



HAWAII LEED EXISTING BUILDINGS, OPERATIONS AND MAINTENANCE (O&M)

A Review of Certified Properties
Build and Buy Green 2014

Greg Wong
Ryan Rutenschroer
James Hoapili,
USGBC-HI EBOM Committee



WHAT IS LEED EBOM?



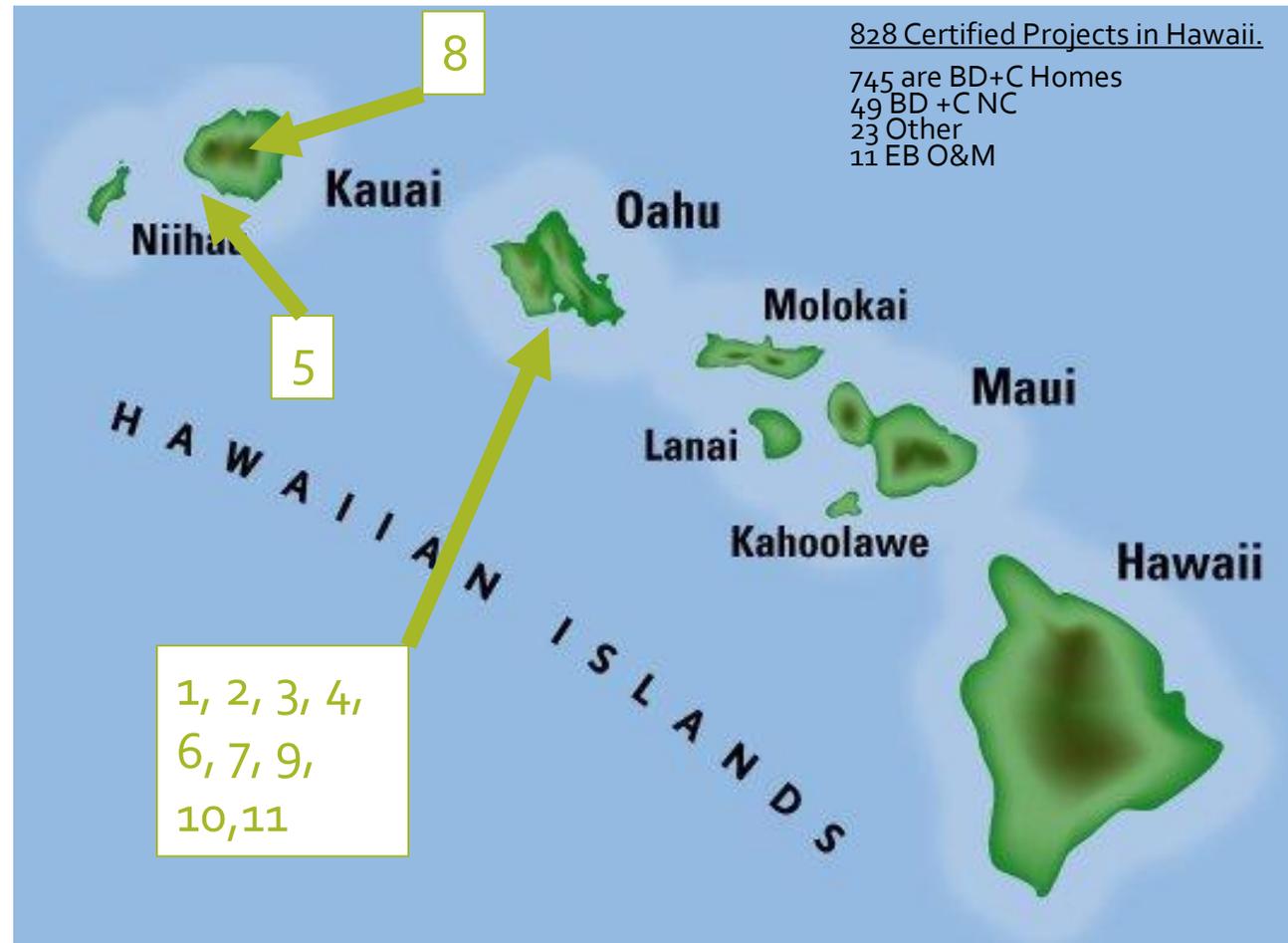
“Applies to existing buildings that are undergoing improvement work or little to no construction.”



