



LEED for Existing Buildings Committee Meeting Minutes for Meeting No.01/2009

Date/Place: April 29th, 2009 – 11:30a.m. PT at TPG 51st Floor

Prepared by: Daniele Aquino & Kevin Devine

Next Meeting: June, Wednesday 24th / Location – TBD

Attendees:

Andy Rhoads	President	LEEDing Edge	andy@theleedingedge.com	X
Anthony Maxey	Account Manager	LA DWP	anthony.maxey@ladwp.com	
Bob Hudachek	Curriculum Administrator	Local 501 Operating Engineers	bhudachek501@aol.com	
Brian Pagac	Vice President Operations	Able Engineering	bpagac@ableserve.com	
Brian Wilson	Director Western Region	Healthy Buildings Solutions	bwilson@hbsqb.com	
Chris Jeffries	Branch Manager	ABM Engineering Services	Christopher.Jeffries@abm.com	
Cornel Sneekes	Executive Vice President	ABM Engineering Services	cornel.sneekes@abm.com	X
Curt Stromstedt	Engineering Manager	Maguire Properties	curt.stromstedt@maguireproperties.com	
Cynthia L. Davis	Major Account Manager	Southern California Edison	Cynthia.L.davis@sce.com	X
Dan Deeb	Engineering Manager	Metro Services / LEEDing Edge	dan.deeb@metroservices.com	X
Daniele Aquino	Sustainability Manager	Thomas Properties Group	daguino@tpgre.com	X
David Hodgins	Assistant Director	Clinton Climate Initiative	dhodgins@clintonfoundation.org	
Dennis H Lundy	Regional Director	I.U.O.E.	dlundy@iuoe.org	
Dennis Thurman	Senior VP of Engineering	Transwestern	Dennis.Thurman@transwestern.net	X
Felippe Marques	Associate Vice President	DAUM Commercial Real Estate	Felippe.marques@daum.com	
Gary Youngberg	Director of Engineering	Equity Office Properties	Gary_Youngberg@equityoffice.com	
Jim Krachmer	Group Engineering Manager	Hines	jim_krachmer@hines.com	
John Crooks	Curriculum Administrator	IUOE 501	jcrooks501@aol.com	
Kevin Devine	Director, Engineering	Brookfield Properties	kevin.devine@brookfieldproperties.com	X
Lance Williams	Executive Director	USGBC LA Chapter	lwilliams@usgbc-la.org	
Louis McTague III	Engineering Manager	Able Engineering	lmctague@ableserve.com	
Michael Oddo	Owner	METRO	michael@metroservices.com	
Robert Lutes	Director of Eng. Services	Douglas Emmett	rlutes@douglasemmett.com	
Romeo Sesto	Eng. Account Manager	Able Engineering	rsesto@ableserve.com	X
Ryan Hekmat	Project Manager	Brookfield Properties	ryan.hekmat@brookfieldproperties.com	
Simon Turner	President	Healthy Buildings International	STurner@hbiamerica.com	X
Steve Achorn	Operations Manager	Thomas Properties Group	sachorn@tpgre.com	X
Tom Tolan	Regional Chief Engineer	Lowe Enterprises RE Group	ttolan@loweenterprises.com	
Travis Addison	VP Engineering & Operations	Maguire Properties	Travis.addison@maguireproperties.com	
Wayne Hendrickson	Director of Operations	Thomas Properties Group	whendrickson@tpgre.com	X
William G. Wendt	Director of Facilities & Eng.	Kilroy Realty Corporation	wwendt@kilroyrealty.com	X

Meeting Minutes

1. Intro..... Kevin Devine

Kevin had previously contacted the USGBC in search for a committee in which he could participate in order to share ideas with other individuals in the industry. His main area of interest was related to challenges that high rise commercial real estate owners and managers face with the implementation of Green Buildings. Kevin met with Lance & Katy at the USGBC LA Chapter office and considering there wasn't a similar committee in existence at the USGBC he decided to start a committee from scratch. Kevin contacted individuals in the industry and the group started to hold lunch & learn sessions to share their concerns, challenges and questions about the LEED implementation process. The group was very successful and became a resource to each other as well as the USGBC. The group meets quarterly and has held about 6 meetings to date.

When Daniele Aquino was elected to the USGBC LA Chapter board of directors she wrote a business plan and proposed a LEED for Existing Buildings Committee which was

consistent with her involvement with the Real Estate Industry and current area of focus on LEED for Existing Buildings Implementation on a Portfolio scale. Wayne Hendrickson, a member of the existing high rise group was familiar with both groups and set up a lunch to introduce Kevin and Daniele. During the lunch meeting they decided to join forces and formally recognize the high rise group as part of the newly created LEED EB committee.

Meeting quarterly the group is growing and was excited about the formal relationship with the USGBC's LA Chapter LEED for Existing Buildings Committee.

