

Green Building Update

an Allen Matkins
market intelligence
publication

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attorneys at law

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Malibu drafting green building ordinance

Malibu Times - June 10

Malibu, California, is considering a new sustainable development ordinance that includes mandatory standards for approval of new construction and major remodel projects. It would also require larger projects to be certified by LEED. Additionally, residential construction starting July 1, 2011, will be required to meet a water efficiency standard that calls for a 20% reduction in indoor water use.

Green Building Focus

Case Study – Empire State Building energy retrofit

Green Biz - June 11

Former President Clinton's Climate Change Initiative, Rocky Mountain Institute (RMI) Chief Scientist Amory Lovins, New York City Mayor Michael Bloomberg, and Empire State Building owner Tony Malkin, along with project partners Jones Lang LaSalle and Johnson Controls Inc. announced a plan to reduce the energy use of the Empire State Building by 38 percent, and save \$4.4 million annually in the process. The plan was the result of a 12-month study, which included intensive building measurements, energy and financial modeling, and tenant engagement. The lessons learned from the study include (1) taking a comprehensive building approach for greater energy savings, (2) aligning energy retrofits with already planned equipment replacements since energy savings, (3) facing perceived tenant barriers such as engaging tenants, splitting incentives, and overcoming tenant business interruptions, and (4) financing possibly through private and public sources. Also the study noted that retrofitting small and medium-sized buildings is more difficult because capital costs are often disproportionately higher than cost savings. Related Story: Easier to build green than to retrofit: Blog

Report: \$571B green materials market by 2013

Green and Save - June 8

The global market for green building materials will grow to \$571 billion annually by 2013, according to a NextGen Research report. Insulation products, engineered wood and environmentally friendly cement are expected to post particularly strong growth. In November, a study by Good Energies, reached similar conclusions.

FacilitiesNet explains LEED v3

Facilities Net - June 15

[FacilitiesNet](#), a site for professionals who design, construct, manage and maintain buildings, recently published a discussion of the new LEED rating system. The discussion includes: (1) [What are the changes in LEED 2009?](#); (2) [USGBC harmonizes credits in LEED 2009](#); (3) [USGBC adjusts credit weightings, point scale in LEED 2009](#); and (4) [Keys to achieving LEED v3 certification](#).

Opportunities in the green building market

GreenTechMedia - June 8

Green and sustainable opportunities abound. In California, new homes must meet net-zero energy standards by 2020 and new commercial buildings must be net-zero by 2030. \$21.65 billion for sustainable projects are included in the American Recovery and Reinvestment Act. Accordingly, green opportunities should increase in (1) Construction and Design, (2) Building Materials, (3) Hardware and Software, (4) Appliances, and (5) Energy Generation.

Opportunities in commercial office space

Greener Buildings - June 9

As a result of the economic slowdown, tenants are increasingly focused on the operating costs of buildings. Going green therefore provides a way to save money and the environment. At the "The Green Symposium; Capturing Efficiencies in the Commercial Office," green opportunities in the commercial real estate market were examined.

USGBC's new list of regional priority credits

USGBC - June 15

LEED v3 identifies bonus points for specific regional issues. Four out of six regional priority credits (RPC) can be awarded to a project. Go to www.usgbc.org/leed2009 for a list of the RPC's.

LEED for Retail to be released in August

California Apparel News - June 12

USGBC is scheduled to release its new LEED for Retail guidelines in August, 2009. The guidelines cover Sustainable sites, water efficiency, energy efficiency, indoor environmental quality, and materials and

resources.

LEED-EBOM for Canada

Ottawa Business Journal - June 10

Proponents of a new LEED Canada offshoot program for existing office buildings believe it could extend the life of several older buildings. LEED Canada for Existing Buildings: Operations and Maintenance could give landlords of older buildings "an opportunity to stay in the game, because their buildings won't become obsolete." LEED-EBOM is scheduled to be launched by the Canada Green Building Council this summer.

Notable green building projects...

South Coast Plaza earns LEED-EBOM Gold

OC Metro - June 10

The Plaza Tower, Center Tower and Park Tower are part of the South Coast Plaza in Costa Mesa, Calif., and earned LEED-EBOM Gold. These office towers are the first multi-tenant buildings in California to earn LEED-EBOM Gold. The Center Tower is a 462,200-square-foot building and is cooled through the use of chilled water. The 337,000-square-foot Park Tower is touted for its high quality and operation efficiency.

Sixth LEED rating for Nestle Waters

CNBC - June 5

Nestle Waters North America's Nestle Pure Life water bottling facility in Breinigsville, Penn., earned the LEED Gold certification. This is the first food manufacturing facility in Pennsylvania to receive LEED Gold status. Nestle Waters has the most LEED certified facilities of any U.S. food and beverage manufacturer, with six LEED certifications.

Greenest stadium misses LEED certification

South Bergenite - June 10

Using thousands of tons of recycled materials, decreasing water use, achieving energy efficiency, accessing mass transit and selling compostable concession ware will make the New Meadowlands Stadium the greenest football stadium in the country. However, the stadium will not be LEED certified. Officials pointed to a technicality about the design of windows on box seats as a major factor in the building not meeting LEED certification. Other factors for not reaching LEED certification include the treeless parking lot and the lack of renewable energy sources.

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Events

Our attorneys speak at many conferences and seminars on green building topics. The upcoming events are below.

Bryan Jackson's complete list of speaking engagements can be found [here](#).

[Managing Risk on Green Building Projects](#)

June 29 - PLI WEBINAR

Please [let us know](#) if you will be attending!

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Renewable Energy Update

Allen Matkins has a **NEW** free weekly publication, which is designed for readers who are trying to stay abreast of renewable energy news (including wind, solar, geothermal, biomass). [**SUBSCRIBE!**](#)

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