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USGBC-LA Existing Buildings (EB) Subcommittee Q3 2010 Meeting Minutes

Meeting Date: Wednesday, September 8, 2010, 12:00—1:30 pm.

Location (hosted by Hines): The Coral Tree Pavilion @ Union Bank Plaza: 445 S. Figueroa St. Los Angeles, CA 90071.

Next Meeting: Q4 2010, date and location TBD

Minutes Prepared by: Drew Shula

Attendees:

<u>Name</u>	<u>Title</u>	<u>Company</u>	<u>Attendance</u>
Andy Rhoades	President	LEEDing Edge	
Anthony Maxey	Account Manager	LA DWP	
Annie Argento	Sustainability Advisor	Brightworks	
Anton Paley		American Commissioning Gp	X
Bill Paxton	Curriculum Administrator	Able Engineering	X
Bob Hudachek		Local 501 Operating Engineers	
Brian Pagac	Vice President Operations	Able Engineering	
Brian Wilson	Director Western Region	Healthy Buildings Solutions	
Chris Jeffries	Branch Manager	ABM Engineering Services	
Colin Monaghan	Chief Engineer	Brookfield Properties	
Cornel Sneekes	Executive Vice President	ABM Engineering Services	
Curt Stromstedt	Engineering Manager	Maguire Properties	
Cynthia L. Davis	Major Account Manager	Southern California Edison	
Dan Deeb	Engineering Manager	Metro Services / LEEDing Edge	X
Daniele Aquino	Sustainability Manager	Thomas Properties Group	X
David Callahan	Commercial Leasing Agent	Cresa Partners	
David Capele	Assistant Director	Waste Mangement	X
David Foley		Brookfield	
David Hodgins		Clinton Climate Initiative	
David Pogue	National Director of Sustainability	CBRE	
Dave Thompson		Brookfield Properties	
Dennis H Lundy	Regional Director	I.U.O.E.	
Dennis Thurman	Senior VP of Engineering	Transwestern	X
Desiree Cirrincione		Brookfield Properties	
Devin Saylor	LEED Instructor		
Doug Grow		Brookfield Properties	
Drew Shula	LEED Specialist	Thomas Properties Group	X
Elisabeth Watson	Attorney	Greenberg & Glusker	
Everett Greer	Commercial RE	Greer Advisors	
Ethan Sischo	Commercial RE	Anderson Pacific LLC	
Felippe Marques	Account Executive - LA	The CoStar Group	
Gary Youngberg	Director of Engineering	Equity Office Properties	
Greg Lorusso	LA Office Manager, Architect	BWA Architects	
Greg Reitz	Principal	REthink Development Corp	
Jason Gremillion		Trammell Crow	X
Jason Rivas		Brookfield	
James Finlay	VP Commercial RE Appraiser	WELLS FARGO	
Jeff Gould	Commercial RE Agent	Colliers International	
Jim Krachmer	Group Engineering Manager	Hines	X
Jim Brock	USGBC Board Member	USGBC-LA	
John Crooks	Curriculum Administrator	IUOE 501	
John Smith		Maguire Properties	
John Wiedner		Gensler	



