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# LEED for Existing Buildings Subcommittee

## Meeting Minutes for Meeting No.03/2009

**Date/Place:** Aug 19<sup>th</sup>, 2009 – 12:00a.m. -1:30pm PT at 725 South Fig @ E&Y Plaza  
**Location:** Kilroy's office at 12200 W. Olympic Blvd., Ste 200 Los Angeles CA 90064  
**Prepared by:** Daniele Aquino & Kevin Devine  
**Next Meeting:** November 4<sup>th</sup>, 2009 / Location – TBD

**Attendees:**

Andy Rhoades	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	
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Colin Monaghan	Chief Engineer	Brookfield Properties	colin.monaghan@brookfieldproperties.com	
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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	
Daniele Aquino	Sustainability Manager	Thomas Properties Group	daquino@tpgre.com	x
David Hodgins	Assistant Director	Clinton Climate Initiative	dhodgins@clintonfoundation.org	x
Dennis H Lundy	Regional Director	I.U.O.E.	dlundy@iuoe.org	
Dennis Thurman	Senior VP of Engineering	Transwestern	Dennis.Thurman@transwestern.net	x
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Felippe Marques	Account Executive - LA	The CoStar Group	fmarques@costar.com	x
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Greg Reitz	Principal	REthink Development Corp	greg@rethinkdev.com	x
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John Wiedner		Gensler	John_wiedner@gensler.com	x
Josh Kirschenbaum	VP - Business Development	Neuwaste Recycling	Josh@neuwaste.com	x
Kevin Devine	Director, Engineering	Brookfield Properties	kevin.devine@brookfieldproperties.com	x
Kevin Hagen		Maguire Properties	Kevin.hagen@maguireproperties.com	x
Lance Williams	Executive Director	USGBC LA Chapter	lwilliams@usgbc-la.org	
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Marc Costa			Marc.a.costa@gmail.com	x
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Michael Oddo	Owner	LEEDing Edge	michael@metroservices.com	
Nathan Krantz		Healthy Buildings Solutions	nkrantz@hbsgb.com	x
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Robert Lutes	Director of Eng. Services	Douglas Emmett	rlutes@douglass Emmett.com	
Romeo Sesto	Eng. Account Manager	Able Engineering	rsesto@ableserve.com	x
Robert Estrada	Water Conservation Specialist	LADWP	Robert.Estrada@WATER.LADWP.com	x
Ryan Hekmat	Project Manager	Brookfield Properties	ryan.hekmat@brookfieldproperties.com	
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William G. Wendt	Director of Facilities & Eng.	Kilroy Realty Corporation	wwendt@kilroyrealty.com	x

\* Please do not use this contact list to solicit members about products & services. This group is targeted at building owners and managers of commercial office buildings that are implementing Green Operational Programs.



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**Meeting Minutes**

**1. Intro .....All**

**Announcements..... Daniele Aquino**

The LEED for Existing Buildings is a subcommittee of the USGBC LA Chapter Market Task Forces Committee.

**2. Water Conservation.....Robert Estrada**

Robert Estrada is a water conservation specialist at DWP and kindly agreed to speak to the group about water conservation and new DWP programs. Robert spoke to the group about the following topics:

- o **LADWP Water Supply**  
More than 80% of water used in LA is imported  
2nd lowest snowpack in Eastern Sierra Mountains history  
Driest year on record in LA History  
Population is expected to grow to 4.8 million  
There is a court ruling to protect the delta fish that limits the water supply
- o **Prohibitive Water Uses**  
Rob presented a list of prohibited water uses in the DWP territory. Ex: Cannot use water hose to wash any hard or paved surfaces, cannot water during periods of rain, cannot wash your car without using a hose with a self closing, shut off device, cannot water vegetated areas between 9:00am & 4:00pm, cannot use sprinklers on any day other than Monday and Thursday etc... See PowerPoint presentation attached for complete list.
- o **Shortages Year rates**  
Starting June 1<sup>st</sup>, 2009, second tier charges will go up for customers who use more than 97% of their current allotment.
- o **Water Conservation Programs**  
Various programs exist to create an incentive for companies to save water:  
(1) Free water conservation equipment program – provides showerheads, kitchen aerators, and bathroom aerators for free.  
(2) “Save water save a buck” Rebate program - can be reviewed at: [www.ladwp.com/cwr](http://www.ladwp.com/cwr) must call to make a reservation (877-728-2282) \$50 - \$300 per toilet replaced, \$200 - \$500 per urinal replaced. There are many water saving fixture incentives  
(3) And LADWP technical Assistance Program (TAP) - higher level program where up to \$250K in rebates are available.  
Cost to bring 1 mile of pipe in the ground for reclaimed water is \$1 million!

**3. New ASHRAE Building Labeling Program.....Dennis Thurman**

Dennis Thurman a member of the LEED EB Subcommittee and a Sr. VP of Engineering at Transwestern spoke to the group about the “New ASHRAE Building Energy Labeling program”.

