



# GLEE's 2<sup>nd</sup> Annual Green Living Awards

## Businesses Category

*For Cumulative Efforts leading up to January 1, 2008*

Name of business: Northstar Resort Enterprises Corp.

Key Largo

Jim Saunders

Project Manager

City/Island

Name of Applicant

Relation to Business:

### Summary

Green living is something we can all aspire to as there is no downside. The upside is a healthier planet and environment for our current and future generations to enjoy. My particular skill sets are in the construction industry and hotel operations. My take on how to go green is from the perspective of how to either mitigate or absorb the costs associated with being green, and to dispel the common belief that going green in construction is too costly. My documentation of the green initiatives for the resort on which we are working can be a free guide to show others that going green can be economically feasible. In the real world of building, one must be able to justify the cost to investors or lenders for the project. Hopefully we can put together a blueprint that others can follow.

### Accomplishments

#### Renewable Energy

Demonstrated use and/or promotion of appropriate solar, wind and bio generated sources of renewable energy.

The Kimpton Key Largo Resort being developed by Northstar Resort Enterprises Corp, is being designed as a Leeds Certified project. Presently we have accounted for sufficient points to meet silver certification and expect to be gold certified when complete. The project will incorporate an approximately 30,000 KVA solar electric collection system. We will use wind generators for dock lighting, geothermal heating for pools and spas. We are excavating cap rock to make trenches for utilities, and will reuse our own rock throughout the project for fencing, signs, veneers, etc.

#### Clean Transportation

Demonstrated use and/or promotion of smart, clean and economically efficient uses of biodiesel, fuel cells, and hybrid vehicles. Or no vehicles at all!

The project is designed for the guest to park their vehicles at time of check-in. Transportation about the resort will incorporate the use of electric golf cart style vehicles and a series of pedestrian and bike paths.

<b><u>Clean Boating</u></b>	Demonstrated adherence and/or promotion of eco-friendly actions whilst on the water, including cleaning products, propulsion, water conservation, fisheries conservation, catch and release techniques, and use of <a href="#">Florida Clean Marinas, Boatyards, and Retailers</a> .
<p>Our docks are deigned using light penetrable grating so as not to damage the sea grass. We are providing a public use sewer pump out station for a safe place to dispose boat sewage without it being disposed in the offshore waters. We will not have fuel docks.</p>	
<b><u>Energy Conservation</u></b>	Demonstrated use and/or promotion of energy-efficient appliances, energy audits, and retrofits for financial savings and pollution reduction.
<p>The resort is designed to use high seer energy efficient air conditioners with thermostats that turn off the air conditioning when either windows or door are open. The buildings are constructed using insulated concrete forms which leaves two inches of foam insulation on each side of the wall systems. All windows will be double paned impact glass tinted windows providing the maximum insulation and sun reflective qualities. Low voltage LED lighting will be used when feasible to lower electric use.</p>	
<b><u>Green Building</u></b>	Demonstrated use and/or promotion of green techniques and technologies during retrofits on existing buildings and efficient designs for new buildings.
<p>The construction process will follow the Leeds guidelines for Green construction. The use of insulated concrete forms reduces the amount wood disposable forms. Construction materials are being sought from nearby vendors to limit the amount of distance from where supplies are delivered. We are incorporating an elaborate cistern system to collect both rain water and gray water for all irrigation needs. Our laundry will incorporate a sophisticated filtering system which will recycle the wash cycle water to be reused in the rinse cycle. Geothermal heating will be used for heating both pools and spa.</p>	
<b><u>Green Financing</u></b>	Demonstrated use and/or promotion of tax credits, rebates, and other incentive programs that help finance, sustainability projects. Also includes Socially Responsible Investing.
<p>The project is submitting applications for various green building grants, and tax credit incentives. Our consultants are preparing a comprehensive list of available grants and tax credits so we may publish this information in our "Green Building" book that will be published and used as a guide to show others how they can do Green construction without a negative economic impact.</p>	
<b><u>Healthy Living</u></b>	Demonstrated adherence and/or promotion of green procurement, green consumerism and healthy choices through buying organic foods and other non-toxic, healthy and sustainable products.
<p>Kimpton Hotels and Restaurants (our operating company) is the green leader in hotel operations for four star hotels. Kimpton has been using non toxic cleaning supplies, beauty supplies left in the rooms for customer use, and recycling bins in all rooms. Their corporate philosophy is highly weighted to "Green" living. This policy is further expanded on their web site: <a href="http://www.kimptonhotels.com">www.kimptonhotels.com</a></p>	

