



The Future of Existing Buildings Event

Pacific Guardian Center

Honolulu, Hawaii -- The first annual *Future of Existing Buildings* event was held at the Pacific Guardian Center on November 10, 2016. Chelsea Group, a leading advisor on sustainability in existing buildings, hosted a daylong celebration of improving the mechanical infrastructure of Hawaii's commercial and institutional facilities.

"The buildings we see as we look around Honolulu and the rest of the State today are likely to dominate the landscape for the next twenty years. Their economic fate is our economic fate," said George Benda, CEO of Chelsea Group. Mr. Benda initiated the *Future of Existing Buildings* series with the aim of bringing together the owners, managers, and operators of Hawaii's existing buildings in order to develop a shared vision of that future. "The spirit of collaboration and interest in this topic we saw today inspired me to believe that the future of existing buildings and our economy can be bright and prosperous," Benda added.

Organizational cosponsors of the *Future of Existing Buildings* event included: the Hawaii Hospitality and Lodging Association and its Engineering Advisory Council; the Association of Energy Engineers, Hawaii Chapter; and Hawaii Energy. Corporate cosponsors included: Hawaii Energy Systems (HES); VSI Solutions Hawaii, representing SMARDT chillers; Pacific Rim Glass tinting; Gabbard Energy Group; RP Delio & Associates; DMG Hawaii; Xutility; and Norman S. Wright, representing HuntAir.

"The day offered a rare opportunity for a variety of real estate and building industry leaders to come together with technology providers and look at the opportunities and challenges that lay ahead for all of us," said Erik Aherns of HES, a company which introduced building engineers from major commercial properties to their new monitoring and controls technology, branded as the Proton system, during the lunch meeting.



The afternoon was filled with detailed technical seminars, each featuring case studies of successful projects accomplished by Chelsea Group for property owners in Honolulu.

- Building Scientist, Zack Main, along with Brett Gaviglio from VSI Solutions, presented "The Future of Cooling Systems in Existing Buildings," highlighting variable speed chiller technology in Chelsea Group projects at Pearlridge Shopping Center and Waterfront Plaza (Restaurant Row).
- Building Scientists William Morris and Atma Bhawuk, along with Brian McKenney from Huntair presented "The Future of Air Handling in Existing Buildings," highlighting new

fan wall air handling technology currently transforming the ventilation and cooling systems at The Queen's Medical Center.

- Building Scientist, Wyeth Crawford, and HES's Erik Ahrens talked through "The Future of Building Automation Systems," highlighting commissioning, retrocommissioning, and continuous commissioning roles that "big data" can play within, as seen in the Chelsea Group project at Campbell Square in Kapolei.

Following the technical sessions, the topic broadened to look at how real estate industry leaders look at the future of existing buildings, and the role of mechanical infrastructure in that future. Chelsea Group brought together a panel of real estate experts, which included: Bryan Li, Executive Vice President of BlackSand Capital; Benjamin Rafter, managing member of Jororo, LLC; Linda Gee, Managing Partner of Standard Commercial Real Estate Advisors; and Brian Moore Senior Vice President for Real Estate Investment at Pacific Guardian Life. Mufi Hannemann, President and CEO of the Hawaii Lodging and Tourism Association and former Mayor of Honolulu, moderated the panel discussion.

Consensus on the panel centered upon the radical changes in workplace patterns, including the move toward virtual office operations that has resulted in smaller tenant footprints and higher density occupancy. Discussions ranged far and wide, such as repurposing downtown buildings, converting whole buildings or floors to residential, or incorporating more hotel and multi-use spaces. The panel agreed that such profound change would require a serious reconsideration of how the space within existing buildings will look, as well as the mechanical infrastructure that will support it. It was unanimously agreed that the demand for energy-efficient, healthy indoor environments will continue into the future.

The crowd then convened in the Pacific Guardian Center courtyard for the *Future of Existing Buildings* pau hana celebration, where they enjoyed strolling through the sponsor expo while listening to *Na Ohana Hoaloha*, a Molokai Hawaiian music band, and sampling on local offerings of Kalua pig sliders, veggies, and cocktails—all while availing themselves of the wealth of information available at the sponsors' tables concerning technologies and services offered.



The final event of the day was led by Vicky Newman, president of the Association of Energy Engineers Hawaii Chapter, who presented the *Energy Project of the Year* Award for Region V to the project team: Chelsea Group, represented by Zack Main; BlackSand Capital, represented by Brian Li; MMI Reality, represented by Sylvia Nanbara; and Hawaii Energy, represented by Brian Kealoha. "It is my honor, and my privilege, to present this award on behalf of the Association of Energy Engineers," said Ms. Newman. "This is the second year in a row that Chelsea Group has brought this prestigious international award home to Hawaii. This accomplishment points to the potential in the future of existing buildings in Hawaii."

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ABOUT Chelsea Group

Chelsea Group is a Hawaii-based building science consulting firm specializing in preserving and enhancing the mechanical infrastructure in existing commercial office, institutional, retail, and industrial facilities. For more than 25 years, Chelsea's building scientists and engineers have solved problems and found opportunities that add asset value to these properties. The Chelsea team is widely recognized for its thought leadership in sustainable, high performance buildings.