

# Green Building Update

an Allen Matkins  
market intelligence  
publication

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## Fees or green rebates for Portland buildings

*Building Design & Construction - June 1*

Portland is proposing a first-of-its-kind green building incentive program. Under the program, new commercial buildings, 20,000 square feet or larger, that meet Oregon's building code would be assessed a fee of up to \$3.46 per square foot. The fee would be waived for buildings that achieve LEED Silver. Buildings that achieve LEED Gold, LEED Platinum or the Living Building Challenge, would receive rebates from \$1.73 to \$17.30 per square foot depending on the certification level.

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## Green Building Focus

### Harvard study: legal risks of green building

*Harvard Law School; Environmental Law & Policy Clinic*

Numerous legal risks may arise from green and sustainable construction. For example, liabilities may arise if a project does not meet required green standards, such as the loss of tax credits, incentives, permits, certificates of occupancy, etc. Contractors and design professionals must carefully draft agreements to allocate these risks. Other risk avoidance strategies include insurance coverage reviews, early design of green elements, and ongoing commissioning and monitoring to assure the project performs as specified.

### LA's Third Annual Sustainability Summit

LA Business Council and CMAA are hosting the Third Annual Sustainability Summit on Monday, June 29, 2009, 7:30 a.m. to 3:00 p.m. at The Getty Museum in Los Angeles. Invited speakers include Senator Barbara Boxer; LA Mayor Villaraigosa; Kevin Czinger, Miles EV; Rory DeJohn, Turner Construction; Cecilia Estolano, LA's CRA; Art Leahy, LA's Metro; Mike Massey, National ITC Corp; David Nahai, LA's DWP; Rod O'Connor, DOE; California Senator Alex Padilla; Roberto Peccei, UCLA; Debra Reed, Sempra Energy; Alan Rothenberg, LA World Airports; Keith Weaver, Sony Pictures, etc.

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## Clinton and USGBC create new Program

*Green Inc. - May 26*

The Climate Positive Development Program is a new joint venture between the Clinton Climate Initiative and the USGBC. The Program focuses on developing entire urban communities with enough energy-

efficient bells and whistles to create less than zero emissions. The Program will help support 16 large-scale urban re-development projects on six continents, including San Francisco's plan to put thousands of new housing units on the decommissioned naval base at Treasure Island.

### **DOE and energy leaders launch IPEEC**

*Energy Efficiency News - May 27*

The DOE met with energy leaders from around the world to launch the International Partnership for Energy Efficiency Cooperation (IPEEC), a forum for implementing energy efficient technologies. IPEEC will offer opportunities for countries to create green jobs while helping to reduce global greenhouse gas emissions.

### **OMB tool for sustainability goals**

*Federal Times - May 25*

In order to make 15% of all federal facilities sustainable by 2015, agencies can use a new online Excel-based assessment tool. The tool assesses facilities and identifies what steps might be taken to meet sustainability goals. The Office of Management and Budget is tracking agency progress in achieving sustainability.

### **NY Times offers green building search**

*inhabitat - May 27*

The New York Times added a new online feature -- a search function that will help users find available eco-friendly buildings.

### **Scaling back Boulder's BuildSmart standards**

*Times Call - May 20*

After publishing the "BuildSmart" energy-efficient standards in 2008, Boulder County Commissioners asked staff to begin working on a more prescriptive approach that could mandate certain cost-effective measures. Those amendments, together with some modifications of BuildSmart's energy requirements for new homes, are to be drafted by the staff for consideration.

**Notable green building projects...**

**[Autodesk Gallery in SF earns LEED Platinum](#)**

*Autodesk - May 20*

The Autodesk Gallery and renovated office space in San Francisco's Landmark Building have earned LEED Platinum certification under LEED for Commercial Interiors (LEED-CI).

**[SF's 75 Hawthorne awarded LEED Gold](#)**

*San Francisco Business Times - May 28*

San Francisco's 75 Hawthorne is the first SF multi-tenant office building to earn LEED Gold for Existing Buildings. This 20-story office building is owned and managed by Hines. The LEED Gold rating may help Hines retain the EPA as a tenant. [Related story](#)

**[NJ's third LEED Platinum -- Parking Authority HQ](#)**

*NJ Biz - May 25*

The Morristown Parking Authority's headquarters in New Jersey is expected to be the third LEED Platinum building in the state. The \$9.5 million four-story, 40,000-square-foot property includes repurposed building materials and the largest biowall in the US.

**[SD LEED Platinum Civic Center](#)**

Gerding Edlen plans to develop the LEED Platinum San Diego Civic Center. The project will include solar panels, rooftop gardens, wind turbines and an onsite wastewater treatment plant that will create a net zero water system for the Center.

**[Former Sears HQ -- largest ever LEED Gold retrofit](#)**

*Business Wire - May 26*

Ontario, Canada is investing \$100 million in possibly the largest green retrofit in North America, creating 1,000 new jobs and 455,000 square feet of green office space. The retrofit of the former Sears Canada headquarters will implement many of the initiatives outlined in the Green Energy Act recently passed to transform Ontario's economy to be more innovative, productive and competitive. The retrofit has a goal of achieving LEED Gold.

**[Taiwan's solar-powered stadium for World Games](#)**

*Business Green - May 21*

For the 2009 World Games, Taiwan unveiled Asia's first fully solar-powered stadium. In addition to being "green," the structure is shaped like a dragon. Built for \$150 million, the 50,000 seat stadium is equipped with 8,844 solar panels.

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