

# Aspen Alps Condominiums

Type: Tourism  
Date: 6/22/2010

Property Manager: Aspen Alps	Total Employees: 30-45
Impervious sq. ft:	Full Time:
Utility: Holy Cross	Part Time:

Green = points awarded toward certification  
Red = areas that require special attention  
Blue = suggested areas of improvement

75		Total Points	CERTIFIED	Summit
# replaced	# total	Pts	of	
<b>REQUIRED</b>				
	Y	RQ	Do not prop open outside doors when heating or cooling the buildings.	
	Y	RQ	Recycle: Newspapers, magazines, office paper, cardboard, and comingled containers (plastic, glass, aluminum).	
	Y	RQ	Educate customers about environmental efforts.	
		RQ	Identify five new environmental goals that the business will achieve this year.	

## BUILDING & GROUNDS

### LIGHTING

	N	of 4	Replace incandescent exit signs with CFL (compact fluorescent) or LED (light emitting diode) exit signs. # replaced/ % of total: <a href="#">Comments/Suggestions:</a> We encourage the Aspen Alps to install energy-efficient exit signs as old ones need to be replaced.	
	1	of 4	Replace appropriate light switches with occupancy sensors.  <a href="#">Comments/Suggestions:</a> There are occupancy sensors over the sinks in the spa. We encourage the Aspen Alps to install more in bathrooms, meeting rooms, closets and other appropriate rooms throughout the development.	
	3	of 5	Replace interior/exterior incandescent bulbs with CFL or LED bulbs .  <a href="#">Comments/Suggestions:</a> The Aspen Alps has installed CFL bulbs in most exterior lighting, most spa lighting, pool bathrooms, and apartments as guests allow. In general, burned out bulbs are replaced with CFL's.	

### HEATING & COOLING

	N	of 3	Install a control system to maximize heating and cooling efficiency.	
	2	of 4	Replace conventional thermostats with programmable setback thermostats.  <a href="#">Comments/Suggestions:</a> About 25-30% of the Aspen Alps has programmable thermostats and cleaning staff are trained to set back traditional thermostats to 60 degrees in apartments.	
	3	of 3	Turn down water heater thermostat to 120 °F or less.  <a href="#">Comments/Suggestions:</a> Water heaters are at 120 degrees. Nice work!	

3 of 5

**Replace water heater with a smaller, more efficient unit.**

Comments/Suggestions: Nearly all boilers were replaced in either 2006 or 2008 and undergo regular maintenance. Boilers are turned off in the summer.

N of 7

**Install an on-site renewable-energy system, such as solar hot water or solar electric.**

2 of 4

**Install more insulation, seal drafty spots, and/or weather strip doors and windows.**

Comments/Suggestions: This has been done as needed. We encourage the Alps to continue improving weatherization to save additional energy.

3 of 5

**Have a professional energy audit.**

Comments/Suggestions: The Alps has undergone a free energy audit from Holy Cross. Undergoing an audit by a paid professional may provide more thorough feedback.

### WATER CONSERVATION

2 of 2

**Install low-flow fixtures and/or aerators on faucets.**

Comments/Suggestions: Low-flow faucets or aerators have been installed throughout the Alps.

3 of 3

**Install low-flow showerheads.**

Comments/Suggestions: Nearly all of the showerheads throughout the Alps are low-flow and unless apartment owners purchase their own, showerheads are automatically replaced with low-flow models.

2 of 4

**Replace toilets with new low-flush or dual-flush toilets and/or no-flush urinals, or improve efficiency of existing toilets.**

Comments/Suggestions: About half of the toilets at the Aspen Alps are either 1.6 or 1.4 gallons per flush. We encourage the Alps to continue to replace older toilets with lower-flow models as possible.

N 1

**Replace water-intensive landscaping with native, low water-demand landscaping.**

4 of 4

**Wash cars or equipment where runoff water flows into a dry well or treated system. Aspen's storm drains flow directly to the streams, taking untreated water from our streets into waterways.**

Comments/Suggestions: All vehicles and equipment are washed in an onsite wash bay.

1 of 1

**Clean outdoor areas with a broom instead of a hose.**

Comments/Suggestions: The Alps uses a broom except for the occasional use of a power washer to clean decks and walkways (when necessary).

N of 2

**Install an auto shut-off device for sprinkler systems.**

Comments/Suggestions: We encourage the Aspen Alps to install auto shut-off devices for their irrigation system so they avoid watering when it's unnecessary. These devices are typically inexpensive.

### LAND STEWARDSHIP

4 of 4

**Actively take care of and/or protect an area of land (i.e. adopt a highway, park clean up, community garden, trail maintenance, wetland restoration, land revegetation, etc.).**

Comments/Suggestions: The Aspen Alps excels in this category by managing walking trails, Aspen Alps Park, and neighboring land owned by Aspen Valley Land Trust. Nice job!

## BUSINESS OPERATIONS

### PURCHASING

1 of 1

**Set printer and copier defaults to print two-sided copies.**

Comments/Suggestions: Printing in offices is generally two-sided or on used paper.

1 of 1

**Purchase supplies in bulk to reduce packaging, including office supplies and condiments.**

Comments/Suggestions: The Alps purchases supplies in bulk.

