. This illumination must be reduced and carefully controlled.

9. **Myth: There's only one correct way to daylight.**
   Fact: Specific daylighting techniques vary, depending on location, number of building stories, building orientation and computer use in the building. Daylighting techniques can be adapted to meet the needs of almost any building, whether it's a warehouse, school, office, or government building.

10. **Myth: Daylit buildings are all glass.**
    Fact: All-glass buildings don't provide good daylighting because they get too hot and have massive problems with glare. Windows constitute about 25–40 percent of the wall area of effectively designed daylit buildings. On average, window area in daylit buildings isn't all that different than windowed area in non-daylit buildings. Good daylighting technique depends on the proper placement of windows and performance characteristics such as visible light transmittance and solar heat gain coefficient—not having large amounts of glass.

Guide to the ADA and ABA Standards

New standards are being issued under the Americans with Disabilities (ADA) and the Architectural Barriers Act (ABA) according to updated guidelines previously issued by the Board. Several different agencies are responsible for updating these standards, and action is still pending in some cases. This page explains which standards are in effect at this time according to facility type. Direct links to the standards and related information are included.

ADA Standards

The ADA applies to facilities in the private sector (places of public accommodation and commercial facilities) and to state and local government facilities. Standards issued by the Department of Justice (DOJ) apply to all ADA facilities except transportation facilities, which are subject to standards maintained by the Department of Transportation (DOT). DOJ is in the process of adopting new ADA standards, and further information on this update is available on DOJ's website at www.ada.gov. DOT has adopted new ADA standards which apply to bus stops, rail stations, airports, and other transportation facilities.

ADA Standards

Facility	Standards to Follow
 Places of Public Accommodation and Commercial Facilities (private sector)	DOJ's ADA Standards (1991, reprinted 1993) *These standards are contained in DOJ's title III regulation (28 CFR Part 36) as Appendix A*
 State and Local Government Facilities (except transportation facilities)	DOJ's ADA Standards or UFAS *DOJ's title II regulation (28 CFR Part 35) allows use of the original ADA standards (with some exceptions) or the Uniform Federal Accessibility Standards (UFAS)*
 Transportation Facilities	DOT's ADA Standards for Transportation Facilities (updated) *These standards took effect November 29, 2006, as indicated in a notice published by DOT*

ABA Standards

The ABA applies to federally funded facilities. The General Services Administration (GSA) updated its ABA standards, which apply to most facilities covered by the ABA. The U.S. Postal Service (USPS) has adopted similar standards which cover postal facilities. The Department of Housing (HUD) and the Department of Defense are in the processing of adopting updated ABA standards. HUD's standards apply to federally funded residential facilities, and DOD's standards cover military facilities.

ABA Standards

Facility	Standards to Follow
 Federal Facilities (other than postal, housing, and military facilities)	GSA's ABA Accessibility Standard (updated) *Effective May 8, 2006 (February 6, 2007 for leased facilities) as indicated in GSA's Facility Management Regulation (subpart c)*
 Postal Facilities	USPS's ABA Accessibility Standard (updated, also known as the RE-4 Standards) PDF version *Effective October 1, 2005 as indicated in a notice issued by USPS*
 Housing	UFAS *HUD to replace UFAS with updated ABA standards*
 Military Facilities	UFAS *DOD to replace UFAS with updated ABA standards*

FM Knowledge

U.S. Environmental Protection Agency – ENERGY STAR

The Building Energy Performance Specification for Designing and Operating Buildings that meet ENERGY STAR® Criteria.

The following text specifies that the design shall result in a facility that's designed to earn the Environmental Protection Agency's (EPA) ENERGY STAR®. The design may be eligible to receive the ENERGY STAR special application graphic, which denotes that the estimated energy use is intended to be in the top 25% as compared to the U.S. building stock. Once the building is built and operating for at least one year, it may qualify to receive the ENERGY STAR plaque.

The *architecture firm of record* can apply to for the "Designed to Earn the ENERGY STAR" graphic from EPA, for a specified project. The design firm must demonstrate that the final estimate of the building's energy use corresponds to a rating of 75 or better using the U.S. EPA's Energy Performance Rating from the Internet based tool Target Finder.

The EPA energy performance rating is derived from fuel consumption data of existing commercial buildings, which includes the total energy use associated with the buildings. Therefore, design energy use must include all fuel sources and *total* estimated energy use for building design. An incomplete design energy use profile could result in a high but inaccurate rating. Gaps in energy analysis must be addressed in order for the rating to be a useful indicator of future performance.