2. Intro.....All

3. USGBC LA Chapter / New LEED EB Committee.....Daniele Aquino

Daniele Aquino introduced the USGBC LA Chapter and the new LEED EB Committee goals and invited the existing group to join the newly created committee that would make this group official under the USGBC LA Chapter umbrella.

The following was presented to the group:

The built environment is responsible for over one third of the world's energy consumption and CO2 emissions and one the USGBC's overarching goal is to change this fact. To achieve this goal, the stated mission of the USGBC is to transform the way buildings and communities are designed, built and operated, enabling an environmentally and socially responsible, healthy, and prosperous environment that improves the quality of life.

To help the USGBC achieve their broader goal, the Los Angeles Chapter of the USGBC has created a LEED for Existing Buildings Committee to help advance change within the existing built environment. Thus far, the USGBC has had tremendous achievement within the design and build communities, yet ninety-nine percent of the nation's building stock is made up of structures that are already built or near completion, and new construction – especially in today's market – has slowed. Of 2155 buildings certified under the various LEED™ programs, only 205, or 9.5% fall under the LEED™ for Existing Buildings Program. There is only 13 LEED™ for Existing Buildings rated buildings in Southern California.*

The goal of this committee is to increase green building (operational) awareness and LEED™ penetration within the commercial real estate sector, particularly among owners and managers of existing buildings, through group discussions, sharing of ideas, site visits, research and educational outreach programs designed help the community understand the significant life-cycle cost benefits of green operations.

The invitation to become part of the new committee was well received by the group that was happy to partner with the USGBC LA Chapter and become the founding members of the LEED for Existing Buildings Committee.

4. Clinton Climate Initiative / Building Retrofit Program..... David Hodgins

Dave Hodgins from the Clinton Climate Initiative (CCI) Building Retrofit Program briefly introduced CCI and its programs to assist building owners in undertaking energy efficiency projects in existing buildings. CCI is a 501C3 non-profit organization that works as an unbiased project facilitator, connecting building owners to tools and resources to streamline project development, financing, and implementation.

CCI can assist building owners through:

- Providing sample contracting documents to assist in procurement of Energy Performance Contracting services and/or Technical Retro-commissioning services
- Helping to source project financing

- Providing access to pre-negotiated price discounts on energy efficient technologies such as lighting, envelope products, and certain HVAC equipment
- Sharing of best practices in project scoping and development

Dave also spoke about a firm called Transcend Equity Development, which has developed a solution geared specifically for the multi-tenant commercial office sector. Under its Managed Energy Services Agreement (MESA) structure, Transcend provides all required upfront capital, conducts the opportunity assessment, sources contractors, and oversees implementation of agreed upon energy conservation measures. Rather than taking a lien on the installed equipment, Transcend is secured in the deal by taking over responsibility for making the utility payments on behalf of the tenants. Tenants remit utility payments to the MESA entity at their historical rates of consumption—while enjoying a more efficient, healthier building—and Transcend is paid from the savings generated relative to the calculated baseline after remitting payment to the utility. Utility payments are GAAP auditable as operating expenses, and there is no debt placed on the building in executing the project (off-balance-sheet). Please contact Dave Hodgins to find out more about the CCI Building Retrofit Program and the assistance they can provide.

5. Group Discussion..... All

6. AB1103 Building Energy Usage DisclosureSimon Turner

Simon mentioned the AB1103 Building Energy Disclosure bill that became effective in Jan 1, 2009. AB 1003 promotes energy conservation by requiring electric and gas utilities to record energy consumption data of all nonresidential buildings in the state to which they provide service. This data is to be uploaded in a format compatible with the US EPA's Energy Star Portfolio Manager and preserve the confidentiality of the customer.

With a year's worth of data at its disposal, the EPA would have a significant database for benchmarking the performance and energy efficiency of any commercial building in the state. Buildings owners and operators would have a data resource allowing them to compare their buildings' energy performance relative to other buildings and to manage their energy costs. The bill also requires building owners to make that data available to prospective tenants, buyers and lenders.

7. Waterless Urinals..... Kevin Devine

Brookfield Properties selected the Eco Waterless urinal product for waterless urinal installation. Pilot test is under way. Will keep the group involved

8. Closing Remarks.....Kevin Devine

- Thanks to TPG & Steve Acorn for hosting the lunch & learn group meeting
- Need more participation from the group on attendance and subject for discussion for the upcoming meetings.
- Meeting attendants should RSVP within a week in advance to the upcoming meetings so that the next meeting host can make proper hosting arrangements. I.e. Food, Security Access etc...
- Maguire LEED Gold Project / Glendale tour postponed until further notice. Will advise group of any changed.

9. Topics for Next Meeting – LEED EB v3 2009..... All

The group expressed interest in learning more about the new version of LEED for next meeting.