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444 S. Flower Street, Suite 525
Los Angeles, CA 90071

www.usgbc-la.org

USGBC-LA . Existing Buildings Committee Meeting

Meeting Minutes for Meeting No.03/2011

Date/Place: September 22th, 2011 – 12:00a.m. -1:30pm

Location: 5700 Wilshire Blvd, Los Angeles, CA 90036

Topic: Multiple updates related to Existing Buildings

Next Meeting: Joint EB & CRE&F Committee Meeting I Downtown LA / 515 S. Flower St./ 51st Floor, Nov 17th.

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Meeting Minutes

Meeting Attendants:

Cindy Patterson	National Energy Advocate	Advanced Energy Solutions
Cynthia Davis	SCE Major Account Manager	SCE
Daniele Horton	Sustainability Manager	Thomas Properties Group
David Hodgins	Consultant	Sustento Group
Dennis Thurman	Sr. VP of Engineering, West Region	Transwestern
Drew Shula	Sustainability Advisor	Brightworks
Felippe Marques	National Energy Advocate	Advanced Energy Solutions
Greg Reitz	Principal	ReThink Development
Ken Patterson	Senior Energy Advocate	Advanced Energy Solutions
Marika Erdely	LEED Consultant	Green Econome
Neil Smolen	BPP Coordinator / LEED Consultant	Green Econome
Nick Kiefer	Business Development	Healthy Buildings
Sara Hickman	Sustainability Manager	Leading Edge
Sara Neff	Director of Sustainability	Kilroy Real Estate
Seth Strongin	Sustainability Manager	Leading Edge
Will Cordray		

Introduction:

- Welcome / About EB Committee & How to get involved – *Daniele Horton, TPG*
- Thank you to Sponsors – *Sara Hickman, Leading Edge*

Our 3rd quarter EB Committee meeting included several important industry updates from some of our committee members as listed below:

LEED EBOM 2012: *Drew Shula, Brightworks*

- LEED must continuously improve to drive change and transform the market especially as green codes begin to raise the floor on the status quo and current LEED requirements become the norm.
- LEED 2012 has shifted to a performance-based structure that supports recertification and raises the bar to maintain LEED as a leadership tool.
- The rating system draft has completed its 2nd public comment and received thousands of comments on the proposed requirement.
- Expected release to be in September, 2012
- See LEED EBOM 2012 link [here](#) for more information.

Better Buildings Initiative & Better Buildings Challenge: *Dennis Thurman, Transwestern*

- A nationwide energy efficiency leadership initiative calling on key businesses to take the lead with Obama's plan.
- Benefits:
 - Supports Partners with technical assistance



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- Connects partners with a network of Allies (reputable financial, tech and services)
- Recognition, and shared reported results of successful efficiency implementation.
- Partners include Transwestern, Best Buy, Green Sports Alliance, Lend Lease, USAA Real Estate etc.
- For more information, click [here](#), or contact the EB committee to be connected to existing partners, such a Transwestern for firsthand experience with the program.

Real Sustainable: *Daniele Horton, TPG*

- What: RealSustainable is an initiative of the Real Estate Roundtable.
- Goals: Promote sustainable practices, use energy more efficiently, employ cleaner sources of energy and creating Green Jobs
- How:
 - They advocate for Federal and State incentives along with programs for retrofits.
 - They have a large focus on the EB stock, with a big emphasis on energy savings through building retrofits.
 - Educating the estate owners (similar to our EB committee, but on a national level.)
- Click [here](#) to learn more about Real Sustainable.

Coalition for Better Buildings (C4B): *Daniele Horton, TPG*

- The C4BB is a coalition that seeks to ensure the building sector continues to inform efforts such as the Better Building Initiative and other programs through policy solutions, financial savings through energy reduction and creating jobs.
- The group's next steps are to fully utilize the administration's **existing authorities** to maximize energy efficiency in public and private sectors, the reform of the existing 179D tax deduction (see below) and pushing programs such as the Better Buildings Initiative.
- Membership is free and members get useful and high level information about policies underway that will impact the building stock.
- Click [here](#) to learn more about the C4BB.

179D Legislative Reform (EB): *Ken Patterson, Advanced Energy Solutions*

- Originally signed into law as part of the Energy Policy Act of 2005, this incentive was geared toward new construction, requiring whole building retrofits in order to take advantage of the savings. This of course is extremely costly for building owners to implement.
- In 2008, they changed the envelope's role in retrofits to meet the demand of existing building owners.
- 179D now allows building owners to use costs associated with energy retrofits back to 2006 for tax consideration, without opening the books.
- 179D is now in the process of updated again. Rather than requiring existing buildings to meet and exceed the requirements of the energy code for NC, measure improvements in how much energy consumption was reduced compared to where the building started.
- 179D Tax Reform-The C4BB continues to work with Senators Snowe and Bingaman on language to reform the Section 179D Deduction for Energy Efficient Commercial Facilities as laid out by their [May letter](#).

