



SUSTAINABLE
BUILDING
CONSULTING



WE GAVE THE WORD "GREEN" A NEW DEFINITION

Our clients have stressed how much they appreciate our ability to incorporate practical solutions into projects. We always look at the budget the client wants to work within when we are suggesting methods for achieving the clients desired sustainability. We are here to support you to get your project done on time, within budget, and with practical solutions.

**Preferred provider for the
International Builders show
New American Home since
2011**

AutoNation Mercedes-Benz
of Sarasota | LEED Certified



WE HAVE DONE THIS SINCE 2001

Established in 2001, Two Trails Inc. is one of the nation's premier sustainable building consulting firms. We provide sustainable consulting services nationwide for commercial, commissioning, residential, multi-family and developments seeking a third party verifying service or project consulting.

OUR SERVICES

Our services cover new construction or a major renovation; includes New Construction, Core & Shell, Government Contracts, Schools, Retail, Hospitality, Data Centers, Warehouses & Distribution Centers, Healthcare, Developments & Residential.



COMMERCIAL

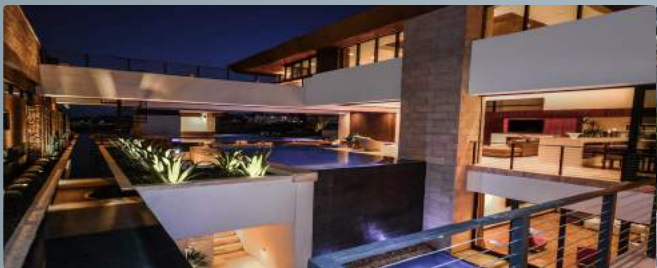
We provide multiple USGBC LEED tracks.

- Building Design + Construction
- Interior Design + Construction
- Building Operations + Maintenance

COMMISSIONING

A quality-oriented process for achieving, verifying, and documenting the performance of facilities, systems, and ensures assemblies meets defined objectives and criteria.

