

TWO TRAILS

SUSTAINABLE BUILDING CONSULTING
COMMERCIAL | COMMISSIONING | RESIDENTIAL | DEVELOPMENTS



ABOUT US

Why Two Trails?

Two Trails, Inc. is one of the nations premier sustainable building consulting firm established in 2001. We provide sustainable consulting services nationwide for commercial, residential and developments seeking to obtain LEED certification and/or LEED commissioning by USGBC (U.S. Green Building Council), ICC 700 National Green Building Standard (NGBS), Energy Star by the U.S. Department of Energy, & Florida Green Building Coalition (FGBC) certifications.

Two Trails was founded by Drew & Debbie with the goal to set out to change the methodology of conventional building science. We realized that the only way to change the industry was to become the resource for the knowledge on how to implement healthy, sustainable projects. Drew "hung up his hammer" and together we opened one of the first sustainable building consulting firms in the nation.

Drew helped to develop standards for the American Lung Association, National Home Builders Association, Florida Green Building Coalition, and USGBC LEED for Homes by either writing the standard or testing the viability of the standard in the field, Drew was able to provide our firm with a thorough understanding of the science of building sustainable, healthy, environ- mentally conscious, and affordable solutions for the building industry. Two Trails was "green" before "green" was more than a color. Drew Smith is a LEED AP BD+C, was the founding President of the Florida Green Building Coalition and is the first Governor appointed Green Building Commissioner for the State of Florida. Two Trails, Inc. provides hands-on consulting making it easy to achieve certification. We look forward to starting a conversation with you about your project.

COMMERCIAL SERVICES

USGBC LEED CERTIFICATION

- LEED for New Construction & Renovations
- LEED for Schools
- LEED for Core and Shell Development
- LEED for Neighborhood Development



LEED COMMISSIONING & STATE BUILDING CODE COMMISSIONING

- Comm. plan by a registered design professional or agency
- Comm. of the building mechanical, electrical power & lighting systems
- Air distribution system testing, adjusting and balancing
- Air system balancing & Hydronic system balancing
- Functional performance testing



RESIDENTIAL SERVICES

RESIDENTIAL & DEVELOPMENTS

- ICC 700 National Green Building Standard
- USGBC LEED for Homes
- HERS Index & Energy Audits
- Energy Star, Water Star, Indoor airPLUS
- Florida Green Building Coalition



Home Innovation
NGBS GREEN PARTNER™

COMMISSIONING

LEED Commissioning & State Code Commissioning

What is Building Commissioning?

Commissioning is "*a quality-oriented process for achieving, verifying, and documenting that the performance of facilities, systems, and assemblies meets defined objectives and criteria*".

Commissioning is intended to be an all inclusive process for the planning, delivery, verification, and managing risks to critical functions performed in, or by, facilities. Commissioning ensures building quality using peer review and in-field or on-site system performance verification. Commissioning also accomplishes higher energy efficiency, environmental health, occupant safety and improves indoor air quality by verifying that the building components are working correctly and that the Commissioning plan is implemented with the highest efficiency.

Essentially, the commissioning process formalizes the review and integration of all project expectations during planning and design, construction, training and occupancy phases by way of inspections and functional performance testing. This initial commissioning event also becomes the Owner's "baseline of reference" for system operations and functional model of the building.

Who Commissions a Building?

Who actually performs commissioning depends on the owner and the project. Typically, the building owner hires an independent third party to perform commissioning. This individual is often referred to as the commissioning agent (CA).

Those involved in the building commissioning field generally believe the CA should work for the owner and represent the owner's interest. However, there are numerous options. The commissioning agent can work under contract to the construction manager. This works well when the construction manager is independent of the contractor's team. There is interest among architecture and engineering firms to include commissioning as part of their services to help ensure they deliver quality buildings to their clients.

COMMISSIONING CONTINUED

LEED Commissioning & State Code Commissioning

What are the Steps in Commissioning?