The *building owner* can apply for the ENERGY STAR plaque by demonstrating that, after at least one year of operation, the building energy consumption from utility bills must (1) rate 75 or higher by using the U.S. EPA's Energy Performance Rating from the Internet based tool Portfolio Manager; and (2) meet specific indoor environmental quality standards.

Instructions for using this document

This document may be modified to suit various conditions. A client may use it in a request for proposal, or it may be incorporated in the contractual arrangement between client and architecture firm, construction documents and/or in a lease agreement. The specification includes language for both building design and the occupied building.

Use the document to state energy goals in Construction Documents and include the language in the Supplementary General Conditions Section.

Including this building energy performance specification signals a commitment to design, build, and operate a building with superior energy performance—one whose energy use, greenhouse gas emissions, and costs-to-operate are lower than 75% of comparable buildings nationwide.

1.) Recommended Designer Scope of Work or Request for Proposal Language:

a) **Pre-Design or Programming Phase**: The designer shall assist the owner in developing a scope of work, project budget and schedule, and assemble a multi-disciplinary team to execute an integrated design approach and to establish an energy performance target that exceeds the ENERGY STAR rating of 75, generated by from the U.S. EPA's Energy Performance Rating tool Target Finder, on the http://www.energystar.gov/newbuildingdesign Web page. All references to the use of the EPA energy performance rating system and Target Finder are dependent on the building being one of the space types handled by Target Finder. The design team shall conduct a comprehensive charrette to address architecture, energy and environmental issues.

b) **Schematic Design Phase:** Design team members shall explore strategies to achieve an EPA rating of 75 or greater.

c) **Design Development:** Design team members shall fine tune original design strategies and methodologies. Energy performance shall be adjusted and evaluated using U.S. EPA's Target Finder for each phase of design development

d) Construction Documents.

i) Design team members shall fully develop and document energy performance strategies and methodologies for the project. Design team shall review progress and adjust strategies and systems to meet or exceed ENERGY STAR criteria for building design.

ii) Specification Content: The Specifications in the Project Manual shall include and reference the "Statement of Energy Design Intent," generated from U.S. EPA's Target Finder, at completion construction documents. A copy of the original Statement of Energy Design Intent shall be included and sealed by a licensed architect or engineer as evidence in the application to U.S. EPA, showing that the energy design intent meets or exceeds ENERGY STAR standards.

iii) The architect of record shall apply for the "Designed to Earn the ENERGY STAR" graphic. This graphic shall be affixed in the drawing's title block and may also be affixed to other related Construction Documents for the specified project.

2) Recommended Specification Language:

a) Summary, Administration, or Supplementary General Conditions Section:

i) This project is designed to achieve an EPA rating of 75 or higher. The designer has filed a Statement of Energy Design Intent, generated from Target Finder, with the U.S. EPA. The Contractor shall adhere to products, methods, and quality levels specified in the construction documents. Any proposed substitutions must be submitted according to the procedures defined herein. Substitutions that may alter the energy performance goals of the project will not be approved. No substitutions are permitted without approval of the design team.

b) Commissioning or Administration Section:

i) The owner has employed a Commissioning Agent (independent of the design team) that shall provide documented confirmation that building systems function in compliance with energy performance goals set forth in the Project Documents to satisfy the owner's operational needs. The Contractor shall assist the Commissioning Agent by performing testing, and documenting procedures necessary to verify compliance with intended operation of specified systems. The Contractor's Commissioning responsibilities are indicated within the drawings and individual specification sections.

ii) The Commissioning Agent shall measure and track actual energy consumption of the building's systems to determine if energy performance goals are being achieved and maintained. The Contractor will make needed adjustments and corrections prior to expiration of the ___ year warranty period.

c) Post Occupancy:

i) ENERGY STAR Building Certification shall be achieved within 14 months of reaching 95% occupancy if the building is one of the space types handled by EPA's energy performance rating system. The building's annual energy use shall be benchmarked (rated) against its peers using Portfolio Manager at http://www.energystar.gov/index.cfm?c=evaluate_performance.bus_portfoliomanager A copy of the original "Statement of Energy Performance" shall be included and sealed by a professional engineer as evidence in the application to U.S. EPA, showing that the energy performance meets or exceeds ENERGY STAR standards.