

Christin Kappel

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Principal and Owner, Simply Sustainable, LLC.

April 2010 – Present

Owner and operator of a WBE certified company specializing in consulting and verification services for the LEED Homes, National Green Building Standard and Energy Star programs, with an extensive background in affordable housing. Use prior education and experiences to enhance the built community of affordable and market rate multifamily projects across the Midwest.

Responsibilities include:

- Work as a consultant, Green Rater, Verifier and LEED AP Homes for multiple LEED for Homes and NGBS affordable and market rate housing projects, while continuously working on and seeking new projects and clients.
- Consulting with clients on their desire to build green, balancing my education and experience with their comfort level in the market to design and build to incorporate green strategies.
- Work with project teams, construction crews and subcontractors to facilitate, teach, and train through charrettes and meetings as well as complete required paperwork as part of reputable rating systems.
- Attend and speak at client's company meetings and state wide conferences to spread awareness of rating systems and resource conservation.
- Constantly learning, self-taught and through courses and conferences to stay knowledgeable relevant in an ever changing field.

Director of Sustainability, The Architecture Studio, Inc.

June 2005- February 2012

Head consultant and project manager for green affordable and market rate housing projects. Used experiences and took advantage of market shifts to become knowledgeable about sustainable design and building and became familiar with Energy Star, National Green Building Standard, Green Communities and LEED rating systems. Took seminars and studied independently to become a LEED Accredited Professional v2.2 in October of 2008, and advanced testing to become LEED for Homes Accredited Professional in March of 2009. Also completed training and testing to become a LEED for Homes Green Rater and NAHB Green Building Standard Verifier for large multi-family projects across the state.

Education:

Purdue University, West Lafayette Indiana

December 2004

Bachelors of Science in Computer Graphics Technology – Construction Graphics

Additional Skills:

- Extensive experience working within the requirements of Section 42, Qualified Allocation Plans and other federal and state grants and funding sources including HOME, FHLBI and LIHTC
- Intermediate crossover knowledge of electrical, plumbing and HVAC systems and design

Memberships:

USGBC Indiana Chapter, Elected Board of Directors Vice Chair - Current

USGBC Indiana Chapter, Elected Board of Directors Secretary – January 2012 - December 2014

USGBC Central Indiana Branch, Member – Officer Committee, June 2010

USGBC National Silver Level Member – Simply Sustainable LLC, 2012 - Current

NAHB National Green Building Standard Verifier – September 2009, Current

Significant Projects:

LEED AP Homes Consultant

- Liberty Place Duplex Apartments, Linton Indiana, 20 unit affordable – LEED for Homes Silver Spring 2011
- Liberty Place Townhomes, Linton Indiana, 5 unit affordable – LEED for Homes Gold Spring 2011
- Habitat for Humanity Builds LEED, Indianapolis Indiana – LEED for Homes Platinum Spring 2011
- Lynhurst Park Apartments Phase II, Indianapolis Indiana, 8 unit affordable – LEED for Homes Silver Summer 2010
- Spicewood Gardens Apartments, Sheridan Indiana, 26 unit affordable – LEED for Homes Silver Spring 2010
- Plum Tree Gardens Apartments, Noblesville Indiana, 6 unit affordable – LEED for Homes Gold Spring 2010
- Country Trace Apartments, Palmyra Indiana, 5 unit affordable – LEED for Homes Certified Spring 2009

Green Rater

- Brentwood Greene, Kokomo Indiana, 60 unit affordable project – LEED Gold Summer 2012
- Anderson Crossing, Valparaiso Indiana, 90 unit affordable rehabilitation project – LEED Gold Summer 2014
- Katz Residence, Fort Wayne Indiana, single family – LEED Gold expected Fall 2015
- Commons at Springmill Road, Westfield Indiana, 72 unit multi-family – LEED Gold Spring 2013
- Lafayette Landing, Indianapolis Indiana, 72 unit multi-family – LEED Gold Spring 2014
- Commons at Wynne Farms, Brownsburg Indiana, 72 unit multi-family – LEED Gold Spring 2013
- Purdue Solar Decathlon InHome, West Lafayette Indiana, single family – National Green Building Standard Gold Certified Fall 2012
- RomWeber Flats, Batesville Indiana, 68 unit multi-family rehab – LEED Silver Fall 2012
- Habitat for Humanity of Greater Indianapolis, Park Avenue LEED Home as part of the first LEED for Neighborhood Development project in Indiana, Mapleton Fall Creek – LEED Gold Fall 2012
- Habitat for Humanity of Greater Indianapolis, Oriental Avenue LEED Home – LEED Platinum Fall 2010
- Spicewood Gardens Apartments Phase 2, Sheridan Indiana, 26 unit affordable – LEED Silver Summer 2012
- Pebblebrook Apartments, Noblesville Indiana, 9 unit affordable – LEED Gold Fall 2012
- First Devington Apartments, Indianapolis Indiana, 72 unit affordable – LEED Silver Spring 2014
- Kingston Square, Kokomo Indiana, 72 unit affordable – LEED Silver Spring 2014
- Lincoln Apartments, Indianapolis, 75 unit affordable – LEED Gold Summer 2014
- McKinley School Apartments, Logansport, 36 unit affordable – LEED Gold Fall 2014
- Prince Street Cottages, Princeton, 36 unit affordable – LEED Silver Spring 2015
- Warren Village, Terre Haute, 111 unit affordable – LEED Silver Fall 2014
- Glenn Howard Apartments, 68 unit affordable – LEED Gold Fall 2014
- Penn Place Apartments – LEED Gold and NGBS Gold expected Fall 2015
- Clifton Square Apartments – LEED Gold Spring 2015
- Historic Greensburg Square Apartments, 4 building rehab – LEED Gold expected Summer 2015
- Cine Theater, Linton – National Green Building Standard Rehab Silver, expected Spring 2015
- Crawford Apartments, Bloomington Indiana – LEED Platinum Spring 2014