- o ASHRAE has introduced a prototype building energy label as part of its Building Energy Quotient program (Building EQ).



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- It is modeled after Energy Star but different than LEED since it will just focus on energy. It is for commercial and supposedly "VOLUNTARY".
- Labeling already mandatory in Europe and disclosure of buildings energy performance is becoming required in several states with AB1103.
- Purpose of labeling program:  
Be able to compare against peer buildings,  
To be able to differentiate to other buildings,  
Potential buyers gain insight into the value and cost of operating the building.
- The report card/label would give buildings a rating from A+ to F with the former reserved to buildings that are net-zero energy. The label is scheduled to launch 2010. It is an aggressive push for the building industry to get to net zero.
- Building magazine has a good article on it, as well as [ASHRAE's website](#)  
See PowerPoint presentation attached for additional information.

**4. USGBC 2009 Green Gala.....Daniele Aquino**

Daniele Aquino mentioned USGBC's Green Gala on behalf of Lance Williams and the USGBC LA Chapter. The annual Green Gala brings together green building advocates and supporters from all over Southern California and is the most important fundraising event on the chapter's calendar. This year's gala will be on October 29<sup>th</sup> at the Millennium Biltmore hotel in downtown Los Angeles. This year Timothy Brick, chairman of MWD, will be the keynote speaker. Daniele circulated the "save the date" flier and mentioned that Lance Williams from the chapter would be contacting some of our subcommittee members for potential sponsorship opportunities.

**5. Roundtable Discussion..... All**

- **Retrocommissioning.....David Hodgins**  
David questioned the group's experience going through SCE's rcx incentive program and whether they would like to see something similar from DWP. Members said that they would like to see DWP offer an incentive, and that their experience collecting on other incentives thru DWP had been good.
- **Occupancy requirements.....Daniele Aquino**  
Energy Star and the USGBC have officially dropped the occupancy requirements from 75% to 50% to accommodate the current economic challenges. The group has been tracking this since Dennis Thurman mentioned the subject at one of our meetings.
- **Charging Stations.....Kevin Devine**  
Kevin asked how the other building owners are addressing the changing needs for the delivery and installation of Electric Vehicle Charging Stations at their properties. What products are out there and do all buildings need to be retrofitted? Group Discussion Highlights: Electric vehicle charging station still has no SAE (Society of Automotive Engineers / U/L standard). Need to be prepared with the new electrical vehicle technology. Old chargers don't work with new vehicles. Need to have consistency to accommodate tenants' needs. May consider charging the tenants to install the charging stations and accommodate the tenant needs.



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- o **SCE.....Cynthia Davis**  
Cynthia Davis, the Southern California Edison Major account manager mentioned SCE's Critical Peak Price Rate Option for the SCE's territory, the "Critical Peak Default Program" and the new State mandated California's Demand Response Program. She encouraged members on SCE's territory to sign up for it.  
SCE Federal Tax Incentives: Who is interested in participating?  
SCE offers free audits / inspections & commissioning. Some programs are no longer available.
- o **Events mentioned by several members**  
Tour of Maguire LEED property Wednesday 9/15/09 1pm to 3PM  
BOMA Luncheon - 9/24/09  
USGBC LA Chapter Green Gala – 10/29/09  
Greenbuild Phoenix - 11/11- 11/13/09

**6. Potential Topics for Next Meeting .....All**

- o AB32 & AB1103 + List of State Mandates affecting real estate
- o Southern California Presentation on Critical Peak Default – The state is mandating building demand response program.

**7. Closing Remarks.....Daniele Aquino & Kevin Devine**

Thank you Dennis Thurman and Robert Estrada for speaking at our meeting and for all the attendants that participated in this meeting. This group would not be as productive and valuable without the experience and expertise that all of you bring to the table.

Thank you Robert Estrada and DWP for the water conservation shower timers!

Also, thank you to Kilroy Realty and Bill Wendt for hosting the meeting and sponsoring the food.

Between now and our next meeting we will be looking for speakers to address the requested topics of interest and a meeting host. The USGBC LA Chapter will be formally recognizing all meeting hosts and sponsors. Please contact Kevin or Daniele if you are interested in hosting or sponsoring food at the next meeting. Suggestions are welcome! We are also looking for volunteers for the EB group to help us with meeting minutes and market outreach programs. We will send a calendar request as soon as the next meeting location and speakers are established.

Please do not use this meeting or members list to solicit members about products & services. This subcommittee is targeted to be a resource for building owners and managers of commercial office buildings that are implementing Green Operational Programs and LEED EB certification.

**Check out our LEED for Existing Buildings Networking Groups!  
Get Involved! Join Now!**

Professional Network Group on LinkedIn:

<http://www.linkedin.com/groups?gid=1933011>

Green Blogs on Twitter:

<http://twitter.com/LEEDEBOM>

Social Networking Groups on Facebook:

<http://www.facebook.com/home.php#/group.php?gid=74846212579&ref=nf>