1 of 1

**Reuse packaging and shipping materials.**

1 of 1

**Reuse paper for scratch paper and printing.**

1 of 2

**Purchase reusable products such as dishes, utensils, and hand towels.**

Comments/Suggestions: All dishes, utensils and towels for employee use are reusable.

5 of 5

**Purchase at least five post-consumer recycled products for business or supply line (paper, envelopes, napkins, toilet paper, building materials, tissues, paper towels, etc.).**

Comments/Suggestions: The Alps purchases printer paper, letterhead, parking permits, notepads, toilet paper and sticky notes with at least some post-consumer recycled content. **We encourage the Alps to also purchase paper towels and tissue for guest rooms with recycled content. These changes would represent a big impact.**

1 of 2

**Purchase unbleached paper and other paper products.**

Comments/Suggestions: Back-of-house tri-fold paper towels are unbleached.

1 of 2

**Use non-toxic and/or environmentally-certified cleaning supplies.**

Comments/Suggestions: The Alps uses Fullsol cleaner, which is biodegradable, phosphate-free, and non-toxic.

2 of 3

**Purchase Energy Star™ computers, monitors, printers, commercial appliances, (including washers/dryers, refrigerators, etc.).**

Comments/Suggestions: Most washers and dryers and about half of the refrigerators and dishwashers in apartments are Energy Star. One office computer is also Energy Star. We encourage businesses to research to find the most energy-efficient appliances and electronics that meet their needs and stay within their budgets. There is a range of efficiency levels available within Energy Star.

1 Computer - # Energy Star:

Monitor - # Energy Star:

50 Dishwasher - # Energy Star:

50 Refrigerator - # Energy Star:

Freezer - # Energy Star:

80 Washing Machine - # Energy Star:

Printer

N of 3

**Purchase green power from utility company.**

## WASTE REDUCTION

**2 of 3** Recycle phone books, printer/toner cartridges, cell phones, hazardous waste, building materials, plastic bags, and batteries.

[Comments/Suggestions:](#) The Aspen Alps recycles phone books, CFL's, and batteries. We encourage them to also provide designated recycling for cell phones and plastic bags somewhere onsite.

**N of 4** Compost food/yard waste.

#### CARBON REDUCTION

**N of 5** Purchase offsets or carbon reductions for business energy use or travel. One option, Canary Tags, is a local carbon-reduction investment program ([www.canarytags.com](http://www.canarytags.com)).

**2 of 2** Turn off printers, monitors, computers, and speakers and install efficiency controls for water coolers and vending machines.

[Comments/Suggestions:](#) Most employees do this but there's no policy. Most office computers use Edison, an auto-shutdown program and water coolers are on timers.

#### TRANSPORTATION

**4 of 4** Provide incentives for alternative commuting such as RFTA bus passes, preferential parking for carpools, Commuter Club, flexible work arrangements, financial incentives, etc.

[Comments/Suggestions:](#) Employees receive free bus passes, carpooling is encouraged, and bikes are available for the maintenance crew to run errands.

**N of 2** Create a written policy to do local errands on bike, bus, foot or electric vehicle.

[Comments/Suggestions:](#) No written policy exists. We encourage the Alps to consider creating one.

**5 of 5** Purchase U.S. EPA-certified vehicles for company use or join a car-share program such as

[Comments/Suggestions:](#) The Aspen Alps has three electric vehicles in their fleet.

#### INNOVATION & EDUCATION

**N of 2** Establish and maintain an employee green team.

[Comments/Suggestions:](#) Creating a formal green team would be a simple improvement.

**2 of 2** Adopt a written, organization-wide sustainability policy.

**1 of 2** Go over environmental practices during staff meetings and train new employees in the business' greening practices.

[Comments/Suggestions:](#) Environmental efforts are covered with new hires. We also encourage the Alps to discuss environmental issues and goals regularly with staff at meetings or by email.

**N of 3** Host or sponsor ZGreen events.

**N of 4** Obtain other environmental certifications (e.g. LEED™, Energy Star™).

**2 of 5** Implement other innovative business strategies to reduce environmental impact.

Comments/Suggestions: The Aspen Alps provides employee housing within walking distance, reducing the need for employees to commute.

**N of 2** **Get 10% of employees to become ZGreen Citizens ([www.aspenzgreen.com](http://www.aspenzgreen.com)).**

Comments/Suggestions: Possible goal for 2010.

### **Industry Specific**

#### **Food Service**

**5 of 5** – 50% or more of food offered is organic, vegetarian, locally and/or

**1 of 1** – Implement an ‘only on request policy’ for all to go orders-must ask customers if they want napkins, bags, etc.

**2 of 2** – Don’t use any Styrofoam and provide only recyclable or compostable take out containers

**1 of 1** – Offer incentives for people to bring their own mugs and/or bags

**2 of 2** – Have food wastes collected by local farmer, food bank, or

#### **Lodging**

**N of 1** – Use bulk amenities in guest rooms.

**2 of 2** use a front-loading washing machine.

Comments/Suggestions: Washers and dryers are front-loading.

**2 of 2** Use a pool cover when pool is not in use.

Comments/Suggestions: The pool is covered when not in use.

**N of 4** Install programmable thermostats in all guest rooms.

**3 of 3** Have recycle bins in guest rooms.

Comments/Suggestions: All guest rooms have recycle bins.

**3 of 3** – Have a visible guest towel/linen reuse option

Comments/Suggestions: Guest units have signs to encourage towel and linen reuse.

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