Spicewood Phase 1 and 2 – Sheridan Indiana

Spicewood Gardens Apartments phase 1 in Sheridan Indiana is a 26 unit project elderly affordable project developed by Hamilton County Area Neighborhood Development with the help of Milestone Ventures. Phase 1 included energy efficiency items like Energy Star rated appliances, heating and cooling equipment and tankless water heaters. Utility data tracking for the first 12 months of occupancy shows these units save an average of 33% in electricity usage over the HUD allowance and 22% over code usage.

Phase 1 was certified LEED Silver in April of 2011 and phase 2, 26 more units, completed construction in September of 2012 and were also certified LEED Silver upon certification the summer of 2012.

Work completed on this project:

1. Assisted design team in meeting QAP, Energy Star and LEED goals.
2. Educate and train team members and builders/subcontractors on how to properly install required items in order to ensure adherence to project promises.
3. Review plans for completion and detail.
4. On site review, verification services and submittals for the LEED for Homes program.
5. Review actual energy usage and analyze based on modeled and assumed usage.



Habitat for Humanity LEED Homes – 9th Street LEED Platinum and Park Avenue LEED Gold

Habitat for Humanity of Marion County reached out to the local USGBC chapter and the residential green building group for assistance in design and construction to build their first LEED home in Indiana on 9th street. Many upgrades were donated by participating groups, such as tankless water heater, Energy Star appliances and lighting fixtures, on top of their requirement for Energy Star certification. Their first project certified LEED Platinum in the fall of 2010, and their second project completed in the fall of 2011 will certify this fall.

Work completed on this project:

1. Assisted design team in defining project goals and implementation procedures for the Energy Star and LEED for Homes program.
2. Educate and train team members and builders/subcontractors on how to properly install required items in order to ensure adherence to project goals.
3. Review plans for completion and detail.
4. On site review, verification services and submittals for the LEED for Homes program



Brentwood Greene Apartments – Kokomo Indiana

Brentwood Greene is a 60 unit 3 story elderly development in Kokomo Indiana completed the summer of 2011 and was certified LEED Gold. High insulation values and advanced air sealing measures contributed to an average HERS score of 76 and below. Due to the success of Brentwood Greene this client also used the LEED for Homes program for their 92 unit, 8 building rehab project in Valparaiso.

Work completed on this project:

1. Led a full day charrette to assist the design team on implementing Energy Star and the LEED for Homes program requirements.
2. Educate and train team members and builders/subcontractors on how to properly install required items in order to ensure adherence to project goals.
3. Review plans for completion and detail.
4. On site review, verification services and submittals for the LEED for Homes program





May 29th 2013

Thank you for the opportunity to bid on your upcoming project in Vernon Hills Illinois. I look forward to the chance to work with you and your team to develop outstanding housing for your residents.

Simply Sustainable LLC. is a WBE certified, sustainability consulting and verification company I started in 2010. I started Simply Sustainable LLC. to fill a need in the affordable housing market in the Midwest for qualified and educated green professionals to assist design and construction teams in meeting federal and state funding requirements including but not limited to programs such as LEED for Homes, LEED Midrise, Energy Star and National Green Building Standard. I used my education and experience in design and green building strategies and programs to help teams not only meet their performance goals, but also to create attainable goals and stay within budget, while providing truly affordable housing for seniors, veterans and families across the Midwest. My services include consulting during the application, predevelopment, design and construction process as well as submittal and plan review, on site verification visits, team meetings, charrette facilitation, trainings, performance testing, and document review and completion for compliance purposes.

I have a firm belief that in order for housing to be truly affordable utilities also have to be affordable. With utility prices ever rising and the second leading cause of foreclosures in the U.S. it is more important than ever to design and build homes tenants can afford to live in and owners can afford to operate and maintain. I bring my passion about conservation and sustainable design and construction to the table on all my projects and help teams make educated and thoughtful decisions specific to each project, while keeping their goals and budgets in mind.

I believe my unique background and experience make me an ideal team member. I have extensive design experience in affordable housing and that experience has turned into a career in helping developers and teams successfully meet their design development goals. I have also successfully managed more LEED Homes projects than anyone else in the state and have been proud to be an active participant in the first affordable LEED Certified, Silver, Gold and Platinum projects in the state. Given the opportunity I know I can assist in making your upcoming project a success.

Thank you for this opportunity and I look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read 'CKappel', is written in a cursive style.

Christin Kappel, Simply Sustainable LLC.