

Green Building Update

an Allen Matkins
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publication

Allen Matkins
attorneys at law

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[Water Rationing May Come to California in 2009](#)

Los Angeles Times - October 31

State water deliveries could be slashed next year if California continues its dry streak -- a move that could lead to rationing. California Department of Water Resources officials said water agencies could get as little as 15% of their State Water Project allocations, although that figure could go up if Sierra rainfall and snowfall return to normal in the coming months.

Green Building Focus

['Net-zero' energy research outlined in NSTC report](#)

Innovations report - October 31

A new report from the National Science and Technology Council (NSTC) sets a broad agenda for research and development to decrease the use of natural resources, improve indoor environments and reduce greenhouse gas emissions and pollutants. The goals include developing technologies, tools and practices to meet the agenda. NSTC plans to use a full spectrum of R&D activities, including use-inspired basic research, applied research, measurement science, development, demonstration and implementation.

[Report: Green Buildings are a "bright" investment](#)

Continental Automated Buildings - November 3

Featuring input from Cisco Systems, Johnson Controls, and Trane, Frost and Sullivan released a comprehensive report on "bright" green buildings, which incorporate intelligent technologies in sustainability-minded design. These buildings not only foster environmental stewardship, but also provide a significant return on investment. The report features a number of case histories that illustrate how companies from around the world have used advances in green building and networking technologies to increase profits, lower costs and help the environment.

[Green Leasing Websites](#)

*By Rick Mallory and Bryan Jackson
of Allen Matkins Leck Gamble Mallory & Natsis LLP*

Several green leasing websites are now available.

[Green Leases](#) - provides a summary of green leasing information for Australia, Canada, New Zealand, United Kingdom and portions of the United States. The Real Property Association of Canada, or [Real Pac](#), provides a link to the Canadian Green Office Lease form with blacklined changes against the non-green office form. Finally, the [California Sustainability Alliance](#), maintains the [Green Lease Provision Database](#) to provide users with examples of lease language and concepts as they pertain to a user's particular occupancy (single tenant vs. multi tenant) or specific objectives (energy utilization, recycling, etc). These lease provisions are not intended to be used without the input of a qualified

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Enhancing value for commercial real estate

Events

[Los Angeles Business Council ANNUAL SUSTAINABILITY SUMMIT](#)

November 14, 2008

7:30 AM - 2:00 PM

Harold M. Williams Auditorium
The Getty Center

Green Building Update: VENTURE CAPITAL CORNER

[Investing in high-performance green building products](#)

*By Travis Putnam,
Navitas Capital*

VC's are investing in the following green building products:

Materials: Drywall, concrete, windows, steel, etc., require large amounts of energy and natural resources to manufacture and install. Serious Materials, Integrity Block and iCrete are creating competitive, high-performing replacements that use less energy and natural resources to manufacture.

Off-site Construction: Off-site construction used in Japan and Europe is coming to the US with Michelle Kaufman, LivingHomes, etc.

Measuring: Cost-effective, smart applications are measuring energy and water

attorney who is experienced in commercial leasing matters.

U.K. & Qatar establish a \$396 million greentech fund

Greentech Media - November 3

The Carbon Trust and the Qatar Investment Authority launched a \$396 million fund to invest in clean energy generation and services. The fund will primarily invest in clean energy businesses located in the United Kingdom, but will also fund companies in other parts of Europe and the Persian Gulf. The fund reflects the growing interest by Arab countries to invest in green technologies.

Australia launches \$90 million green building fund

Queensland Business Review - October 30

The Australian Government launched a \$90 million Green Building Fund, which aims to reduce the green house gas emissions from commercial office buildings. The Fund is a part of the \$240 million Clean Business Australia initiative. The Fund will provide grants to owners of existing commercial office buildings for retro-fitting and retro-commissioning projects that reduce energy consumption and emissions.

Schwarzenegger applauds green building initiatives

EGPNews - October 31

The Contessa Manufacturing Plant, a frozen food facility in Commerce, became the first LEED certified frozen food facility in the world. Governor Schwarzenegger visited the facility and the STAPLES Center. The facility has solar panels the length of two football fields on its rooftop and uses waterless urinals. The 1,727 solar panels installed on the STAPLES Center rooftop produce 345 kilowatts. According to a study by UC Berkeley, California's green policies will create 403,000 jobs in the next 12 years and household incomes will increase by \$48 billion.

Green housing emphasized in economic downturn

U.S. Green Building Council - November 3

Some industry experts say there is a chance the "green housing" market might buck economic headwinds as developers emphasize energy savings and workmanship, according to the U.S. Green Building Council. While no segment of the U.S. housing economy is growing robustly, real estate and construction experts say green housing continues to appeal to a broad sector of consumers, and continued volatility in energy prices could actually stimulate demand for houses that cost less to heat, cool and light.

Condos -- most environmentally responsible housing?

Christian Science Monitor - October 24

Condominiums may be among the most environmentally responsible housing type, especially since more and more condo developers are paying attention to sustainability. By their very nature, condo complexes adhere to some of the most basic tenets of green housing: density, to maximize surrounding open space and minimize buildings' physical and operational footprints; proximity to mass transit, given their typical location in urban areas; and reduced resource use per unit, thanks to shared systems, walls

and common spaces.

Green building certification not always necessary

Green Building Law Update - October 29

Chris Cheatham ruminates on whether or not state agencies should require certification when building or renovating green buildings. He concludes that, while building green is important, the certification process is not always necessary. He believes green building strategies can be incorporated without obtaining certification. He believes governments or institutions should show a benefit that offsets the added costs of certification. The US Green Building Council wants green building standards to become the norm for construction and renovation. Accordingly, Cheatham argues that as the percent of green buildings (still below 10% of new construction) rises, the need for certification of each building should decline.

Notable green building projects...

State Compensation Insurance Fund goes green

The State Compensation Insurance Fund, based in San Francisco expects to receive LEED Silver certification early next year. The \$77 million green campus consists of three 85,000-square-foot buildings. The project diverted more than 20 percent of its building materials from landfills, included concrete and cork and rubber flooring.

Frederick, Maryland breaks ground on its first LEED building

Construction commenced on the first LEED certified building in the city of Frederick, Maryland. The \$25 million office building expects to be LEED Silver. Peter Weldron with Heritage Properties, said future projects in the area would be designed with LEED in mind and even existing properties could undergo energy efficient updates.

Cub Foods to open first LEED grocery store in Minnesota

Cub Foods will be the first grocery store in Minnesota to gain LEED Certification. The new Cub Foods has achieved LEED Gold and features skylights, LED lighting, maintenance-free flooring, energy-saving refrigeration systems and a waste recycling system.