Green Building Update

an Allen Matkins market intelligence publication

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Grand green vision for San Francisco's Parkmerced

San Francisco Chronicle - Jan 21

The owners of San Francisco's Parkmerced want to add nearly 5,700 homes to the World War II-era rental housing complex, an ambitious renovation that could rank as one of the greenest in the country. Over 20 years, the $1.2 billion project would take the 115-acre property off the power grid by employing wind turbines and other low-emission energy sources, slash water consumption through improved plumbing and recycling, and halve tenants' automobile use by, among other things, adding public transportation options.

San Francisco mayor issues roadmap to a greener city

Environment News Service - Jan 17

San Francisco Mayor Gavin Newsom released SForward, the roadmap to achieve his environmental goal of a 20 percent decrease in emissions of the greenhouse gas carbon dioxide below 1990 levels by 2010. The plan also aims to achieve carbon neutrality for city government by 2020. SForward incorporates the environmental goals, programs and strategies of all key city departments, including the Public Utilities Commission, Municipal Transportation Authority, Department of Public Works, and the Recreation and Parks Department. In addition, the program has nearly $4 million to offer to local businesses to help with energy efficiency conversions.

Green Building Focus

RREEF Research: The Greening of U.S. Investment Real Estate – Market Fundamentals, Prospects and Opportunities

With global warming suddenly emerging as a mainstream policy concern, businesses are finding that "sustainability" is rapidly transforming from a fringe "feel-good" issue into an exigent agenda item requiring focused, top-level action. The past year has seen companies across a wide range of industries virtually race to adopt and implement environmental policies, as market forces compelling action outpace regulatory requirements. RREEF is the alternative investment management division of Deutsche Asset Management, a member of the Deutsche Bank Group.

'Green' buildings don't have to be new

The New York Times - Jan 27

The US currently has an estimated 4.5 million commercial properties, many of which were erected decades ago before sustainable, or green, designs became de rigueur. In response, the real estate industry has recently begun to turn its attention to "greening" existing buildings. LEED for Existing Buildings, or LEED-EB, the three-year-old program provides a list of steps that building owners and managers can take to operate and manage their properties more efficiently. A 2006 Green Building Council study found that by retrofitting buildings, owners can save 90 cents a

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Allen Matkins Leck Gamble Mallory & Natsis LLP, founded in 1977, is a California law firm with over 230 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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square foot annually, on average, in energy and other costs and earn back their investment in 2 to 2 ½ years.

Los Gatos to create green building standards

Los Gatos Observer - Jan 23

Los Gatos Mayor Barbara Spector announced that the town would assess its carbon emissions to establish a baseline and goals for reducing them in its next budget. In her recent state of the town address, Spector announced plans to contribute to the creation of county-wide "green" building standards. The town's Community Services Commission will be the lead agency for environmental issues, but the subcommittee on the environment, climate, and sustainability will also include representatives from the Planning Commission, Parks Commission, and Traffic Commission.

Green building plan headed to supervisors in San Mateo

San Mateo Daily News - Jan 24

The San Mateo County planning commission approved an ordinance that will affect remodels and new construction in unincorporated areas. Officials say it will make the county a leader in green construction. Projects can receive points for everything from drought-tolerant plants to insulated water pipes to solar panels. Under the recommendations, new homes and remodels that would add more than 50 percent of the value of a home would be required to fill out a checklist developed by the non-profit developer, Build It Green. While cities have implemented similar programs, members say the move would make the county one of the first in the state with such an ordinance.

New York town to make LEED mandatory

Daily Commercial News and Construction Record - Jan 28

Orange County NY councilors are proposing measures that would require all new residential and commercial construction to meet national green building standards. The law would require that plans for new housing, new office, commercial or apartment construction over 4,000 square feet to meet the LEED standards for new construction. Builders will have to submit a LEED rating checklist and pay a fee of US3 cents per square foot up to US $15,000. If the building fails to achieve certification, the money would go into the town's general fund.

World's greenest city has unanswered questions

AME Info - Jan 25

Masdar City, an ambitious project that has set out to become the greenest of green cities leaves some practicality questions unanswered. The city, which will be built over the next 10 years, has put Abu Dhabi center-stage in the UAE's efforts to improve its environmental record. Some of the questions include how, in a city of 50,000 people and 1,500 businesses, will it ship goods around? Or even, how will people's furniture be delivered when they move in? The greatest lesson will be how a community can function - if indeed it can function - without the personal transport we have all become so reliant upon, especially during the hot months of summer in the Middle East.

How green is your bank?

Greener Assets.com - Jan 29

Douglas Cogan, Director of Climate Change Research at the RiskMetrics Group recently analyzed the top 40 financial institutions in terms of their "greenness" His report Corporate Governance and Climate Change: The Banking Sector, looked at issues like addressing climate change, calculating greenhouse-gas emissions and setting reduction targets, support of alternative energy projects, partnerships with environmental groups and developing positions like Chief Environmental Officers. According to the report, HSBC and Citigroup were ranked at the top, while Bank of America rated highest among US institutions. At the bottom of the list were Bank of China and Industrial Bank of China.

ProLogis announces new sustainable warehouse construction initiative

PR Newswire - Jan 16

ProLogis, the world's largest owner, manager and developer of distribution facilities, announced a new sustainability initiative requiring all of its new development in the United States to comply with environmental standards developed by the U.S. Green Building Council (USGBC). As part of the initiative, ProLogis will register each building with the USGBC to be considered for LEED (Leadership in Energy and Environmental Design) certification. Presently, ProLogis has 3.5 million square feet in the U.S. under design or construction for which it is pursuing LEED certification.

Hawaii firm takes on nationwide role in advancing sustainable building operations for CB Richard Ellis

Chelsea Group - Jan 23

Chelsea Group, a building sciences consulting firm based in Maunaloa, Hawaii, has reached an agreement with CB Richard Ellis, who manages more than 1.6 billion square feet of commercial properties and corporate facilities worldwide. Chelsea Group has developed online tools for the rapid assessment of key sustainability factors that assist property owners in determining the best strategy to make their portfolio of buildings more sustainable and to achieve LEED-EB certification.

Notable green building projects...

Bank of America goes for LEED platinum

Bank of America is going for US Green Building Council Platinum certification with a recently opened banking center in Adelanto, CA. The building features solar-PV systems, recycled content insulation, water conserving landscaping and fixtures and sustainable finishes like compressed wheat countertops. The structure is part of Bank of America's $20 billion environmental commitment which tagged $1.4 billion worth of funds for green building initiatives.

Ohlone College opens environmentally sustainable campus

the Ohlone College Newark Center for Health Sciences and Technology. is on track to receive LEED Platinum certification from the U.S. Green Building Council. The campus, a 135,000 square foot structure, has an initial capacity for 3500 students.

DuBiotech set to build 22-story HQ and laboratory buildings

Dubai Biotechnology and Research is poised to be one of the world's largest green buildings. All buildings at DuBiotech, including its 600,000 sq ft headquarters, are to be classified as LEED certified 'green' buildings.