

ENVIRONMENT®

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

Second Quarter, 2008

HIGHLIGHTS

Breaking Story:

More than 40 million square feet under Chelsea Group LEED-EB analysis
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Project News:

Premier Honolulu office building benefits from collaboration with Chelsea Group
See article on Page 1

Learning Opportunities:

"Retrocommissioning: LEED for Existing Buildings"
Honolulu, April 4

"BOMA Hawai'i Sustainability Week for Commercial Buildings"
Honolulu, May 5-9

"Energy Efficiency in HVAC Systems"
Tempe, AZ, May 7

"Sustainability in Commercial Buildings in the Chicago Area"
Warrenville, IL, May 28

Coming next Quarter...
"Sustainability Solutions: Today, Tomorrow and the Future"
Honolulu, September 18

Available Case Studies:

"Asset Optimization in a High rise Building"
Coming May, 2008

ASSET OPTIMIZATION THROUGH COLLABORATIVE EFFORT

Ali'i Place stands as one of the jewels among the commercial office buildings in downtown Honolulu. A collaboration of PM Realty Group and Chelsea Group, Ltd., a Hawai'i-based building science consulting firm, has kept that jewel shining through an active program of physical asset optimization. Every aspect of the building's capital programs and facility operation receives attention from building engineers and Chelsea Group building science experts to maximize the value delivered by the building to its tenants and its owners.



"The key," explains Chelsea CEO George Benda, "has been a long term, flexible business relationship with the shared goal of improving the quality and efficiency of Ali'i Place operations and maintenance." Core elements of the effort included:

- Assistance in recruiting and selection of the new Chief Engineer and new engineering staff
- Support in capital budget planning and evaluation to optimize the value of investments in improvements to the physical asset
- Availability to support engineering staff in solving difficult operational problems in a timely, cost effective manner
- Continuity in providing engineering evaluations, project designs and specifications, implementation oversight, project start-ups, and verification of proper operation for major repairs and improvements

An example is an upgrade to building automation that has produced value for the tenants and owners of Ali'i Place in several ways. Conversion of VAV systems to contemporary controls resulted in energy savings and better indoor environmental quality. Overheating in one area of the building that had been a chronic problem was resolved. And tenants gained improved control and feedback on their after-hours usage.

EVENTS**NATIONAL RESTAURANT ASSOCIATION LOOKS AT DISASTER RECOVERY**

George Benda, CEO of Chelsea Group, presented a workshop to leaders of the Multi-unit Architecture, Engineering, Construction, and Operations (MAECO) program of the National Restaurant Association in New Orleans on March 27. Benda's workshop focused on preparation for, prevention, and resolution of water damage in restaurants.

BOMA PHOENIX DEVELOPS PILOT PROGRAM ON SUSTAINABILITY FOR ITS MEMBERSHIP

Chelsea Group has provided BOMA Phoenix with access to its sustainability prescreening approach to power a pilot program to demonstrate successful methods for achieving sustainability in existing commercial buildings.

Dave Munn, Chief Technical Officer at Chelsea Group, is the co-chair of the BOMA Phoenix Sustainability Committee. The Committee has developed a team approach to demonstrating best green practices. They are now in the process of selecting a building for the pilot project using the Chelsea Group approach.

MORE THAN 40 MILLION SQUARE FEET UNDER CHELSEA GROUP SUSTAINABILITY ANALYSIS

Nearly 200 existing buildings comprising more than 40 million square feet of occupied space are now in various stages sustainability analysis by Chelsea Group, Ltd. "Our goal had been to have 200 buildings under contract by mid-year" said George Benda, CEO of Chelsea Group. "We are ahead of plan and we are anticipating more than 500 buildings in process by the end of the year." 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.



The Chelsea Group system of benchmarking and measuring progress is gaining momentum with building owners, asset managers, and property managers who understand that LEED certification is only one part of a portfolio sustainability program. "Using our benchmarking," explains Dave Munn, Chief technical Officer at Chelsea Group, "our clients can measure progress against industry-accepted standards of sustainability and choose which, if any, of their buildings will proceed through the LEED process."

As previously reported in these pages, Morgan Stanley, Alexander & Baldwin, and CB Richard Ellis have all adopted the Chelsea Group approach for the buildings under their purview. To these industry giants have been added more than a half-dozen ownership and asset management entities that are now applying the benchmarking process to their properties. In addition to prime office space, these portfolios now include significant industrial parks, retail centers, and a major convention center. Chelsea Group is addressing the complex technical challenges of benchmarking these diverse portfolios, advancing to the 2008 version of LEED, applying international standards, and providing retrocommissioning services so our clients can realize the full financial and sustainability performance benefits of their efforts.

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