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Josh Kirschenbaum	VP - Business Development	Neuwaste Recycling	
Kevin Devine	Director, Engineering	Brookfield Properties	X
Kevin Hagen		Maguire Properties	
Kimberly Thornton		Brookfield Properties	
Lance Williams	Executive Director	USGBC LA Chapter	
Louis McTague III	Engineering Manager	Able Engineering	
Luis Hernandez		Brookfield Properties	X
Marc Costa		LBCC Workforce Development	
Marika Erdely	President	LEED by ME	
Michael Oddo	Partner	LEEDing Edge	
Michael Van Parys	Sustainability Consultant	The Corvays Group	
Nathan Krantz		Healthy Buildings Solutions	
Nick Kiefer		Healthy Buildings International	
Nina Katoni		Fox	
Peter Barsuk	Associate	Gensler	
Robert Lutes	Director of Eng. Services	Douglas Emmett	
Rolland Vollmann	Portfolio Manager	ING Clarion	
Romeo Sesto	Eng. Account Manager	Able Engineering	
Robert Estrada	Water Conservation Specialist	LADWP	
Ryan Hekmat	Project Manager	Brookfield Properties	
Sandy Schmid	Relationship Manager	Wells Fargo Bank	
Scott Selke	Director	REthink Development Corp	
Sean Gilmore	Director	Metro Services	
Seth Strongin	Research Coordinator	USGBC-LA EB Subcommittee	
Simon Turner	President	Healthy Buildings International	
Sonja Klimp		New Standard Equities	
Steve Achorn	Operations Manager	Thomas Properties Group	
Tamara Wagner	Sustainability Manager	City of Baldwin Park	
Tom Tolan	Regional Chief Engineer	Lowe Enterprises RE Group	
Travis Addison	VP Engineering & Operations	Maguire Properties	
Wayne Hendrickson	Director of Operations	Thomas Properties Group	X
William G. Wendt	Director of Facilities & Eng.	Kilroy Realty Corporation	

Committee Leaders

Daniele Aquino	Co-Chair
Kevin Devine	Co-Chair
Drew Shula	Events Coordinator
Seth Strongin	Research Coordinator
Stephanie Watt	Social Networking Coordinator

* 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.

Meeting Minutes

**USGBC-LA Existing Buildings (EB) Subcommittee – Los Angeles, CA
September 8, 2010**

Minutes – FINAL

Approved – September 9, 2010

USGBC Staff Present: None

Guest Present: Anton Paley, American Commissioning Group



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Call to Order & Welcome

Daniele Aquino and Kevin Devine called the meeting to order at 12:00 pm

Opening Round & Introductions

- Committee stats – 700 Twitter followers

Anton Paley Presentation

- EPA says that 30% of energy in 5+ yr old bldgs is wasted
- LEED doesn't guarantee performance, must follow up with commissioning
- Standard bldg energy efficient practices: be aware, track, estimate cost, etc.
- ASHRAE standards
 - o Level I – Walk thru assessment
 - Required for EAp1
 - Develop simple payback for implementation of Energy Conservation Measures (ECM's)
 - o Level II – Energy Survey & Analysis
 - EAc2.1 – either retrocommissioning or this
 - More detailed energy survey analysis
 - Provide more accurate ROI
 - Develop scope of work, etc.
 - o Level III – Detailed analysis of capital intensive modifications
 - Hardly ever get involved in because now basically design phase
 - Rarely see in anything involving LEED EB O&M
 - Large capital intensive project – \$3-5M project, etc.
 - Pretty much do schematic level design of project
 - Cost estimates from contractors
 - Capital improvement committee mtg
 - o Investment Grade Audit
- ROI depends
 - o If 5+ years, owner dependent on what they are doing with bldg – selling?
- Go after all utility rebates – free money!
- LEED EAp1
 - o That's the way you want to operate your building
 - o Become aware of how much energy your property uses
- LEED EAc2.1
 - o If systems work the way they are supposed to, commission or retrocommission them
 - o 3 yrs from now you will have to do this anyway
 - o If systems are broken and don't work, do ASHRAE Level II
- 3 retrocommissioning credits – must do them in order to get all
- Low hanging fruit – not a lot of heavy construction
- You can't get EAc2.3 if you don't do commissioning in EAc2.1

Kevin Devine Comments

- LEED creates some commitments – when you certify, not done, it's ongoing
- Bldg engineers control ½ power in bldg! If give engineers control, they can squeeze more performance out of bldg given proper tools
- Need to know utility bills inside and out! Understand, engage in dialogue. Low hanging fruit.
- Use mgmt software. Use email to create alerts to check things.
- Use real time monitoring tools – Brookfield has 10 year capital plan. EMS is smart enough to handle this



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Q3 2010 Meeting Minutes

Anton Resumes Presentation

- Anton has done 90-100 Energy Star bldgs per year
- Energy savings make sense in Brookfield case study of LEED Silver bldg
- Snapshots of Siemens EMS system at 725 Fig. in LA
 - o Can kill lights, manually override to off
- On demand Saturday run schedule – they must ask for HVAC
- Supply air reset logic – change with environment. Used for outside air, static pressure
- Retrocommissioning programs by utilites – they come in and do free audit of bldg operation.
- 60%-70% of work/actions will be done by this SCE (SoCal Edison) program.