“There are 4 levels of certification o the number of points a project earns determines the level of LEED certification that the project will receive.”

10 LEED O&M CERTIFIED PROPERTIES IN THE STATE OF HAWAII

- 1) Ali'i Place Recertification, Honolulu
- 2) City Financial Tower, Honolulu
- 3) Omidyar K-1 Neighborhood Punahou School, Honolulu
- 4) SSFM International Office, Honolulu
- 5) Unlimited Construction Office, Lihue
- 6) Campbell Square, Kapolei
- 7) Air Balance Hawaii Office, Honolulu
- 8) Kaiakea Fire Station, Kapa'a
- 9) The Nature Conservancy, Honolulu
- 10) Hawaii State Office Tower, Honolulu
- 11) Pacific Guardian Center, Honolulu



1) Ali'i Place Recertification

- Address: 1099 Alakea Street
Honolulu, HI 96813
- Date Certified: March 6, 2014
- Certification: Gold v2009
69/110
- Square Feet : 340,657 SF
- Type of property: Office Building



Property LEED Experience

1) How has LEED EBOM certification improved your bottom line?

“Directly reduced our operational costs through the process”

2) What has been the most valuable outcome from becoming LEED EBOM certified?

“LEED has provided us the tools to look at our daily operations in greater detail”

3) What one thing would you want people to know about your property now that it is EBOM certified?

“Ali'i Place is the first property to recertify before the end of the 5 year certification period, also going from Silver to Gold. Certification is only one half of the process, the real work starts after submitting a viable plan which will have to be adhered to going forward.”

2) City Financial Tower

- Address: 201 Merchant Street
Honolulu, HI 96813
- Date Certified: February 14, 2014
- Certification: Gold v2009
63/110
- Square Feet : 180,000 SF
- Type of property: Office Building



Property LEED Experience

Energy Star Score of 95:

- EAc1: Optimize energy efficiency performance
- 18/18 points awarded.



3) Omidyar K-1 Neighborhood

- Address: 1601 Punahou Street
Honolulu, HI 96813
- Date Certified: April 29, 2013
- Certification: Gold v2009
67/110
- Square Feet : 51,273 SF
(Not including green or
play spaces)
- Type of property: School K-12 Education



Property LEED Experience

- 1) How has LEED EBOM certification improved your bottom line?
“The one obvious cost reduction that improved our bottom line was from the PV production. On Average, for this K-1 campus, the PV system is providing a little over 90% of the energy usage.”
- 2) What has been the most valuable outcome from becoming LEED EBOM certified?
“The validation of not only the design criteria, but school procedures and policies. By monitoring the water, purchasing, trash, energy production and energy usage for a year, we (Teachers, Supervisors and Physical Plant-Grounds, Maintenance & Custodial) were able to confirm that there is “buy in” on the schools sustainability goals. Unlike other LEED certifications, the EBOM process included involvement from Teachers, the K-1 Supervisor, Physical Plant and other departments, which really helped to promote sustainability awareness.”
- 3) What one thing would you want people to know about your property now that it is EBOM certified?
“Punahou is not only talking the sustainability talk, but we are truly practicing it. ”

4) SSSM International – Honolulu Office

- Address: 501 Sumner Street
Honolulu, HI 96817
- Date Certified: June 20, 2011
- Certification: Gold v2009
63/110
- Square Feet : 21,477 SF
- Type of property: Office



Property LEED Experience

1) How has LEED EBOM certification improved your bottom line?

“Our energy bills have been reduced by 30%.”

2) What has been the most valuable outcome from becoming LEED EBOM certified?