DOE Commercial Building Asset Rating: *David Hodgins, Clinton Climate Initiative*

- Goals:
 - Facilitate cost-effective investment n energy efficiency and reduce energy use in the commercial building sector.
 - Establish a national standard for voluntary commercial building asset rating



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- Create a minimally intensive, web-based tool to help building owners identify and implement actionable strategies to improve commercial building efficiency.
- Create a standard label for buildings, similar to the MPG for a car.
- Working to be integrated with city ordinances.
- This asset rating tool is aiming for speed, accuracy and cost, to be a value-add to the first step of assessment of a building. It is NOT intended to replace a building energy audit, but to provide standardized analysis.
- They are working now to determine what the baseline should be: asbuilt vs. existing operation. The goal is to be fair to both those who have not begun their retrofits, just the same as those who are industry pioneers.
- Click [here](#) for more information on the DOE's Asset Management Rating system.

Greenprint: *Adam Slakman, Greenprint Foundation*

- The goal: is to lead the global real estate community toward value-enhancing carbon reduction strategies that support the intergovernmental Panel on Climate Change (IPCC) goals for GHG' stabilization by 2030. They plan to achieve this through education and action.
- The Greenprint Index: Basically a carbon footprint index to measure CO2 for and by the real estate industry.
- Web-based tracking: Similar to an energystar or even the DOE's Asset Management plan, but on a larger scale and based on GHGs.
- Membership: Includes access to the web-based tracking and alliances with some of the top innovators in the industry.
- Collaboration: Greenprint is open to collaboration. In addition to partnering with the Clinton Climate Initiative, they are also working with the NRDC and high-end retrofits with companies such as Bloomberg, Linked-in etc.
- Click [here](#) for more information on the Greenprint Foundation.

CA Net Zero State Goals for Existing Buildings: *Seth Strongin, Leading Edge*

- Goals:
 - All of New Construction to be NZ after 2030.
 - 50% of Existing Buildings to be NZ by 2030.
- This will be achieved through renewable energy retrofits, partnerships with other coalitions (see above), benchmarking and more stringent regulations on retrofits.
- Click [here](#) for more information on the state's NZE goals.

USGBC-LA Building Performance Partnership: *Neil Smolen, USGBC-LA*

- This partnership helps building's get a better understanding of how their buildings operate by doing the following:
 - See how your building compares via annual performance reports
 - Access to real-time, web-based data portals
 - Reports that include information on predicted performance from LEED certification and aggregated performance data of similar buildings.
- This data collected will inform and help further develop the LEED for EB process, helping you with re-certification as time goes on.
- This data is secure and can be anonymous as you choose.
- All LEED certified buildings (w/ an acceptance of CI and Homes) can apply.
- Take advantage of recognition: Becoming a member of this partnership allows you to showcase your building's highlights even more. Email krobinson@usgbc-la.org for more info.
- Signing up is very simple and it can be done in 5 minutes.
- Click [here](#) for more info.



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Roundtable Discussion

AB1103: Sara Neff, Kilroy and Marika Erdely, Green Econome

- The initial proposed draft regulations required the initial compliance to begin on January 1, 2011. However, new proposed draft [regulations](#) will postpone the initial compliance date until July 1, 2012.

SCE Update: Cynthia Davis, SCE

- **SCE Incentive Changes:** Cynthia urged the committee members to reserve their incentives and upgrade their T-12 fluorescent lamps prior to the incentive changing. In July 2012, a federal mandate will raise the efficiency baselines for lighting. With higher baselines, the T12 lighting basecase will no longer be eligible for Express and Customized lighting solutions. Furthermore, energy savings from T12 lighting basecase can no longer be claimed.
 - Click on the links below for more info: [SCE Solutions Directory 2010-2012](#), [SCE Incentive Application](#), [Multisite](#)
- **The SCE Commercial RetroCommissioning Program (RCx):** Provides free investigation to improve the performance of a facility's HVAC and lighting system performance. Participants can also receive financial incentives to implement identified measures. Effective November 16, 2011, the 2010-12 Commercial RetroCommissioning (RCx) offering will be waitlisting new applications. To ensure all approved projects are completed within the 2010-2012 program cycle, new applications must be received by the RCx Representative on or before November 15, 2011. Applications received after this date will be waitlisted until a new program cycle begins. Waitlisted applications will be placed on hold for processing and will be subject to eligibility screening once the application is processed.
 - Click on the links below for more info on: [RCx Brochure](#), [SCE RCx Application](#)
- **California Electric Outlook:** Our most recent presentation includes the estimated rate impacts for 2012. (1) SCE Bundled estimated rate impacts are listed on page 8. (2) There was a decrease in June 2011, and now there is a proposed increase for 2012. (3) Direct Access rate information starts on page 11. The Direct Access changes are waiting for final approvals also. (4) New dynamic pricing proposals are noted on page 26. And there are some changes to our programs and offerings. (5) This information will be helpful with 2012 budget planning.
 - Click on the links below for more info: [SCE LEEP Marketing Flyer](#)

Meeting adjourned at 1:28pm,

Respectfully submitted,

Sara Hickman
Events Coordinator EB Committee