



GILCHRIST & RUTTER

Cordially Invites You to an Eco-Friendly Lunch & Learn

Energy Audits – Go Lean to Make Green

Thursday, November 12, 2009

12:00 p.m. – 1:00 p.m.

Who Should Attend?

Building owners, property managers, developers, facility engineers, and anyone involved in the operations of commercial property, interested in enhancing a project's sustainability and profitability by minimizing its resource footprint.

Our informative lunchtime program “**Energy Audits – Go Lean to Make Green**” will evaluate energy conservation measures (ECM's) in building systems and operations. When these measures are implemented, both energy usage and operating costs are lowered. By lowering operating expenses, an owner is able to increase the appeal of the building to prospective new tenants, as well as helping to retain existing tenants.

Implementing ECM's will allow you to increase your building's Energy Star score – a national benchmark of energy usage for similar buildings. Those buildings scoring 75 or higher receive the Energy Star award signifying excellence in energy performance – which some tenants find attractive enough to be worth a premium rental rate. What are your options when it comes to energy audits; and, how do you evaluate the resulting range of options to lower your energy usage?

In addition to our program, a delicious, organic and eco-friendly lunch will be served!

Where is this Green Event?



This lunch & learn event will be held at the offices of the Natural Resources Defense Council in Santa Monica. This NRDC regional office was the first LEED™

United States. For location information, please see Directions and Parking, below.

Our seminar, “**Energy Audits – Go Lean to Make Green**,” is designed to give you the information you need to evaluate and make

wise decisions regarding energy audits and conservation, and will cover topics, including:

- ☀ The benefits of conducting an energy audit – benefits for owners, managers and tenants.
- ☀ The expected time frame for a return on investment – many times this is less than 24 months in commercial buildings.
- ☀ The ongoing benefits of an energy audit – continuing for as long as you have operating costs.
- ☀ The range of energy conservation measures – not all require capital investment, many are low and no-cost options as simple as making adjustments to your building operation systems.

Who is Sponsoring this Event?

This program is sponsored by **Gilchrist & Rutter, P.C.** (“G&R”) and **Healthy Building Solutions, LLC** (“HBS”). Your hosts for the event will be **Susan Fowler McNally** and **Brian Setness**.

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Susan Fowler McNally is a partner at G&R and a member of the firm's real estate and

sustainability practice. Susan's practice focuses on commercial real estate and business transactions; development, financing and leasing of commercial buildings; asset management contracts; insurance and indemnity issues in contracts; and sustainability issues in design, construction, leasing and asset management.



Brian Setness is the Chief Operating Officer (COO) of HBS, which provides technical expertise to help improve building efficiency.

HBS prides itself on providing business-minded green building solutions, those that positively affect a project's bottom line. Whether you are seeking LEED™



certification or simply lowering operating costs, HBS will identify and evaluate energy efficiency and resource management strategies.

Tour NRDC's LEED™ Platinum Certified Building!

Following the presentation, those who choose to participate will be treated to a tour of the NRDC regional office, one of the first buildings in the United States to receive a LEED™ Version 2 Platinum green building rating from the U.S. Green Building Council – the highest possible level of sustainable design. You will see how the NRDC's regional office combines energy efficiency, renewable energy, water conservation systems, sustainable building practices and materials, indoor environmental quality and earth-friendly furniture, and decorative elements to create a truly green building. To learn more about green building elements incorporated into NRDC's renovation of a 1920's-era structure in Santa Monica, click on this link to see a [Case Study of the NRDC Santa Monica office](#).

Directions and Parking

NRDC is located at 1314 Second Street in Santa Monica, on the west side of the street, just south of Arizona Avenue. **FREE** public parking is available directly across the street from the NRDC building in Parking Structure #4 located at 1321 Second Street. If this structure is full, additional parking is available 1 block north in Parking Structure #2 located at 1235 Second Street. The first two hours are **FREE**, and then \$1.00 for every 30 minutes thereafter. For more information, and for real-time parking availability, go to <http://parkingspacenow.smgov.net>.

Seating is Limited. Don't miss this event!

Please RSVP by October 19th, 2009.

[Click here to reserve your space NOW.](#)

For more information, please visit: www.gilchristrutter.com