

## Writing Sustainability Specs With Deltek's Camp Boyd | Transcript

Introduction ([00:02](#)):

Welcome to Green Building Matters. The podcast that matters for green building professionals learn insight in green buildings. As we interview today's experts in LEED and WELL. We'll learn from their career paths, war stories and all things green because green building matters and now our host and yes, he has every LEED and WELL credential. Here's Charlie Cichetti.

Charlie ([00:33](#)):

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Charlie ([01:01](#)):

Hi everyone. Welcome to the next episode of the green building matters podcast. I'm your host, Charlie Cichetti and today we're interviewing Camp Boyd. Who's actually here in the Atlanta area. That's where I'm at and she's a sustainability specialist at Del Tech, actually a Fitwell ambassador, Elite AP, ID posi, a WELL AP even used to be a LEED reviewer at one time. Camp, welcome to the podcast. Thanks. Happy to be here. Well, we know some wild times we'll get into that in a little bit, but I always like to ask my guests, take us back. Where'd you grow up and where'd you go to school?

Camp ([01:34](#)):

Sure. I am from a little town in the Texas Hill country called Kerrville. It's about an hour Northwest of San Antonio. Grew up there and went to Texas A&M for college and where I studied architecture. So that's where I got my start.

Charlie ([01:50](#)):

Love it. So is that kind of more rural? What's the closest major city there in that part of Texas?

Camp ([01:59](#)):

San Antonio, about an hour away is probably the closest. Yeah, it's pretty, it's a pretty small town. There's a bunch of small towns right there. Probably the most famous one is Fredericksburg. A lot of people know that it's kind of a cute little German town, about 20 minutes away.

Charlie ([02:15](#)):

Yeah. Actually one of my colleagues at GBS lives just outside of Fredericksburg and you wouldn't know it, they have the huge Naval museum there, Nimitz. My elementary school in Kerrville was Nimitz Elementary. For those that haven't been to that part of Texas, they call it Hill country. A lot of wineries that have popped up and it's really a lot of fun. Yeah. It's a great area. It was a wonderful place to grow up, but there's still a lot of wonderful natural areas and it's beautiful. So, Texas A & M, you got a bachelor of environmental design architecture. So tell us did you want to be an architect? When did sustainability stores pop off? Tell us about that.

Camp ([02:56](#)):

Sure. When I went to college, architecture was obviously one of the things I was thinking about. I was also thinking about zoology, but I went ahead and went with architecture and figured I'd try it out. It's sort of easier to get into architecture from the get-go then try to get in later because it's so specific. Fortunately, I loved it and stuck with it. As far as sustainability, I'd always been pretty environmentally minded. My parents actually were. My mom was very intense about recycling and conservation and stuff like that. I happened to luck out at A & M that Pliny Fisk came from UT from A & M while I was a student and I ended up studying under him and we really clicked. He became my mentor and of course, he's one of the original sustainability guys in the country. I learned so much from him and it really shifted my focus completely

from that traditional design architecture route to full on sustainability focused.

Charlie ([04:02](#)):

I love it. I love mentors and someone that not just influenced you, but kind of inspired you to, Hey, you might want to consider this. Is there anyone else Camp along the way you would call a mentor?

Camp ([04:15](#)):

I've worked with some great, some great people throughout the years, but I think Pliny. And then of course his wife, Gail Vittori has been chair of the US Green Building Council and has been very involved in the industry for a long time. I was really fortunate to meet them when I was like 20 years old. My class, our different studio classes and whatnot, we would go out to their place outside of Austin, the senator for maximum potential building systems and see all the work that they were doing. I learned so much from both of them and have been fortunate to stay in touch some over the years. I think those have been my two biggest influencers still.

Charlie ([04:57](#)):

It's amazing. Actually, we had Gail on the podcast not too long ago. So for others that want to learn more about that part of Austin, you've got to go and listen to Gail's podcast. So, okay. So talk about the career path then. You graduate and what were some of those early jobs you had?

