

ENVIRONMENT®

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

Fourth Quarter, 2007

HIGHLIGHTS

Breaking Story: Portfolio-level Sustainability Programs

Learning Opportunities:

“Greening the Bottom Line”
Chicago, October 4
Phoenix, October 18
On-line in November
See article

“Commissioning in LEED
for Existing Buildings”
Honolulu, October 23

“Confluence of Interests:
The University of Hawai'i and
the Real Estate Industry”
Honolulu, October 23
See Article

“To Flush or Not To Flush:
IAQ in LEED Certification”
Phoenix, October 11
Chicago, November 8

Available Case Studies:

“Chelsea Group ‘in the LEED’
at World Trade Center #7”

“Contemporary Arts Center:
the Aftermath of Hurricane
Katrina”

“Moisture and Mold in a
Tenant Improvement”

“Capital Planning for a
Midwest Office Complex”

PORTFOLIO-LEVEL SUSTAINABILITY PROGRAMS NOW A REALITY

Chelsea Group, Ltd. has announced a programmatic offering for owners and managers of property portfolios that makes planning and implementing a sustainability program much easier.

“We struggled with the cost and complexity of applying LEED-EB in our client’s diverse portfolios of properties around the country,” explains Chelsea CEO, George Benda. “Our clients needed an approach that would be cost effective, have solid benchmarking and progress measurement, and could be scaled from a small portfolio in a single geography to global portfolios with hundreds or thousands of buildings.”

The result is a program that uses the US Green Building Council LEED program as the “gold standard” and applies the US EPA Energy Star program for both energy performance benchmarking and generating a location-based carbon footprint. Using the internet for questionnaires and meetings, the process can be applied cost effectively and scaled from local to global.

Two major players in commercial real estate ownership and asset management, Morgan Stanley and Alexander & Baldwin, signed on with Chelsea Group for prioritization of their domestic US portfolios. This puts nearly 100 buildings into the process and the initial results look very useful.

Sustainability in Existing Buildings

- Portfolio prioritization program
 - Morgan Stanley
 - Alexander & Baldwin
- Individual building assessments
 - LEED for Existing Buildings
 - US EPA Energy Star Rating
 - Sustainability Dossier

EVENTS**BOMA PHOENIX EXPO**

Dave Munn, Chelsea Group's Chief Technical Officer, shares the limelight with Sparky, the mascot of the Arizona State University Sun Devils football team at the October 18 vendor fair of BOMA Phoenix.

"GREENING THE BOTTOM LINE": A DOUBLEHEADER

Chelsea Group presented a seminar on the economic benefits of adopting sustainable practices in real estate portfolios in both Chicago and Phoenix during October.

George Benda, CEO of Chelsea Group, presented the program in Chicago as part of a seminar at the University of Chicago School of Business Gleacher Center. The session, attended by 60 prominent real estate leaders in Chicago, was cosponsored by Carlson Environmental. A copy of this presentation is available on the Chelsea Group website starting in November.

Dave Munn, Chief Technical Officer of Chelsea Group presented the same materials to real estate industry leaders at the BOMA Phoenix vendor fair.

CHELSEA GROUP SPONSORS BOMA HAWAI'I DIALOG WITH CHANCELLOR OF THE UNIVERSITY

The University of Hawai'i at Manoa has a new Chancellor, Virginia Hinshaw, who sees the very real needs of the Hawai'i Real Estate Industry as an opportunity for collaboration. On October 23, the Chancellor shared her vision and the new energy arising from the Manoa campus in support of Hawai'i's business community.



Jay Shidler, CEO of the Shidler Group, a leading real estate firm based in Hawai'i, provided introductory remarks and moderated the dialog. Shidler has made substantial contributions to the University of Hawai'i, his alma mater, including endowment of the University's business school.

The October BOMA Hawai'i luncheon provided BOMA Hawai'i members and guests with the chance to engage Chancellor Hinshaw in useful dialog to help shape her understanding of the needs of the Real Estate Industry. The audience used this opportunity to share their thoughts about how the University of Hawai'i and the Real Estate Industry can advance the well being of the State and its citizens.

Virginia Hinshaw assumed leadership of the UH System's oldest and largest campus on July 2, 2007. She previously served as provost and executive vice chancellor of the University of California, Davis. Hinshaw has held joint appointments as professor of virology in the UC Davis Schools of Medicine and research appointments at the University of California, Berkeley, St. Jude Children's Research Hospital, Harvard Medical School and the University of Wisconsin-Madison. At Manoa, she will hold appointments as a full professor in both the College of Natural Sciences and the John A. Burns School of Medicine.

"Chelsea Group is proud to sponsor this important BOMA Hawai'i event," said Chelsea CEO, George Benda. "I personally believe that there is great potential synergy between the Real Estate Industry and the University, to the benefit of both – and to the benefit of all of Hawai'i."

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