The extent of the commissioning process can vary as well as the roles of those involved in the project. Ideally the CA is hired during the predesign phase and is involved through the post-acceptance phase of the construction process. The roles of the CA in each phase of the design and construction process are described below.

Pre-design

The CA, working with the owner, establishes the parameters and expectations for the commissioning process. The CA may have a limited input and review role in this phase.

Design Phase

The CA will outline the scope of design requirements and design intent, describe the systems to be installed, outline the documentation requirements for each party involved in the commissioning process, define subsequent commissioning procedures, and document the process.

Construction Phase

The CA completes the commissioning plan at the beginning of the construction phase. The CA obtains project schedules and gathers and reviews the contractor submittals and operation and maintenance manuals. The CA writes detailed functional performance test plans for each system and piece of equipment involved in the commissioning process. The CA makes site visits to observe construction, noting details that might affect equipment and system performance or operation. He or she coordinates with the various contractors to perform the pre-functional performance tests. The CA oversees all start-up tests and ensures that pre-functional performance tests and checklists are completed and all deficiencies resolved.

Acceptance Phase

Using the functional performance test plans, the CA observes and verifies the proper operation of equipment, systems, and controls per contract documents. He or she verifies that corrective measures are taken, and ensures the presence of complete operation and maintenance manuals. The actual performance testing is usually carried out by the various contractors. The CA oversees this process and may be actively involved. Shortly after the functional performance tests are complete, the CA finishes a commissioning final report, including all documentation, and submits it to the owner.

Training for the building operations staff generally occurs near the end of the acceptance phase or shortly after the building is occupied. The training should be done by the installing contractors, designers, and manufacturers' representatives and may include the CA. The CA should be involved in establishing the training needs of the building operations and maintenance staff and ensuring those needs are met.

Post-Acceptance Phase

Building operations and maintenance staff ensure the proper functioning of the facility's systems, adapt the system to changing occupancy and use, maintain a history of the facility, and document all changes. The CA can be involved in establishing the documentation methods for this phase and in reviewing performance and recommending improvements.

OUR COO

DREW SMITH

COO, Two Trails Inc.

LEED Accredited Professional BD+C
LEED for Homes field agent
CxA – Certified Commissioning Authority
Indoor Air Quality Professional
Energy Rater - Class 3
Certified Green Professional
Green Building Technical Professional
NGBS by NAHB | Verifier
Fortified for Safer Living Inspector
Water Star Inspector
Rater for Florida Green Lodgings Program



INDUSTRY APPOINTMENTS

Governor Appt. as Green Building Commissioner for the State of Florida 2008 – 16
President – Building Industry Assoc. of Manatee/Sarasota 2013-15
NAHB Green Board of Governors 2015-16
NAHB National Director 2008 – 16
NAHB Energy & Green Codes & Standards Subcommittee 2015-16
NAHB Design Committee Member 2013-16
FHBA State Director 2008 - 2015
Vice Chair-Local LEED Chapter Governing Council
Past Chairman - Florida Home Builders Assoc. Green Building Council
Board of Directors - Florida Green Energy Council 2009 - 2015
Trustee - Florida Home Builders Association Foundation
2008 Builder of the Year - Sarasota Building Industry Association
Chairman - Building Industry Assoc. of Manatee/Sarasota 2007-09
Board of Directors for Florida Green Building Coalition 2000 – 07, 2009-15
Sarasota County Liaison for implementation of Green Building Ordinance
Member of Sarasota Home Builders Assoc. Manatee/Sarasota

OUR CEO

DEBBIE
SMITH

CEO, Two Trails Inc.

CGP
NAHB Verifier
GBTP & GBSP
WaterStar Residential and Commercial



Never one to shy away from a challenge, I have helped shape Two Trails into a company that has become a leader for sustainable services. I have been involved in sustainable efforts for over 25 years, it my passion.

