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Los Angeles, CA 90071

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USGBC-LA Existing Buildings (EB) Committee Q2 2011 Meeting Minutes

Meeting Date: Wednesday, June 9, 2011 (12:00_1:30 pm)

Location (hosted by Brookfield Properties): Brookfield Properties: 333 S. Hope Street, Suite 2200, Los Angeles, CA 90071

Topic: LEED EBOM 2012 Rating System

Speakers: Drew Shula, Brightworks & Aron Bosworth, Brightworks

Next Meeting: Q3 2011, September 22nd at the ATT building in downtown LA

Minutes Prepared by: Sara Hickman

Presenters / Staff:

Name	Company
Daniele Horton	Thomas Properties Group
Kevin Devine	Brookfield
Seth Strongin	LE Consultants
Sara Hickman	LE Consultants
Marc Costa	USGBC
Brian Jennings	CBRE
Drew Shula	Brightworks
Aaron Bosworth	Brightworks

Attendees: About 75 people were present (*Opened Committee meeting*)

Meeting Minutes

Introduction

- Welcome / Market Overview and About EB Committee – Daniele Horton
- Thank you to Sponsors and logistics – Sara Hickman
- Brookfield & BofA Building and Announcements about upcoming LEED EBOM Gold Tour – Kevin Devine
- Energy Star Changes – Brian Jennings
- USGBC's Building Performance Partnership – Marc Costa

Presentation: Drew Shula and Aron Bosworth: Brightworks

- LEED 2012's purpose / History / Potential
 - o Growth in Marketplace: EBOM shows the most growth
 - o Net Zero impact is the ultimate goal
 - o Building Performance Partnership: Voluntary / free data tracking
 - o Energy Star: Energy & Water
 - o Upgrading Energy Modeling
 - o Further development of Cx process
 - o CA Assembly Bill 1103: Requires commercial building owners to report energy usage at the time of sale: January 1, 2011 to January 1, 2012
- LEED Rating System Development Process
 - o Open to the public
 - o Reviewable periods
 - o Program released in November 2010, 2 month public comment period, Next round is July/August of 2011. Balloting process for USGBC members, release date set for November 2012.



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- Also seeks to streamline data tracking for LEED EB certification.
 - Enables LEED Online to interact with 3rd party software (energystar, building insights etc.)
- Structure & Scorecard Development Process
 - 100 point system
 - Scorecard structure to introduce 3 new categories: This is more re-organization than new credits.
 - Integrated Process (IP)
 - Location & Transportation (LT)
 - Performance (PF)
 - Credit / Prereq Changes from 2009

Integrated Process: Ties in with 5 other credits across 3 categories

 - Water Efficiency:
 - Landscape Water Use Reduction
 - Additional Fixture and Fitting Water Use Reduction
 - Additional Appliance and Process Water Use Reduction
 - Sustainable Sites
 - Rain Water Management
 - Site Development – Protect or Restore Open Habitat
 - Performance:
 - Water Performance Measurement

Location & Transportation

 - Pulls LEED Certified design and Construction and Alternative Commuting Transportation from Sustainable Sites

Sustainable Sites

 - Renaming “Building Exterior and Hardscape Management Plan” to “Fundamental Green Site Management”
 - Renaming “Integrated Pest Management, Erosion Control and Landscape Management plan” to “Advanced Green Site Management”
 - SSc7 Heat Island Effect combines both Roof and Non-Roof into single credit

Water Efficiency

 - Prerequisite is more stringent than 2009
 - New Landscape Water Use reduction Prerequisite: Water use for irrigation must be 20% below baseline for site’s peak watering month
 - New Appliance and Process Water Use Pre-requisite

Energy & Atmosphere

 - Several credits are re-located to the performance category
 - New Credit: Demand Response: Addresses “peak load”

Materials & Resources

 - No major changes

IEQ

 - Deleted Increased ventilation credit
 - Occupant Comfort Survey moved to performance category
 - New Credit: Office Ergonomics Strategy: requires plan and survey to enhance office environment satisfaction
 - Possible Credit: Zone Relative Humidity Control



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Performance

- Utilized re-organized credits from other categories (EA & WE)
- Highlights: on-going operational performance of building
- Tie-in to BPP Program
- New Prereq: Building-Level Energy Modeling
- Metering: Energy & Water
- Suite of Commissioning Credits
- Occupant comfort/satisfaction survey renamed

Innovation in Operations

- Renamed to Innovation
- Credit re-location (AP credit is now here)

- Takeaways

- Recertification: Can begin as soon as 1 year after initial certification and as late as 5 years.
- Once initially certified, performance period is ongoing and requires continuous tracking performance data.
- ½ the fee: \$750 - \$7,500 dependant on Square footage
- Consider recertification process prior to LEED 2012 changes such as:
 - Compliance with new prerequisites and other new credits
 - Anticipate additional time and costs

Closing Remarks

Kevin Devine thanked everyone for attending and Brightworks for a great presentation.

1:30 pm – Meeting Adjourned

Respectfully submitted,

Sara Hickman

USGBC-LA EB Committee Events Coordinator