New Speaker ([05:17](#)):

I graduated and I knew I didn't want to go and work for a traditional firm and do designing, kind of do that basic CAD work that you usually do as an early days architect. I was exploring, I was looking around and LEED and green buildings were really starting to grow in Texas. At that point, I got my first job actually as a total fluke, my father had sent me an article from the San Antonio Express News about a woman who had started a firm, Elite Consulting Firm in San Antonio. It was the first LEED

consulting firm. She actually didn't have a background in architecture. I can't remember, right. I think she was a journalism major or something like that at Emory, funny enough and ended up in San Antonio, started this firm and I just called her. I called her out of the blue one day and I said, I know you were just starting up. I just wanted to talk to you and get some advice and see where I should look wanting to go this direction with my career. She said, okay, I will be happy to talk to you. I'm not looking to hire anyone right now, but let's meet for coffee one day. I went and met her for coffee and we talked for a couple of hours and she ended up despite not having a job for me or so we thought, she ended up offering me a job.

Charlie ([06:42](#)):

No, I love that story. It's so important, you're not really saying hey, I want to pick your brain but I really respect you and I'd like to get some advice. The next thing you know, it's like, well, what can we do together? So really cool how you got that start there. That was when LEED was really picking up and you were on some early LEED projects.

New Speaker ([07:04](#)):

LEED, it started to pick up a lot, as far as in the Texas market, it started to pick up a lot in Austin. They were kind of ahead of the curve. San Antonio and Austin are extremely close together so things start to trickle down. We started to see it really growing in the San Antonio market. So it was cool I was on a lot of those early jobs and some of the higher profile ones. I know the Pearl Brewery in San Antonio has gotten a lot of attention. I was the LEED consultant on several of the projects in that development, which was really cool. A great mixed use development repurposed from this abandoned facility right as you head into downtown San Antonio that had kind of been an eyesore forever and there we were bringing it back. So that was really fun and I just did a lot of different office spaces and it was fun to be there in the early days and work with a lot of these people who were excited about leading green buildings, but didn't really know a lot about it yet. So it was cool to be able to help educate some of the architects and

contractors and engineers in the area. Of course now San Antonio has a ton of LEED certified spaces.

Charlie ([08:22](#)):

I've been there. It's amazing. Then tell us more consulting and then actually you did some time with GBCI on the LEED reviewer side. How did that come about?

Camp ([08:35](#)):

That was really cool. I've been working in consulting for a while. I had actually moved to Jacksonville, Florida, which is not the biggest green building market. I was still doing some work mostly back in Texas remotely and things like that. I had a couple kids during that period when I decided that instead of kind of trying to do the consulting thing on my own, I wanted to go back to something full-time and GBCI has been hiring remote workers forever which at the time wasn't as common practice as it is now. So I applied and it was actually really funny because it takes a while. Sometimes those reviews take awhile and the whole process with hiring Dixwell, too. I had actually thought that I didn't get the job and kind of out of the blue, maybe two, three months after I had applied, I got a call for an interview. That was really exciting. It was a fantastic experience. It was really cool to go from the consultant side to the reviewer side and see one, it was just amazing to see all the projects that come in and the different types of projects. I reviewed projects from all over the world, Europe, the middle East, South America, of course all over the US, Canada and Mexico as well. And then just to sort of learn after having done the documentation for so many years, being on the other side and learning kind of specifically what to look for in the documentation, like getting that training of exactly what, what some of these key things are that they look for right off the bat. It was really neat.

Charlie ([10:21](#)):

It's a great experience. I've got some colleagues that were reviewers and it was a great experience. Okay, let's fast forward to today. We're

kind of talking about a career path. So tell us more about the specifications world and even what you're doing with Deltek and how that journey has been.

Camp ([10:38](#)):

Absolutely. It has been interesting. I will be honest. I worked on specifications some as a consultant, but I didn't have a background as an actual specifications writer, but I did have a little bit of a background in it and Deltex although the time MasterSpec, which is actually the entity that I worked for was owned by Avitru , which was then bought by Deltec. Deltec what we do is we manage masters that content for the American Institute of architects. And they brought me on board to look at the sustainability content and Master Spec. Master Spec is used by a huge majority of the architects in the United States for their specifications writing. There's been some content for LEED green Globes IGCC for a while, but they didn't have anybody specifically dedicated to it.