<b><u>Land Conservation</u></b>	Demonstrated adherence and/or promotion of conservation of natural habitats by using Keys-Friendly landscaping practices and use of <a href="#">GreenThumb Certified Nurseries</a> .
Own project shines in this area. We are relocating all healthy native trees on site. We root prune the trees, wait for them to establish and then take out the blocks of rock where we will be replanting those trees. This gives a place where the trees can root properly in their final destination. We set up an on site nursery to nurture all palm trees on site so when we relocate prior them to opening they will be healthy. We are establishing an on site nursery to grow endangered native plant species. These plants will become the understory shrubbery for our landscaping buffers. We are recycling our coral rock for use in the project. We have established a native area.	
<b><u>R4 #1: Reduce</u></b>	Demonstrated reduction of waste through bulk buying, refillable products, double-sided printing, avoiding over-packaged products, closing the loop by purchasing products made of recycled, post consumer content; implementation of policies which encourage and/or mandate waste reduction.
Kimpton Hotels, our management company incorporate bulk buying, purchases recycled material products, promotes on line reservations and communications and asks that memos not be printed when possible. Their corporate philosophy is to be a leader in "Green Lodging". <a href="http://www.kimptonhotels.com">www.kimptonhotels.com</a>	
<b><u>R4 #2: Reuse</u></b>	Demonstrated reuse of products, buy second hand, donate unneeded items, and avoid disposables, and share magazines /other publications before recycling them.
<b><u>R4 #3: Rot (Compost)</u></b>	Demonstrated waste diversion through composting of food scraps and yard trimmings
<b><u>R4 #4: Recycle</u></b>	Demonstrated recycling of items accepted by local waste hauler and/or other items which may be recycled elsewhere (e.g., electronics, CFL light bulbs, cell phones, printer cartridges); implementation of policies which encourage and/or mandate recycling practices
Kimpton Hotels (our hotel operator) has country wide recycling policy. Recycling bins are in the restaurants, bars, guest rooms, and virtually every area of the resort. <a href="http://www.kimptonhotels.com">www.kimptonhotels.com</a>	

<b><u>Water Conservation</u></b>	Demonstrated use and/or promotion of water use reduction through efficient irrigation, xeriscaping, cisterns, rain barrels, water audits and/or use of reclaimed water.
<p>This is another area where we excel. We are incorporating an elaborate system of cisterns so we may capture our rainwater and gray water for uses in a drip irrigation system throughout the resort. All faucets, toilets are low volume use devices.</p>	
<b>Water Quality</b>	Demonstrated use and/or promotion of wastewater treatment, storm water retention, phosphorus free products, slow release fertilizers, animal waste reduction, etc.
<p>We are using a series of french drains, retainage ponds, and injection wells to retain our drainage. We are using pervious pavers throughout the site rather than asphalt. Cleaning materials are phosphate free. We will be connected to the Key Largo Waste Treatment plant for sewage. We will provide a public use boat pump out station.</p>	
<b>Youth Leadership</b>	Involve local students in projects and research for healthy long-term choices in any of the above for the future of all.
<p>We will be preparing a series of publications to illustrate how to go Green in the Hotel Industry. We want everyone to benefit from what we have learned about going Green</p>	
<b>GLEE Participation</b>	Actively involved with GLEE via ideas, time and/or membership to help further GLEE's <a href="#">Mission and Goals</a> .
<p>I presently participate in green meetings and am working to help establish Key Largo as a green destination. We have wonderful resources such as our coral reefs, fishing industry, diving industry, and not to be forgotten, Everglades National Park. We are working to add a green vacation experience to our diving and fishing attractions. We are already a naturally green destination, so let's make others aware of this by promoting our green culture and resources.</p>	
<b>Other Factors</b>	Have you done something else not included in the scope of this application? Let us know!
<p></p>	

**Other Business Factors**

<b>Team Commitment</b>	List staff or other supportive people on your "Green Team"
For the resort we have established our "Green Team" which includes Joel Reed, Steve Grasley, and Robert Barnes. All of our contractor bidders are green construction companies. For the "Green Destination" we work with Christie Allen, Amy Pearson, and members of the year round destination committee of the Key Largo Chamber of Commerce.	
<b>Communications</b>	How are your environmental efforts visibly communicated to staff, locals, tourists, shareholders, customers and/or vendors?
Email, phone conferences and meetings as necessary are our primary communication. For the green destination we plan a luncheon program for the members of the Key Largo Chamber of Commerce. We are working on an Earth Day function for Key Largo, but may coordinate with Islamorada.	
<b>Certifications/Memberships</b>	Do you currently hold any green certifications or memberships?
No	

**Green Pledge**

I certify that the above information is correct to the best of my knowledge.

