

ENVIRONMENT[®]

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

First Quarter, 2009

HIGHLIGHTS

Breaking Story:

Target Hits a Bull's-eye with BOMA Phoenix Sustainability Initiative

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Partnering News:

Arizona Public Service selects Chelsea Group as 2008 Trade Ally of the Year

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Learning Opportunities:

"BOMA Hawai'i Economic Forecast"

Honolulu, January 16th

"BOMA Hawai'i: National and Global Perspective" by Dick Purtell, President of BOMA International

Honolulu, February 10th

"Build it Green"

Phoenix, March 13th

Available on the Web:

www.chelsea-grp.com

"BOMA of Greater Phoenix: Right on Target"

"Asset Optimization in a Highrise Building"

"Annual IAQ Monitoring at a Midwest Office Building"

"In the LEED at World Trade Center 7"

"LEED Logic for an Existing Building Portfolio"

TARGET HITS A BULL'S-EYE WITH BOMA PHOENIX SUSTAINABILITY INITIATIVE

The Phoenix Corporate Financial Center of retailing giant and sustainability pioneer Target Corporation was selected from among five competing commercial buildings to serve as the pilot facility for the BOMA Phoenix Sustainability Program. The 200,000 square foot office complex was assisted in advancing its sustainability program by the BOMA Phoenix Green Buildings Committee, co-chaired by Dave Munn, Chelsea Group's Chief Technical Officer.

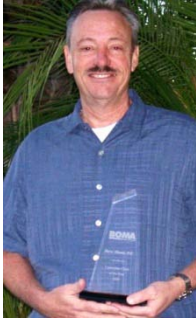


Munn noted that the Green Buildings Committee comprised 35 members and that the selection process was fact-based and democratic. "The competition was open to all BOMA members and each of the properties submitted a sustainability profile using a BOMA Phoenix prescreen template that produced a numeric score as well as narrative results," according to Munn. "It was a tough decision," said Munn, "but in the end everyone on the Committee was pleased at the way in which Target stepped up to the plate and gave everyone great results to think about."

Target reported their results at the BOMA Phoenix Compass Tour, held at the Tempe Center for the Performing Arts on November 6, 2008. With the technical support and vendor relationships provided through the BOMA Phoenix Green Buildings Committee, the Target Financial Center was on its way to meeting or exceeding the goals they set with the committee at the outset of the project: 25% reduction in annual energy use; 50% reduction in water use; 60% diversion of solid waste from landfill, and 30% cost reduction in janitorial services and supplies. The audience at the Compass Tour responded with wonder and praise for the project as a successful pilot. "We couldn't have asked for a better partner, better collaboration, or better results," said Munn, "Target hit the bull's-eye."

EVENTS

BOMA PHOENIX NAMES MUNN COMMITTEE CHAIR OF THE YEAR FOR 2008



The Board of Directors of the Building Owners and Managers Association of Greater Phoenix presented Dave Munn with the high honor of Committee Chair of the Year for his work on the Green Buildings Committee. Munn, Chief Technical Officer at Chelsea Group, took on the primary planning and organizational role for that committee. His work resulted in the successful sustainability pilot program at Target Financial Center presented at the Compass Tour (see article on Page 1).

BOMA HAWAII DISASTER PREPAREDNESS WEEK FORGES ALLIANCES

As Chair of BOMA Hawaii's Disaster Preparedness Week, George Benda, Chelsea Group's CEO, helped orchestrate the start of a strong alliance between the commercial real estate industry and the Red Cross. The series of events took place November 10-14 at various locations in Honolulu, involving more than 200 people. "The last day we held a summit meeting to plan for future action," explained Benda. "There was strong consensus on building a better working relationship with the Red Cross," he added. Hawaii is subject to many natural disaster threats including hurricanes, earthquakes, tsunamis, wild fires, as well as the human threats from terrorism.

ARIZONA PUBLIC SERVICE SELECTS CHELSEA GROUP AS 2008 TRADE ALLY OF THE YEAR

Collaboration is a key part of the Chelsea Group corporate culture and that has translated into important long term industry relationships, like the Trade Ally efforts with Arizona Public Service (APS), the electrical utility that serves much of the greater Phoenix area. Recognizing the collaborative effort, APS announced that Chelsea Group will be recognized as a "Trade Ally of the Year" for 2008.



Wayne Dobberpuhl, left, Dave Munn, and George Benda

"Solutions for Business Trade Allies are contractors, engineers, ESCOs or architects who have been educated on the Program and have agreed to follow the program's rules and processes," explained Wayne Dobberpuhl of APS. "Trade Allies are important outreach partners. They help businesses learn about our energy efficiency programs and incentives," he added.

"I am really proud of the work we have done with APS," said George Benda, Chelsea Group CEO. Earlier this year, Dave Munn taught a series of classes in energy management for APS and we are working with several APS clients to make their operations more efficient using the APS *Solutions for Business* program. "The benefits of the relationship go in both directions and we are excited about the recognition of our collaboration APS has provided in making this award," Benda added.

Sustainability programs for commercial and institutional properties increasingly rely on effective relationships with the utilities that serve the site. Recognizing this, Chelsea Group has established trade ally relationships with Hawaiian Electric Company (HECO) to support the company's Honolulu presence, and with Commonwealth Edison (ComEd), the electric utility that serves the Chicago area. Through these programs and others like them, Chelsea Group works to identify opportunities and assist clients in receiving rebates for energy conservation and sustainability efforts.

UPDATE ON PORTFOLIO SUSTAINABILITY PROGRAMS

As of December 31, 2008, Chelsea Group sustainability management program had in process a total of 362 buildings at 312 sites, comprising 98,024,200 square feet. An additional 10 landmark properties are scheduled to begin the process in January. That means more than 100 million square feet of commercial real estate will be under Chelsea Group sustainability management programs at the beginning of 2009.

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