- USGBC LEED Commissioning
- State Building Code Commissioning



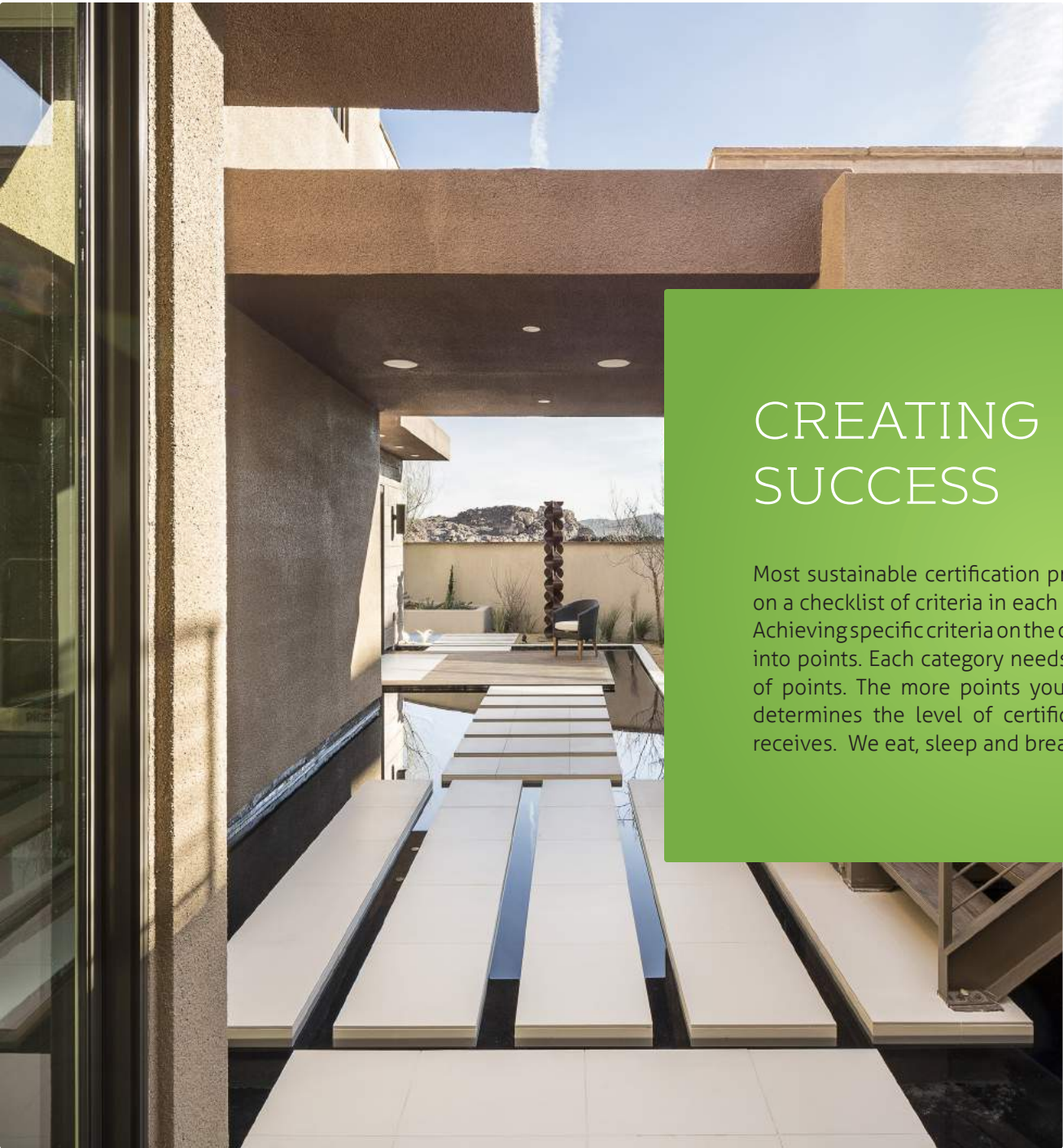
RESIDENTIAL

- ICC 700 National Green Building Standard (NGBS)
- USGBC LEED for Homes
- Energy Star/Indoor airPLUS/Water Star
- HERS Index/Energy Audits
- Florida Green Building Coalition (FGBC)

MULTI-FAMILY & DEVELOPMENT

Apartments, multi-family, and full site development. There is a certification for your project.

- ICC 700 National Green Building Standard (NGBS)
- USGBC LEED for Developments



CREATING SUCCESS

Most sustainable certification programs are based on a checklist of criteria in each resource category. Achieving specific criteria on the checklist translates into points. Each category needs a certain amount of points. The more points your project receives determines the level of certification the project receives. We eat, sleep and breathe points!



**Pinellas County
Emergency Responders
Building. Designed
to withstand a CAT 5
event (156 mph 1-minute
sustained wind, 190 mph
3-second gusts)
LEED Gold**

MAKING IT HAPPEN

- First LEED Platinum School in the Nation
- First LEED Platinum Municipal Building in Florida
- First NGBS Emerald Home in Florida
- 5 out of 6 Highest Scoring LEED Homes in the World
- Highest Scoring LEED Platinum Home in the World
- NAHB New American Home & Remodel Home 2011-2019
- 2010 NAHB Certified Green Professional of the Year
- 2016 Home Innovation NGBS Green Partner of Excellence
- 2008, 2010-2013 FGBC Certifying Agent of the Year



Power Haus
2011 USGBC LEED for Homes
Outstanding Single Family Project
LEED Platinum

TALK TO OUR ADVISORS

We believe in the process of overdelivering. Most projects we work on achieve one higher than anticipated level of certification.

Do you like to over achieve like us? Then you need to work with us and have your project really excel and achieve multiple certifications on the same project.

MAKING EVERY STEP COUNT

Getting us involved early in the process helps achieve easy points in the design phase. No matter what stage the project is in we will find the points it deserves.

Having everyone on the same page is crucial. We take the time to communicate with all parties involved, such as helping subcontractors quickly come up to speed. Everyone's contribution is important in achieving a sustainable project.



OUR PRINCIPAL DREW SMITH HAS ADVICE YOU CAN COUNT ON

- Governor Appointment as Green Building Commissioner for the State of Florida 2008-Present
- Chairman Florida Building Commission Energy Technical Advisory Committee 2014-Present
- NAHB Green Board of Governors 2015-Present
- NAHB National Director 2008-Present
- NAHB Energy & Green Codes Standards Subcommittee 2013-Present
- NAHB Design Committee Member 2013-2015
- FHBA State Director 2008-Present
- Manatee-Sarasota Building Industry Association President 2014
- Past Chairman-Local USGBC Chapter Governing Council
- Past Chairman - Florida Home Builders Association Green Building Council
- Trustee - Florida Home Builders Association Foundation
- 2008 Builder of the Year - Sarasota Building Industry Association
- Chairman - Manatee - Sarasota Home Builders Association Green Building Council 2007-2009
- Founding President of Florida Green Building Coalition (FGBC)
- Board of Directors for Florida Green Building Coalition 2000-2007, 2009-2015
- Sarasota County Liaison for implementation of Green Building Ordinance
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- Sarasota County Liaison for implementation of Green Building Ordinance
- Member of Sarasota Home Builders Association Manatee/Sarasota

**2014 NAHB New
American Home | NGBS
Emerald, LEED Platinum,
Energy Star**

WHAT OUR CLIENTS ARE SAYING

An exceptional reputation is very important to us. We want your experience working with our team to be a good one and ensure a sustainable project is a positive outcome.



