



ENVIRONMENT®

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

FIRST QUARTER, 2010

HIGHLIGHTS

Breaking Story:

Chelsea clients move into
Sustainability Phases III & IV
See article on Page 1

Great ROI and National Honors

Glenborough Phase IV work in
Virginia turns some heads
See article on Page 2

Learning Opportunities:

"Earth Day"
Worldwide, April 22

"BOMA Hawai'i Sustainability
Week"
Honolulu, May 10-14

"BOMA Phoenix Energy Training"
Tempe, May 18 & Phoenix, May 25

"ASHRAE 2010 Annual
Conference"
Albuquerque, NM, June 26-30

"BOMA 2010: The Every
Building Show"
Long Beach, CA, June 27-29

Available on the Web:

"Sustainability in Real Estate
Asset Management: A Case Study"

"Five Phases of Sustainability
Management"

"Chelsea Group Sustainability
Dashboard"

"In the LEED at World Trade
Center 7"

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CHELSEA CLIENTS MOVE INTO SUSTAINABILITY PHASES III & IV

Chelsea Group's clients have made significant commitments to implementing all of the sustainability planning work that has been going on since 2007. While many of the ENERGY STAR® labeled buildings are now into multiple years of renewal, several of Chelsea's clients are deep into LEED certification while others are focused on enhancing sustainability – and economic – performance at their properties.



*Chelsea's Chris Munn Samples
Air Quality at the Aventine Building*

Top performing buildings moving directly into LEED each have a special story:

- **Ali'i Place** in Honolulu, a Bristol Group property managed by PM Realty Group, is awaiting GBCI review of its application and, once awarded, will become the first high rise in downtown Honolulu with LEED certification
- **The Aventine Building**, a Glenborough property in Southern California, is seeking to become the first 20-year old LEED-EBOM Platinum property, keeping tenants excited about the building
- **Bentall Capital** is moving a group of three buildings through the LEED process in the Seattle area, including two downtown complexes, to cap years of investment in performance improvement
- **Prime Property Fund** is moving three complex properties in the Bay Area towards LEED certification for market positioning

Corinne Hiromoto, General Manager at Ali'i Place, commented, "It has been a challenging process, more work than we anticipated, but it will really demonstrate Bristol's and PMRG's commitment to leadership in environmental responsibility in this tough market." It will also help solidify relations with a new tenant – the Federal government, according to Hiromoto. "We are really happy we chose Chelsea Group as our partner in this process," she added.

"The turmoil in the commercial real estate economy has deeply impacted progress in sustainability," said George Benda, Chelsea's CEO, "but the leaders continue to invest in performance improvement that makes a difference to tenants and the bottom line." (See related story on Page 2)

NEWS & EVENTS

ADDING ENERGY TO PROPERTY CONDITION ASSESSMENTS

As Washington DC joins New York and California in requiring disclosure of energy performance in property transactions, Chelsea Group has joined in a California Energy Commission study lead by PECEI to test methods for consistent PCA results.

NEW CHELSEA CLIENT AN ENERGY STAR® PARTNER OF THE YEAR

US EPA named Kennedy Associates as an ENERGY STAR® Partner of the Year for 2010, according to a news release on March 16. Kennedy has recently engaged Chelsea in a major sustainability planning effort for a portfolio of a dozen buildings in our Eastern Region.

HONOLULU SEES RETAIL OUTLET FOR RENEWABLES



An open house for the "Green Energy Outlet" in Honolulu showcased renewable charging stations on January 23.

ANSI PROMULGATES GREEN STANDARD FOR EXISTING BUILDING

The Green Buildings Initiative (GBI), host to the "Green Globes" certification program, announced on March 24 the official approval of *ANSI/GBI 01-2010: Green Building Assessment Protocol for Commercial Buildings*.

GREAT RETURN ON INVESTMENT AND NATIONAL HONORS: GLENBOROUGH'S 1525 WILSON

Glenborough's 1525 Wilson completed Chelsea's Phase I & II sustainability management reviews in mid-2009 with the conclusion that there were considerable performance challenges ahead. The ENERGY STAR® rating sat at 54, up from its original 47. The Chelsea report suggested that the building could achieve an ENERGY STAR® rating of 86 with significant investment. Glenborough had already started plans for major improvements.



Under the aggressive leadership of Carlos Santamaria, Glenborough's Director of Engineering, major investments in the guts of 1525 Wilson have transformed the property from an energy hog to an ENERGY STAR®, selected from among 200 applicants as a finalist in the US EPA's National Building Competition: Working off the Waste with ENERGY STAR®. Here are the highlights:

- Upgrades to building controls and automation to improve VAV and other systems
- Added TurboCor compressors to water-cooled Dx packaged air handling units
- Energy use reductions of over 28% so far
- A new ENERGY STAR® rating of 84

Glenborough has invited Chelsea Group onto its "Energy Team" for 1525 Wilson as a result of the work the company completed last year. Additional benchmarking and documentation remain for the US EPA competition. More important, Chelsea Group will be working with team members to identify additional use and cost reductions that can further enhance the building's energy performance.

"Glenborough is motivated and excited in this quest to be recognized as one of the top energy managers in the country", explained Mr. Santamaria. "We see this as a positive recognition of our commitment to improving energy efficiency and reducing waste," he added. Glenborough has previously been recognized as an ENERGY STAR® Leader for achieving a Portfolio Wide ENERGY STAR® Score of 82, and one of its other properties, the Aventine Building, has been recognized for having a perfect ENERGY STAR® score of 100.

"We are honored to be part of this process and we enjoy working with Carlos and the Glenborough team across their portfolio", said Chelsea CEO, George Benda. "It is a real pleasure to see such great people being recognized for their dedication and rewarded for the investment they are making to the benefit of us all," he added.

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