“The education of the building residents. Everyone here has become more aware of the importance of sustainability and has modified their behaviors accordingly.”

3) What one thing would you want people to know about your property now that it is EBOM certified?

“Just that... our property is EBOM certified. We don't only practice sustainable design for others, we live it”

5) Unlimited Construction Office

- Address: 1696 Haleukana Street
Lihue, HI 96766
- Date Certified: June 22, 2011
- Certification: Gold v2008
67/91
- Square Feet : 10,000 SF
- Type of property: Office



Property LEED Experience

Energy Star Score of 93:

- EAc1: Optimize energy efficiency performance
- 14/15 points awarded.



6) Campbell Square

- Address: 1001 Kamokila Blvd.
Kapolei, HI 96707
- Date Certified: March 20, 2014
- Certification: Silver v2009
53/110
- Square Feet: 136,802 SF
- Type of property: Office Mix Use



Property LEED Experience

Energy Star Score of 89:

- EAc1: Optimize energy efficiency performance
- 15/18 points awarded.



7) Air Balance Hawaii Office

- Address: 3023 Kaimuki Avenue
Honolulu, HI 96816
- Date Certified: June 12, 2012
- Certification: Certified v2009
40/110
- Square Feet : 2,538 SF
- Type of property: Office



Property LEED Experience

Energy Star Score of 85:

- EAc1: Optimize energy efficiency performance
- 13/18 points awarded.



8) Kaiakea Fire Station

- Address: 4-1881 Kuhio Highway
Kapaa, HI 96746
- Date Certified: June 5, 2013
- Certification: Silver v2009
50/110
- Square Feet : 6,573 SF
- Type of property: Public Safety



Property LEED Experience

Energy Star Score of 78:

- EAc1: Optimize energy efficiency performance
- 7/18 points awarded.



9) The Nature Conservancy

- Address: 923 Nuuanu Avenue
Honolulu, HI 96817
- Date Certified: July 29, 2009
- Certification: Silver v2008
46/92
- Square Feet : 13,587 SF
- Type of property: Office



Property LEED Experience

- 1) How has LEED EBOM certification improved your bottom line?
“With the help of new HVAC and photovoltaic systems and a retrofit of our lighting, our annual energy consumption has been reduced by more than 45%. With the simple change to low flow faucets and dual-flush toilets, our water consumption has been reduced by more than 30%.”
- 2) What has been the most valuable outcome from becoming LEED EBOM certified?
“The benefits described in question 1.”
- 3) What one thing would you want people to know about your property now that it is EBOM certified?
“The Conservancy’s Wing Wo Tai building is a historic building. It was originally built in 1877 and rebuilt in 1916. Safeguarding our historic building status required an extra layer of compliance to meet LEED standards. Yet, even with our historic designation, we were able to install cutting-edge technology, demonstrating that even historic buildings can be adapted to meet 21st century needs.”

10) Hawaii State Office Tower

- Address: 3023 Kaimuki Avenue
Honolulu, HI 96816
- Date Certified: July 19, 2012
- Certification: Gold v2009
61/110
- Square Feet : 161,070 SF
- Type of property: Office Tower



Property LEED Experience

1) How has LEED EBOM certification improved your bottom line?

36.48% water use reduction saving an estimated 36,270 gallons per year.

2) What has been the most valuable outcome from becoming LEED EBOM certified?

Identified recommendations from waste audit.

3) What one thing would you want people to know about your property now that it is EBOM certified?

The State Office Tower is an example of the State of Hawaii's commitment to energy efficiency and green building ACT 96 and ACT 155 – HRS 196-9.

