

ACCO Defense, National Security and Climate Change Workshop

March 30-31, 2011 | Washington, DC

Hosted by McKenna Long & Aldridge LLP

ROUNDTABLE NOTES

Track 2: Facilities Management

Session 2: Establishing a System and Standards Related to New Installations and Retrofitting Existing Installations

Moderator: Reno Harnish

Challenges and Takeaways:

- Metrics are a huge issue – the need to meter/measure plug loads and other “non-building” - associated power use is particularly tricky.
- Discussion of LEED as a standard vs. Green Globes
 - 3rd party verification under LEED maintains honesty
 - Commissioning vs. enhanced commissioning
 - LEED was effective in setting green building standards because it draws consensus-based industry standards that make it possible to implement in cost-effective ways
 - Can this be used as a process that could be adopted in developing countries?
- UN doesn't have a building standard for its assets due to the difficulties of creating something uniform for use in multiple countries and under varying circumstances.
 - What UN could develop for itself may not be something that its member states are capable of building, overseeing, enforcing.
 - How would one go about adjusting to conditions on the ground in the member states that don't have the capacity, or aren't interested in endorsing the standard?
 - The General Assembly hasn't set a procurement standard because it is perceived as discriminatory against developing countries
 - It is impossible to impose standards in situations such as failed states
 - Incremental progress e.g. in places with an unstable power grid, can slowly bring grid stability to an area.
- Portfolio management – LEED for management of multiple buildings
 - How do you make sustainability choices among huge lists of potential projects?
 - Could a portfolio manager-type software package help drive choices for specific types of buildings, so you can normalize across a portfolio of buildings of different types in multiple locations?
- How do you decide when it's too expensive to renovate?
 - In DoD, that line is when the renovation costs 70% of the market value of the building.
- Retrofits are driven by sustainability ... renovations are not

Next Steps / Prospective Action Items:

- Convene ACCO/USGBC working group to recommend steps for development of green building standards in poor and developing countries and by UN, World Bank and other international entities.