Roundtable Discussion

- Typical cost of investment grade audit? Larger bldg, lower the cost. 50k sf cost = \$6k
- Hines Comment
 - o Check out www.hines.com see photo of plaque
- D. Shula, Thomas Properties Group
 - o 10/5 Tour LA Chamber of Commerce
 - Cypress Envirosystems
 - Wireless retrofit products – clip on pneumatic thermostats, steam
- D. Kapeck, Waste Management
 - o 350 SoCal bldgs, major accounts
 - o WM push toward environmental stewardship
 - o Educate biz community on what they're doing
 - o Convert fuel to energy
 - o Turn waste biz green
 - o Turn trash compactor into recycling – funding greener programs. Office bldgs have trash compactors. Recycling bins on side. 80% of material that comes out of office is recyclable. Weigh and rebate funds for commodities. Compactor monitoring system. Wireless notification of when full. Only pick up when necessary = lower carbon footprint. More sustainable. Create green report of measurable data. Help give message back to tenants to add value.
- B. Paxton, Able
 - o Hilton trying to reduce carbon footprint everywhere possible
 - o We are the #1 consumer of electricity.
 - o Corporate Point in West Hills, LEED certified cafeteria area
 - o Auditing EMS system, calculating cost per second, all energy used out there
 - o EMS control lighting
- Jason, Trammell Crow
 - o Kennedy just built that project
 - o Certified Water Gardens as LEED Gold
 - o 2000 ave of stars
 - o Century Plaza Towers -- \$64M new central plant – LADWP 1.5M rebate. Total 1.7M rebate including another project.
 - o Initial payback is 9.8 payback.
 - o Installed window film on Century Towers = immediate payback
 - o Cleo – swapped out lost. Made money on this with rebate! Cost less to swap out than received in rebate!
 - o Reduced water consumption by 4M gallons, for 2M sf
 - o All new developments will be LEED Silver or greater
- D. Folley, Brookfield
 - o Received LEED Silver, march toward Gold next year
 - o Although achieved, always improving, continuous process
- L. Hernandez, Brookfield
 - o Focus on building automation system



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- Retrofitting building from pneumatic to DDC, take advantage of zoning controls, optimizing central plant, autoreset, water and air flows.
- Jason, Brookfield: Currently in LEED performance period for Silver
 - Couple TI projects
- D. Deeb, LEEDing Edge
 - Helped Brookfield go through certification
- D. Thurman, Transwestern
 - Leader of Energy Star, LEED
 - Pilot program
 - 50M LEED certified
 - Rolled out a lot, 3 submitted right now
 - 8 more in program right now.
 - Formed Steps program – can do LEED over time
 - Had in pilot program and fell out
 - Tenant signage, why room is hot now
- D. Aquino, Thomas Properties Group
 - Portfolio, pursuing 33 bldgs, 15M sf
 - CNP LEED Gold
 - Started greening of portfolio with low hanging fruit
 - Created with Sustainability Site with SharePoint
 - Rolled out policies across the board
 - Started Prereqs for EBO&M
 - Now each property is going at their own pace toward achieving certification
 - Tenant participation – can get higher levels of certification if you can get them to participate. More challenging with multi-tenant bldgs.

Topics for Q1 2011 Meeting

- Q4 will be joint with CRE&F – CapX. Ops and Finance guys bridge communication gap with technology.
- Q1 2011
 - Chilled water, LADWP, massive extension of downtown plant.
 - Someone from LADWP to speak at meeting.
 - Renewable energy, cogen, cutting edge

Closing Remarks

Daniele Aquino thanked everyone for attending and Anton Paley for a great presentation.

1:30 pm – Meeting Adjourned

Respectfully submitted,

**Drew Shula
USGBC-LA EB Committee**