Camp ([11:39](#)):

They brought me in to sort of look at what we had looked at where we needed to go. So the last couple of years, that's what I've been working on is growing that content. We have now released LEED before specifications content. We are about to release LEED the 4.1 specifications content. When I saw an ashtray 189.1 combined we came up with that. We're working on the content for the newly updated Green Globes because they did a massive update last year. I don't think they had done an overhaul of the system in several years. So we're looking at that. We're looking at how to incorporate WELL into specifications, which is an interesting endeavor because of what WELL focuses on. It's not quite as easy as some of the materials specifications, things that you can kind of plug in from LEED. So, WELL, FITWell, I'm developing content for Cal Green since California's such a huge market. Yeah. We're really trying to get this content developed and available to architects throughout the country to make green building a little bit more accessible for everybody.

Charlie ([12:51](#)):

It's fantastic. I've got more to go with there, but let's look back now. Okay. What are some of your proudest achievements?

Camp ([12:59](#)):

Oh, wow. My proudest achievements, I've done some very cool projects. I will say one that always kind of comes to mind when people ask me about specific project work is a huge resort outside of San Antonio that they decided after they'd poured the foundation that they wanted to get LEED certification. So we had to go in and kind of backtrack and really work with all the different members of the team. It was pretty intense to try to go back and try to recover all the documentation that we would need but we did pull it off. So that was pretty cool. I mean, professionally, I've had a lot of great experiences working on a lot of different cool projects. I've had the opportunity to work with some really interesting people. So yeah. I mean, there's a lot, there's a lot out there.

Charlie ([13:51](#)):

No, I mean, you've done quite a bit and I love all the credentials too. So tell us a little bit about some of those credentials, FitWell and WELL, obviously with the healthy building movement, now, the pandemic pandemic response, but, LEED AP, ID plus C, maybe you had a knack for interiors, but credentials helped you along the way. Has that been important? Validating?

Camp ([14:12](#)):

They really have. They've been a big help for me. I started out with the old LEED AP before there were the designations back in, I think it was 2008. I got that. So, I have that and then with the new system you had to kind of pick which way you wanted to focus. So I did the, the BD and C, the building design and construction. I decided to go in a couple of years later and get the interior design and construction. I've done a lot of work as a consultant and I did a lot of work as a reviewer actually as well with, uinterior jobs, as opposed to, I've done a lot of work with new

construction, corn shell, but yeah, I think there seems to be even an increasing demand for the interior design and construction sort of jobs.

Camp ([15:01](#)):

I think that one was very beneficial. WELL and FITWell are just so interesting. I think they're both growing a lot in popularity. I think people are really starting to realize the importance of occupant health. When the green building movement started, it was so much about how we are using the land? Can we minimize the use of the land and conserve natural habitats? Can we pick materials that have a reduced impact that are recycled, that aren't traveling from the other side of the world that are rapidly renewable, things like that. We're choosing these things. It was very focused on the direct environmental impact of the work that we were doing. But I think as the years have gone by, and I think particularly you mentioned the pandemic, I think we're going to see it increasing now after the last year is that shift to a focus on occupant health because people do spend so much of their time in buildings.

Camp ([16:07](#)):

We're really seeing as we implement some of these different practices to improve occupant health and to make these indoor environments a little safer, a little healthier, we're seeing improvements in office environments. You're seeing better productivity from workers and reduced absenteeism in schools. You're seeing the same thing, but also higher test scores. You're seeing reduced cases of asthma, which had been growing just immensely. It's become a chronic illness throughout the country. We're seeing less and less of that in hospitals that are following some of these different guidelines. You're seeing reduced recovery time for patients and improved mental health for patients as well which I think is huge too. There's so many impacts on the people that I think we're starting to focus on more than the direct environmental impact of the building itself.

Charlie ([17:07](#)):



I love that you went there. I totally agree, Camp. Oh, we're kind of talking about that, what else do you see coming up? If we had a crystal ball to this green building sustainability movement. What else do you think's coming around the corner? Anything we need to be reading up on?

Camp ([17:22](#)):

Yeah. I mean, again, I think the biggest push that we'll see right now is going to be that focus on occupant health. I think after that, honestly, we're going to see a lot of focus on resilience. We're starting to see more and more extreme weather phenomena happening around the country around the world. I think we're going to start having to consider building to prepare to withstand hurricanes, to withstand earthquakes to be able to make it through some of these huge events that we've been seeing.