I recognized the importance for sustainable education within the building industry. I believe that the key to changing an accepted practice is through education. Achieving a Green Certification on a project is the stepping stone; understanding the reason for obtaining a Green Certification is the Rosetta stone. The sustainable building process does not stop upon achieving a certification; it must be maintained appropriately throughout its lifecycle. This is our legacy to the next generation.

- Board Member Lay Seat for Manatee County Construction Trades Board (4 years)
- Past Chairman for Home Builders Association Manatee/Sarasota Green Council (7 years)
- NAHB Certified Green Professional (since 2008)
- 2010 Sustainable Florida Best Practices Award Finalist
- VIP Woman of the Year 2014-2015 from National Association of Professional Women

WE GAVE THE WORD "GREEN" A NEW DEFINITION



FIRST LEED PLATINUM SCHOOL
IN THE NATION



HIGHEST SCORING LEED
PLATINUM HOME IN THE
WORLD



FIRST LEED PLATINUM
MUNICIPAL BUILDING IN
FLORIDA



CONSULTANTS FOR NAHB NEW
AMERICAN HOME 2011-2017



FIRST NGBS EMERALD HOME
IN FLORIDA



2010 NAHB CERTIFIED GREEN
PROFESSIONAL OF THE YEAR



CONSULTANTS FOR 5 OF 6
HIGHEST SCORING HOMES IN
THE WORLD



LARGEST US AUTO DEALER
AUTONATION'S FIRST LEED PROJECT



FIRST GOLD CERTIFIED HOME
IN FLORIDA



FIRST AUTONATION LEED
DEALERSHIP IN FLORIDA



LARGEST MULTIFAMILY
PROJECT CERTIFIED TO NGBS
GOLD STANDARD



FIRST AUTONATION & FIRST LEED
DEALERSHIP IN ARIZONA

ACCREDITATIONS



USGBC LEED AP BD+C



CLASS 1 ENERGY RATERS



NGBS GREEN VERIFIERS



GENERAL CONTRACTORS



ARCHITECTS



EDUCATION & SPEAKING



PROJECT MANAGEMENT



MARKETING & SALES

CGC024883
CRC057777



Each professional is required to keep all certifications current and up to date according to state or certify agency guidelines.



AFFILIATIONS & ORGANIZATIONS



Building Community Two Trails, Inc. believes that being an active member is important part of joining an organization. All team members are actively involved in their national and local chapters.



GOVERNMENT PROJECTS

LEED CERTIFIED

CITY OF SEMINOLE PUBLIC WORKS OPERATIONS BLD | LEED PLATINUM



This free-standing, one-story building consists of 16,208 GSF, with structural concrete precast wall panels and double tee precast roof with 3 ft. high punch windows with FEMA 361 attributes and grey tinted impact glass. The building houses the Public Works Operations offices, break room and training room. The Operations Component at this building doubles as a First Responders Shelter. The warehouse stores/protects approximately 17 city vehicles and a shop area. The building is designed to a CAT 5 hurricane (156 mph 1- minute sustained wind, 190 mph 3-second gusts) event with redundant emergency systems.

CITY OF SEMINOLE PUBLIC WORKS ADMINISTRATION & EOC | LEED GOLD



This is a free-standing, 4,476 GSF, one-story building with structural concrete precast wall panels and a double tee precast concrete roof, with 3 ft. high punched windows with FEMA 361 attributes and tinted impact glass. The building is designed to a CAT 5 hurricane event (156 mph 1-minute sustained wind, 190 mph 3-second gusts) with redundant emergency systems, and is located above the 500-year Flood Plain. The EOC component of this facility will shelter City emergency management staff during a storm event and become the Center of Operations in a post-storm environment.

