

ENVIRONMENT®

Chelsea Group's Newsletter of Building Science Applications
For Owners, Asset Managers, and Property Managers of Real Property

First Quarter, 2008

HIGHLIGHTS

Breaking Story:

CB Richard Ellis Adopts
Chelsea Sustainability
Protocol

See article on Page 2

Project News:

LSU Gets Chelsea Group
Help with FEMA at Medical
Campus

See article on Page 1

Learning Opportunities:

"Assessing Energy Saving
Potential"

Phoenix, January 10

"Profitable Sustainability"

Honolulu, January 23

"BOMA Hawai'i Adapts BEEP
for Energy Solutions"

Honolulu, February 12

"Water Damage Recovery in
Restaurants"

New Orleans, March 26

Coming next Quarter...

"Sustainability Week"

Honolulu, May 5-9

Available Case Studies:

"LEED Logic for an Existing
Building Portfolio"

"Contemporary Arts Center:
the Aftermath of Hurricane
Katrina"

CHELSEA EFFORTS HELP LSU IN RECOVERY FROM KATRINA AND FLOODS

The first and subfloors of eleven buildings at Louisiana State University Health Sciences Center sat under water for roughly two weeks, subject to the flooding that followed Hurricane Katrina. The immediate clean up efforts gutted the floors, but questions remained: Is it safe to start rebuilding or are there hidden contaminants? Was there hidden damage to the structure and fabric of the buildings?



"These buildings had been sitting, soaking, in a sea of contaminants. We were asked by the architectural consultants for LSU, Duplantier & Meric, to assemble a team of building scientists to answer some tough questions," explains Chelsea CEO, George Benda. "We had to tear apart chunks of all eleven buildings – it is called destructive testing – to get to the heart of the matter. We looked at complicated assemblies like walls and floors and windows, with diverse materials. Our teams developed and applied protocols for biological, chemical, and materials deterioration testing."

The result was an extensive report several hundred pages in length with detailed analysis that reported two key findings: (1) the clean-up had been successful in removing biological and chemical contaminants and it was safe to start reconstruction; (2) the brackish water had left salt residue that was eating the building from the inside out and significant materials remediation was still required.

The value of the forensic work done by the Chelsea team in this case was in persuading the Federal Emergency Management Agency (FEMA) to recognize the actual damage to a property. Matt Gedge, the project manager for this effort from LSU Health Sciences Center summed it up in an e-mail as we closed out the project: "FEMA accepted your [Chelsea] results without question."

EVENTS**BOMA HAWAII PROMOTES ENERGY SAVINGS**

Local celebrity Jade Moon will share her inspiring message on reducing energy consumption at a meeting of BOMA Hawai'i on February 12 that is cosponsored by HECO, the local electrical utility, and Chelsea Group.

"PROFITABLE SUSTAINABILITY": SOLUTIONS FOR RETAIL PROPERTIES

Chelsea Group presented a seminar on the market and economic benefits of adopting sustainable practices in retail real estate portfolios in Honolulu during January.

George Benda, CEO of Chelsea Group, presented the program as part of a national symposium for retail developers, investors, and major tenants. The session, attended by 60 prominent real estate leaders from around the U.S., was organized by CBRE and sponsored by Chelsea Group, Securitas, and Fidelity National Title. A copy of this presentation is available on the Chelsea Group website starting in March.

CHELSEA GROUP TAKES ON NATIONWIDE ROLE IN ADVANCING SUSTAINABLE BUILDING OPERATIONS

Chelsea Group, Ltd. has reached an agreement to provide the technology and services to assess, improve and certify buildings managed by CB Richard Ellis (CBRE) throughout the U.S. under the benchmarks of the U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design for Existing Buildings (LEED-EB). LEED certified buildings offer high-quality indoor environments, minimize waste to sewer and landfill, and use water and energy efficiently.

Chelsea Group has developed online tools for the rapid assessment of key sustainability factors that assist property owners in determining the best strategy to make their portfolio of buildings more sustainable and to achieve LEED-EB certification. In addition, Chelsea Group brings the consulting services necessary to take each building to its optimum performance and LEED-EB certification level. CBRE is the world's largest commercial real estate services firm. CBRE manages more than 1.6 billion square feet of commercial properties and corporate facilities worldwide.



The CBRE agreement comes on the heels of landmark portfolio-level sustainability projects with Morgan Stanley for its properties across the United States and with A&B Properties for its buildings in Hawaii and on the U.S. mainland. The first properties in those portfolios are already moving toward registration and certification under the USGBC LEED-EB program.

"Our experience in LEED certification has taught us that the process is long and complex. By simplifying the process with online tools, Chelsea Group has been able to offer CBRE a cost-effective way to assist its clients in moving through the process," said George Benda, CEO of Chelsea Group. "That will save money that CBRE clients can invest in further physical improvements that will enhance the sustainability of their properties," he added.

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