Charlie ([17:57](#)):

Absolutely. Just that resiliency. You're right. So health now it's just understood energy efficiency, but Hey, resiliency building more for the future. I mean being a little more prepared, I echo all of that. Camp, going back to the specifications world you've got your LEED before SPECS out. You are a subject matter expert, you're putting this together now those that are using your tools at your company are able to more easily specify here's some other things you need on a LEED project. You mentioned. WELL, kind of walk us through, how does that typically work with a certain size architectural firm and a spec writer? Are they just inserting your WELL specs or LEED specs, and that becomes part of the contract document. So for those that don't really know that process. Can you tell us about that?

Camp ([18:44](#)):

Absolutely. When you're, when you're doing design development and you're designing a project, everybody always talks about the plans. That's the thing that gets the attention is the development of the plans. But, especially for younger kids, I know, I didn't know a lot about this

when I came out of college. So there's also the development of the specifications at the same time. And so that's actually putting in writing some of the performance requirements, materials, requirements, even installer qualifications and things like that, things that you want to make sure the subcontractors are well-versed in, that sort of thing. It puts it all in writing in one book. What I do is develop content for sustainability. For example, for a LEED project because of course that's still kind of the dominant rating system in the industry.

Camp ([19:36](#)):

What we do is we've got sort of a general requirement for LEED that goes into the beginning of the spec book, the division one part. It talks about basically what LEED is and outlines kind of an overview of the general goals of a LEED project. You can tweak it. We always kind of put all the content in there and then the individual architect can go in and tweak it a little bit, like say, Oh, I'm not doing, material ingredient optimization. I'm going to take the information on that credit out so that I don't confuse anybody. You just leave in the parts that you need. From there you go, we've also got a construction waste management document section. We've got some information on indoor air quality and some of the testing and things like that, that go along with that.

Camp ([20:27](#)):

Commissioning those all, have some of those more general sections that are there to kind of educate and give you an overview. When you get into the later divisions, the specific materials, so division three your concrete and masonry your division five, your metals those different things. As you get into those specific material sections, you can pull in language that specifically says, this product has to meet whichever industry certification. This product has to have an environmental product declaration. This product has to have a certain emissions testing protocol and documentation for such so that you actually get in there at the material level, which I think is so important. I think for years, people have been doing those divisions as one kind of general ones. Now that we're getting more into the individual materials, that's what

actually gets out into the field when you're out on a job site and you've got the whole specification book of course, in the superintendent's office, right.

Camp ([21:36](#)):

Or trailer out on the job site. The subcontractors are really only looking typically at their particular section. So if you want to make sure that everybody through the whole process is seeing the requirements, then that's the way to go. You have it in the individual materials section. And then these guys who are out there installing it in the field can read and make sure, oh okay, we do have that. That's great. We're all set, we've met this requirement and I think it takes a lot of the confusion and a lot of the sort of miscommunication that we do see from time to time out of the equation.

Charlie ([22:15](#)):

Thanks for walking us through that. I'm really happy to hear we can get a little more detailed and it's just easier to have the conversation with contractors, subcontractors, building, product manufacturers, these days. It's just great to hear. Okay, let's shift, let's talk more about you, some rapid fire questions here, Camp what's your specialty or gift.

Camp ([22:35](#)):

I'm a big team builder, I'm a big collaborator. I've always really prided myself on being good at that. And bringing people together and helping them work together towards these common goals, problem solving. I mean, when you get into some of the things like value engineering and things like that, it can get a little rough trying to preserve the sustainability goals and things like that. So I feel like I've always been really good at kind of helping everybody figure out the best way, the most efficient and most economical way to still meet all of our goals and keep everybody happy from every aspect.

Charlie ([23:18](#)):

Yeah. I know exactly what you're saying. It is, again, it's not easy. Do you have any good habits, routines or rituals?

Camp ([23:27](#)):

I'm actually big on meditation and big on exercise. So I start pretty much every morning with a meditation and a walk or a jog. Kind of get centered for the day. The last couple of years, particularly since they've had kids, we get the kids ready, the kids out the door, and then it's okay. Let's reset. Kind of get out of mom mode and reset and get into all right, let's do this work mode kind of thing.

Charlie ([23:59](#)):

Yeah, we need that. It's tense out in this crazy year. So that's been really helpful. Okay, so we know each other well, but I'm a fan of a bucket list. So what are one or two things maybe on your bucket list?