GOVERNMENT PROJECTS

PINELLAS COUNTY EMERGENCY RESPONDERS BLD. | LEED GOLD



The PWERB is designed to withstand a CAT 5 event (156 mph 1-minute sustained wind, 190 mph 3-second gusts) and is located above the 500-year Flood Plain. The structure is a 2-story building with tilt-wall concrete precast wall panels and a flat concrete composite roof, with 3 ft. high strip windows or punched windows with FEMA 361 attributes and green tinted impact glass.

LEED CERTIFIED

PINELLAS COUNTY VEHICLE BLD LEED SILVER

The Vehicle Storage Building (VSB) is a 1-story metal building consisting of 10,864 GSF and is designed to withstand a CAT 5 event (156 mph 1-minute sustained wind, 190 mph 3-second gusts) and is located above the 500-year Flood Plain. The use of this building is for Warehouse/Storage and to house/protect approximately 32 County vehicles.



A FEW

RESIDENTIAL PROJECTS

2015 NEW AMERICAN HOME



2014 NEW AMERICAN HOME



2013 NEW AMERICAN HOME



2012 NEW AMERICAN HOME



POWER HAUS



2020 ALTON RD



LOTUS ON ORANGE



TIP TOP HOUSE

GOVERNMENT PROJECTS

PROJECT	CERT LEVEL	SQUARE FEET	PROJECT COST
CITY OF SEMINOLE PUBLIC WORKS & OPERATIONS	LEED PLATINUM	17,229	\$2,000,000
CITY OF SEMINOLE PUBLIC WORKS & EOC	LEED GOLD	6,222	\$1,000,000
PINELLAS COUNTY PUBLIC WORKS EMERGENCY RESPONDERS BLD	LEED GOLD	86,686	\$30,346,462
PINELLAS COUNTY VEHICLE & WAREHOUSE BLD	LEED SILVER	10,846	\$5,000,000
SARASOTA COUNTY GULF GATE LIBRARY	LEED SILVER	20,000	\$7,500,000
WAUCHULA ARMORY	LEED PENDING	26,262	\$2,000,000

COMMERCIAL PROJECTS

PROJECT	CERT LEVEL	SQUARE FEET	COST
AUTONATION MERCEDES BENZ OF SARASOTA	LEED CERTIFIED	54,450	\$8,500,000
AUTONATION BMW OF TUCSON	LEED SILVER	43,690	\$6,000,000
AUTONATION HYUNDAI OF CORPUS CHRISTI	LEED CERTIFIED	26,410	\$4,700,000
AUTONATION MERCEDES BENZ OF MARIETTA	LEED PENDING	56,240	\$8,500,000
AUTONATION MERCEDES BENZ OF WESLEY CHAPEL	LEED PENDING	45,091	\$7,000,000
AUTONATION BMW OF WESTMONT/CHICAGO	LEED PENDING	60,699	\$10,000,000

COMMERCIAL PROJECTS

PROJECT	CERT LEVEL	SQUARE FEET	COST
LEARNING GATE COMMUNITY SCHOOL	LEED PLATINUM	10,000	\$1,200,000
FLORIDA CENTER FOR CHILD & FAMILY DEVELOPMENT	LEED CERTIFIED	10,000	\$1,281,305
ROLLINS COLLEGE STRONG HALL	LEED CERTIFIED	10,000	\$2,500,000
ST. PETERSBURG COLLEGE COLLEGE OF BUSINESS	LEED PENDING	68,800	\$26,000,000
ST. PETERSBURG COLLEGE MIDTOWN CENTER	CX PENDING	49,756	\$12,750,000
MOTE MARINE TROPICAL RESEARCH CENTER	LEED PENDING	13,824	\$5,136,000
UNIVERSITY OF SOUTH FLORIDA ST. PETERSBURG COLLEGE OF BUSINESS	LEED PENDING	68,880	\$24,000,000