11) Pacific Guardian Center

- Address: 737 Bishop Street
Honolulu, HI 96813
- Date Certified: April 2012
- Certification: 54/110
- Square Feet : 644,000-1,000,000
- Type of property: Office Tower



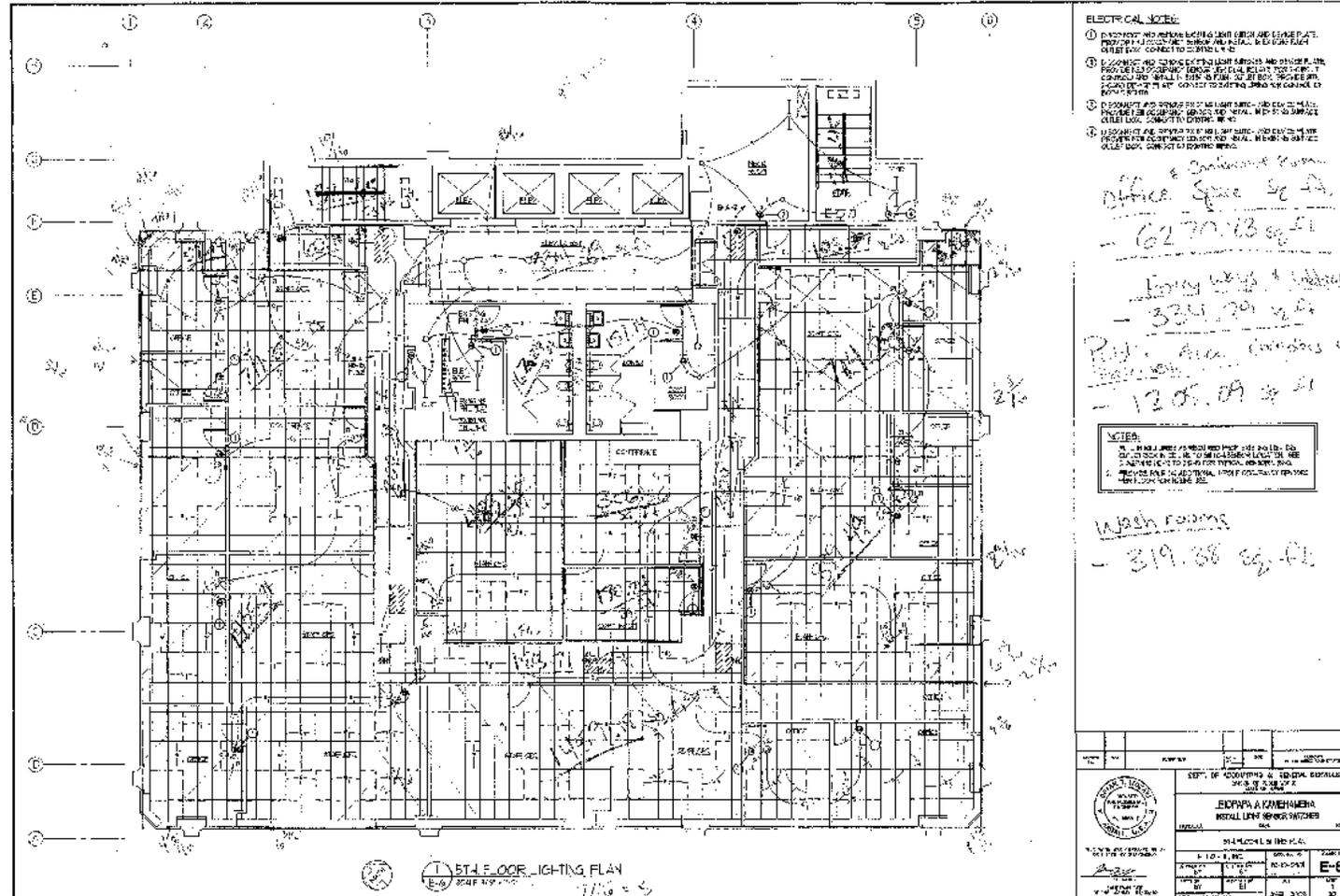
Property LEED Experience

Energy Star Score of 100:

- EAc1: Optimize energy efficiency performance
- 18/18 points awarded.



Does this make sense to you?



LEED Existing Building certification makes your operation clear!

