

# ENVIRONMENT®

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

Third Quarter, 2008

## HIGHLIGHTS

### **Breaking Story:**

New Tools Developed by  
Chelsea Group for  
Sustainability Management  
See article on Page 2

### **Project News:**

When the Joint Commission  
Manages Indoor Air, they  
Turn to Chelsea Group  
See article on Page 1

### **Learning Opportunities:**

"Profiling Sustainability in  
Existing Buildings: the Data"  
Honolulu, September 18

### **Coming next Quarter...**

"BOMA Hawai'i Disaster  
Preparedness Week"  
Honolulu, November 10-14

### **Available Case Studies:**

"Annual IAQ Monitoring at a  
Midwest Office Building"

"Asset Optimization in a  
Highrise Building"

"LSU Health Sciences  
Center: Preparing for  
Restoration after Katrina"

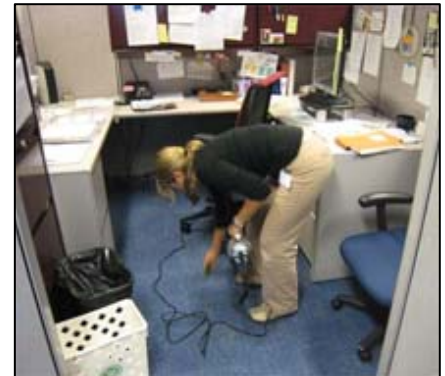
"Moisture Management at  
University Center"

"In the LEED at World Trade  
Center 7"

"LEED Logic for an Existing  
Building Portfolio"

## BENEFITS OF BASELINE INFORMATION: MANAGING INDOOR AIR QUALITY

When the people who inspect hospitals to make sure they are in good shape need their own building checked out, they call Chelsea Group. The Joint Commission on Accreditation of Healthcare Organizations has their main offices in Oak Brook Terrace, Illinois. Chelsea Group has provided ongoing monitoring of indoor environmental conditions in their building for many years. As a result, conditions are excellent and when occupants express concerns, they can be readily addressed.



A Chelsea Group Building Scientist collects an allergen sample

"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 Joint Commission operations and maintenance." When The Joint Commission learned that employees in one area of the building expressed concerns about itchy eyes, throat irritation, sneezing and other symptoms, they called on Chelsea Group to return to the building to resolve the issue.

Chelsea Group quickly confirmed that maintenance and operations had remained consistent and that improvements that had been previously recommended were already implemented. The area of concern was quickly isolated and in-depth testing based on expressed symptoms was underway. The results showed that general IAQ conditions were fine and mold spores were consistently below outdoor levels. But cat allergens were present in the area of concern at troublesome levels, explaining all of the symptoms.

Chelsea Group recommended special cleaning and temporary addition of local air filters that reduced the cat allergen. Problem solved. The Joint Commission has returned to the routine of annual monitoring.

**EVENTS****BOMA HAWAII ADOPTS  
ACTION PLAN ON  
SUSTAINABILITY**

George Benda, CEO of Chelsea Group, chaired BOMA Hawaii's Sustainability Week, May 5-9, 2008, in Honolulu. The week featured presentations on a wide range of green topics, a LEED training program, and a "Green Boutique" micro tradeshow. Benda facilitated a "Summit" at the end of the week that resulted in an action plan that is helping BOMA and the commercial real estate industry focus their efforts in sustainability.

**SUBURBAN CHICAGO BOMA  
AND USGBC TEAM UP**

Dave Munn, Chief Technical Officer at Chelsea Group, presented an inside view of how to stimulate sustainability efforts at a joint meeting of BOMA and USGBC at a LEED certified building in suburban Chicago on May 29. Munn is the co-chair of the BOMA Phoenix Green Buildings Committee and that city's USGBC technical committee. The BOMA Phoenix Committee has developed a team approach to demonstrating best green practices.

**NEW TOOLS DEVELOPED BY CHELSEA GROUP  
FOR SUSTAINABILITY MANAGEMENT**

Chelsea Group has developed three new offerings:

- A complete five phase program for sustainability management
- An on-site "Eco-audit" property condition assessment (PCA)
- A program for sustainability management in existing tenant spaces (SMETS).

These important offerings add to Chelsea Group's 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. Over 250 existing buildings comprising more than 60 million square feet of occupied space are now in various stages of sustainability management by Chelsea Group.



"We are responding to the demand from our clients for innovation in sustainability management," explained George Benda, Chairman and CEO of Chelsea Group. "The demand for the greening of office space is bubbling up from occupants and trickling down from owners at the same time," he added.

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 buildings complete their benchmarking they are quickly moving to implement recommendations and make their buildings more efficient, better places to be. Many of the Class A office buildings are registering for and aggressively pursuing LEED-EB certification. Others are budgeting for retrocommissioning and significant capital projects with solid returns on investment as well as sustainability benefits. If green, sustainable buildings are the future, the future is here today.

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