COMMERCIAL PROJECTS

PROJECT	CERT LEVEL	SQUARE FOOT	COST
355 NORTH ORANGE, LLC	LEED GOLD	25,000	\$859,000
GATEWAY BANK	LEED CERTIFIED	60,544	\$1,200,000
KYRA INFOTECH	LEED CERTIFIED	6,000	\$537,000
ST. PETERSBURG COLLEGE COLLEGE OF BUSINESS	LEED PENDING	68,800	\$26,000,000
DEW EUROCARS	LEED SILVER	14,895	\$3,000,000
TOYOTA OF LAKEWOOD RANCH	LEED CERTIFIED	73,400	\$10,000,000
KIDS R KIDS	LEED CERTIFIED	12,500	\$1,752,569

COMMERCIAL PROJECTS

PROJECT	CERT LEVEL	SQUARE FOOT	COST
ENZYMEDICA	LEED GOLD	35,169	\$1,443,886
FISHHAWK STARLING CLUB	LEED GOLD	7,994	\$1,500,000
STARLING FISHHAWK INFORMATION CENTER	LEED SILVER	3,433	\$821,200
FISHHAWK RANCH LAKEHOUSE	LEED SILVER	3,246	\$1,731,500
ENZA ZADEN	LEED PENDING	3,390	\$1,000,000
NIKE STORE - TAMPA	LEED GOLD	14,200	\$1,847,198
NIKE STORE - LUBBOCK	LEED GOLD	11,973	\$1,804,364

COMMERCIAL PROJECTS

PROJECT	CERT LEVEL	SQUARE FEET	COST
SEABOURN COVE	NGBS GOLD	410,400	\$78,500,000
CRESCENT BAYSHORE	FGBC - HIGHRISE	651,442	\$32,696,248
CRESCENT CROSSTOWN	LEED CERTIFIED	6,890	\$570,000
CRESCENT CENTRAL STATION	FGBC - HIGHRISE	299,270	\$56,000,000
CONVERSE STORE - SOUTHAVEN	LEED PENDING	3,500	\$479,622
CONVERSE STORE - TAMPA	LEED PENDING	3,800	\$520,732
CONVERSE STORE - AUBURN	LEED PENDING	3,600	\$525,832
CONVERSE STORE - KANSAS CITY	LEED PENDING	3,700	\$490,765
CONVERSE STORE - WILLIAMSBURG	LEED PENDING	3,600	\$477,792
CONVERSE STORE - WOODBRIDGE	LEED PENDING	3,800	\$530,992

AURORA AWARDS

Design Competition of the Southeast Building Conference



2015

2 Golden Aurora Awards
9 Grand Aurora Awards
23 Aurora Awards
People's Choice Award



2014

1 Golden Award
3 Best of State Aurora Awards
14 Grand Aurora Awards
31 Aurora Awards



2013

10 Grand Aurora Awards
27 Aurora Awards



2012

1 Golden Aurora Award
2 Best of State Aurora Awards
10 Grand Aurora Awards
19 Aurora Awards



2011

35 Aurora Awards



2010

6 Grand Aurora Awards
12 Aurora Awards



2009

11 Grand Aurora Awards
35 Aurora Awards



2008

5 Grand Aurora Awards 2 Golden Aurora Awards
4 Aurora Awards



2007

1 Grand Aurora Award
3 Aurora Awards



2006

3 Grand Aurora Awards
3 Aurora Awards



1990

1 Aurora Award – Best Builder

CLIENT STATEMENTS



PHIL KEAN – PHIL KEAN DESIGNS & WAYCOOL HOMES

"We have this great ability to communicate with Drew and his knowledgeable team. We have worked with them on every project and they have not let us down."



NATHAN CROSS – NWC CONSTRUCTION

"The market trend is to build green. A lot of building green is building good. Good building practices is 50% of building green. I also believe building green is leaving the world a little better place than we found it for us and our children."



PRIVATE CLIENT

"Bottom line, certification or not, we have a better built house because we have someone that understands building. Two Trails understands construction techniques not just how to certify."

CONTACT US



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General Liability | Workers Compensation | Vehicle Insurance Documents
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