

Green Building Update

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publication

Allen Matkins
attorneys at law

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[California to regulate HVAC and refrigeration](#)

Allen Matkins - Jan 15

As part of its efforts to reduce greenhouse gases, California's Air Resources Board ("ARB") has proposed regulations on the operation of air conditioning and other refrigeration systems with more than 50 pounds of a high greenhouse warming potential ("high-GWP") refrigerant. A workshop to be held in early 2009 presents an opportunity for owners and operators of commercial office buildings, cold storage facilities, and other operations using high-GWP refrigerants to provide input on the regulations.

[Obama plans to double alternative energy](#)

Thomson Reuters - Jan 9

President-elect Obama asked Congress "to act without delay" to pass legislation that included doubling alternative energy production in the next three years and building a new electricity "smart grid."

Green Building Focus

[Investors benefit from green building momentum](#)

Environmental News Network - Jan 8

While 2008 was an "absolute blood bath" for real estate investors, the green building sector did manage to gain ground last year. According to McGraw Hill Construction, the value of green construction increased from \$10 billion in 2005 to almost \$50 billion in 2008. The study also suggested that by 2013, green construction could be valued at nearly \$150 billion. Although some continue to argue that green buildings carry a heftier price tag, the savings of building green over the life of a building often far outweigh such increased costs.

[Researchers see more green jobs for Arizona](#)

AZ Central - Jan 5

Arizona now has 50 energy-efficient buildings and hopes to translate that momentum into more green jobs. Arizona will soon implement a green chamber of commerce, a green-job fair and a major green-building conference. Based on its population and share of the gross domestic product, researchers predict Arizona could benefit to the tune of \$1.9 billion from the green building projects and grow 37,234 new jobs. The green jobs could be in fields such as mass transit, building retrofitting, smarter or more efficient electrical grids, wind power, solar power and advanced biofuels. Barry Broome, GPEC president and chief executive officer, said "The fix on Arizona's economy is to move it away from housing. . . . We're as dependent on housing as Michigan is on automotive." In addition, the state expects to see the Obama administration's economic stimulus plan, with its focus on green projects, increase employment in the hard hit construction industry.

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About Allen Matkins

Allen Matkins Leck Gamble Mallory & Natsis LLP, founded in 1977, is a California law firm with over 240 attorneys practicing out of seven offices in California. The firm's broad based areas of focus include construction, corporate, real estate, project finance, business litigation, taxation, land use, environmental, bankruptcy and creditors' rights, and employment and labor law. [More...](#)



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USGBC's report on green building

Environmental Leader - Jan 7

The U.S. Green Building Council released a report with statistics on the state of green buildings in America. The report strikes an optimistic tone, stating that in 2009, 82% of corporate America is expected to be greening at least 16% of their real estate portfolios and, of these corporations, 16% will be greening more than 60% of their real estate portfolios. Also, the report indicates that by 2010, the value of green building construction shall be at least \$60 billion.

Yudelson's top ten predictions for 2009

Yudelson Associates - Jan 7

Green building consultant Jerry Yudelson offers his Top 10 list of green building trends for 2009. He predicts that green building will continue to grow at a 60 percent clip in 2009 despite the global credit crisis and the ongoing economic recession in most countries.

Green building focus group in Las Vegas

Commercial Real Estate News - Jan 9

A focus group of home builders who specialize in green construction practices will be held by the [Minneapolis' Market Resource Associates](#). The focus group will meet on January 22nd in Las Vegas. "The biggest question we will discuss is in which categories do these builders think they can most demonstrate green building practices and which products that have come out in the past 12 months that have had the greatest green impact for their marketing to new home buyers," remarked Market Resource Associates' John Cashmore.

Notable green building projects...

LEED projects shine in Florida

CoStar Group - Jan 5

Two new LEED Gold projects -- a tiny bank branch and a colossal office tower -- are resetting the bar for sustainable projects of all sizes in Florida. In the Tampa suburb of Lakeland, Community First Credit Union is developing the state's first zero-net energy commercial building. The branch will feature a roof-mounted solar array that produces almost 20 percent more electricity than the building uses annually. A few hours away in Miami's prestigious Brickell submarket, Rilea Group is developing the city's first LEED Gold office tower, a 35-story high-rise at 1450 Brickell Ave.

First Hyatt LEED hotel set to open

WZZM - Jan 7

The first Hyatt-brand LEED-built hotel is set to open in Wyoming, Michigan. Plans for the 5-story 113-room hotel started a couple of years ago. Built by Rockford Construction for \$15 million, this LEED hotel includes in-room motion sensors to control heat and lighting and the use of green cleaning compounds.

1910 warehouse becomes Virginia's first LEED condos

Jetson Green - Jan 6

The Cromley Lofts in Alexandria, Virginia have earned a Gold level certification making them the first condos in Virginia to become LEED certified. These 8 beautiful units are located in The Old Town area of Alexandria in a vintage warehouse building circa 1910.

Texas Medical Center earns LEED platinum*Austin Business Journal - Jan 8*

Dell Children's Medical Center of Central Texas has become the first hospital in the nation to receive the LEED Platinum designation. From xeriscaped landscaping to green materials, the hospital has integrated green practices throughout the one-half million-square-foot facility. Also, the hospital has an on-site natural gas turbine that supplies all its electricity. That energy model is said to be 75 percent more efficient than coal-fired plants. Robert Bonar, President and CEO, said that a LEED Platinum facility was always part of the vision to create a world-class children's hospital. "What's good for the environment and good for our . . . neighbors is also good for our patients."

Vegas green technology school*Mercury News - Jan 10*

The Clark County School District's new technology campus—a \$65 million, 112,000-square-foot complex that will be the new home of Vegas PBS—will be finished in March. Local agencies will use the facility, which includes a homeland security nerve center, for teaching medical personnel and training crime scene investigators. The campus is aiming for LEED certification.