PHIL KEAN · PHIL KEAN DESIGNS

"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."



TWO TRAILS 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."

AURORA AWARDS

The Aurora Awards is a competitive award competition held during Southeast Builders Conference (SEBC). Florida Home Builders Association (FHBA) sponsors the Award competition, one of the largest associations of it's kind. The Aurora Award design competition is presented to outstanding builders, planners, architects, developers, designers, and interior merchandisers within a twelve state southeastern and eastern Caribbean region.



Our client projects have won over 350 Aurora Awards. In 2015, two of our projects tied for the top Golden Aurora Award.



**2015 Golden Award Project
Lotus on Orange**

CUTTING EDGE RESIDENTIAL PROJECTS

Two Trails is proud to be a part of the International Builders Show showcase home projects known as The New American Home. Two Trails donates it's services to work with the building partners and suppliers in order to certify the home to ICC700 National Green Building Standard as well as other national sustainable certifications. The home represents a showcase of working building concepts, sustainable concepts and the latest building products. The home is designed to be a plethora of ideas that builders and homeowners can see and implement one or many ideas into their projects.



A FEW OF OUR COMMERCIAL PROJECTS

GOVERNMENT PROJECTS

CITY OF SEMINOLE PUBLIC WORKS & OPERATIONS
 CITY OF SEMINOLE PUBLIC WORKS & EOC
 PINELLAS COUNTY PUBLIC WORKS EMERGENCY RESPONDERS BLD
 PINELLAS COUNTY VEHICLE & WAREHOUSE BLD
 SARASOTA COUNTY GULF GATE LIBRARY
 WAUCHULA ARMORY

EDUCATION/RESEARCH PROJECTS

LEARNING GATE COMMUNITY SCHOOL
 FLORIDA CENTER FOR CHILD & FAMILY DEVELOPMENT
 KIDS R KIDS
 ST. PETERSBURG COLLEGE COLLEGE OF BUSINESS
 ROLLINS COLLEGE STRONG HALL
 ST. PETERSBURG COLLEGE MIDTOWN CENTER
 UNIVERSITY OF SOUTH FLORIDA ST. PETERSBURG COLLEGE OF BUSINESS
 MOTE MARINE TROPICAL RESEARCH CENTER

AUTOMOTIVE PROJECTS

AUTONATION MERCEDES BENZ OF SARASOTA
 AUTONATION BMW OF TUCSON
 AUTONATION HYUNDAI OF CORPUS CHRISTI
 AUTONATION MERCEDES BENZ OF MARIETTA
 AUTONATION MERCEDES BENZ OF WESLEY CHAPEL
 AUTONATION BMW OF WESTMONT/CHICAGO
 TOYOTA OF LAKEWOOD RANCH
 DEW EUROCARS

MULTI-FAMILY PROJECTS

SEABOURN COVE
 CRESCENT CROSSTOWN
 CRESCENT BAYSHORE
 CRESCENT CENTRAL STATION

COMMERCIAL PROJECTS

355 NORTH ORANGE, LLC
 GATEWAY BANK
 KYRA INFOTECH
 ENZYMEDICA
 FISHHAWK STARLING CLUB
 STARLING FISHHAWK INFORMATION CENTER
 FISHHAWK RANCH LAKEHOUSE
 ENZA ZADEN
 NIKE STORE-TAMPA
 NIKE STORE-LUBBOCK
 CONVERSE STORE-SOUTHAVEN
 CONVERSE STORE-TAMPA



EXPERIENCE YOU CAN RELY ON

With over 400 certified and pending LEED projects and 3000+ NGBS/Energy Star/FGBC projects you can be assured we have seen it all and will get your project on the right track.



LET US GUIDE YOU



**Drew Smith, COO &
Debbie Smith CEO
of Two Trails, started the
business in 2001.**

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 they opened one of the first sustainable building consulting firms in the nation.

Drew helped to develop standards for the American Lung Association Health House, 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

Best Regards,

**Drew & Debbie Smith
COO and CEO of Two Trails**

a thorough understanding of the science of building sustainable, healthy, environmentally conscious, and affordable solutions for the building industry. Two Trails was “green” before “green” was more than a color. Drew is a LEED AP BD+C and the first Governor appointed Green Building Commissioner for the State of Florida. He also was the founding President of the Florida Green Building Coalition.

Debbie has shaped Two Trails into a company that has become a leader for sustainable services. Early on she recognized the importance for sustainable education within the building industry. She believes that the key to changing an accepted practice is through education. 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.



TWO TRAILS INCORPORATED

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