Camp ([24:16](#)):

I mentioned earlier when you were asking, if I always wanted to be an architect that one of the other things I really strongly considered was zoology. Big animal person. A couple of things on my bucket list are definitely related to that. I would love to do the Galapagos islands, maybe spend some time in Africa. I love giraffes. Random information about me. So I always wanted to do that. I've been to Belize, which has the second largest barrier reef in the world, and I got to explore that a little bit. I would love to get out there to the great barrier reef and see the biggest one live, too

Charlie ([24:56](#)):

That's amazing. Well, I know you will. Let's talk about books. Is there a book or two you'd recommend that doesn't even have to be a green building book, just a book or two?

Camp ([25:06](#)):

Oh goodness. I have not been as good about reading as I should have been lately.

Charlie ([25:13](#)):

I usually work from home, so I usually podcast and audible on my drive to the office, our LEED Gold office here in Atlanta, and we've been working from home, so that hasn't really been happening.

Camp ([25:26](#)):

Between working from home and homeschooling, it's been hard to find the time.

Charlie ([25:32](#)):

Yeah, no, it's okay. Thanks. In general though do you like to pick up a book? Do you like to listen or do you read technical publications? Like how do you consume it?

Camp ([25:46](#)):

I love to read books. I'm not as big of an audio book person. I like to actually have the book in my hand, but I do, in normal circumstances, I do read quite a bit. I do read a lot of technical publications, various things that come out. I'm always reading the different stuff from IWVI, from USGBC and just trying to keep up with the market and keep up with all the trends. It's been kind of intense lately to try to keep up. There's been so much coming out especially with these new things that are specifically related to the pandemic. I think you and I talked a couple of weeks ago about some of the work that WELL has been doing and coming out with specific guidelines related to health precautions and things like that. As we try to go back into buildings.

Charlie ([26:38](#)):

It is a lot to keep up with the pandemic response or doing WELL health, safety rating, response module, LEED arc re-entry, and it is a lot. Let's just give yourself some grace about reading right now. We'll get back to that soon. As we start to come to a close, kind of a two-part closing set of questions here, Camp, any career advice you wish you had known earlier?

Camp ([27:06](#)):

This might sound a little weird, but I think something that I've learned as the years have gone on is sort of the value of saying no, I think I know I've seen it a lot in my peers. I know you and I are pretty comparable. As far as timeline here, I think we all kind of came out of college and we were eager, we were hungry and we were trying to prove ourselves that it was take everything, take all the little projects, take everything that you can. It's one of those things I think you learn maybe as you get older where it's okay to say no, sometimes it's okay to not work constantly.

Charlie ([27:43](#)):

You're absolutely right. Set some boundaries and a little time, some margin time to think. I love it. You have to give yourself permission to say no, and sometimes you actually need to practice it. Right. Here's how to say no, and when that situation comes up, you've already kind of played it out and it's easier to say no. So that's great advice. All right. Say, someone's listening right now to this podcast loved hearing your story and you've got great energies on here. What words of encouragement as they maybe get into the green building?

Camp ([28:13](#)):

I mean, I don't think there's anything but encouragement for people who want to get into this, to this field. It's growing. I think the importance of it is becoming so much more mainstream. I think people are really recognizing the value of green building from an environmental perspective, from a public health perspective and like we were talking about, I think as we move forward from just a resiliency perspective in general, I think we're going to see continued growth. So, if you're interested in pursuing this as a field, I think you picked a good field. I don't think we're going anywhere anytime soon.

Charlie ([28:55](#)):

Oh, sustainability is here to stay and no matter what you're going to do some form of it. I think I just want to echo what Camp says. It's just a

fun place to be. There's a lot of energy. There's a lot of encouragement for those that you get to work with in this green building movement. Like-minded, a lot of encouragement everywhere you look. Camp I've really enjoyed our talk today on the podcast. So just for everyone, this has been Camp Boyd with Deltek, Camp. Thanks so much for your time.

Camp ([29:25](#)):

Thanks for having me. It's been fun.

Charlie ([29:29](#)):

I just want to say thank you to our loyal listeners. We actually are celebrating over one year here on the green building matters podcast. Me and the entire team were stoked. And just so glad to continue to listen every Wednesday morning to a new interview with the green building professional here in this industry, or just some pro tips that we want to make sure that you are getting straight from us straight to you.

Charlie ([29:54](#)):

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