



Hanson Bridgett Practice Group Green Building

Hanson Bridgett's Real Estate and Construction attorneys provide advice to a wide array of clients on issues at every stage of the real estate project life-cycle. As a growing number of our clients seek to build and maintain sustainable, high performance buildings, we are committed to assuring that they achieve their goals. Our attorneys deliver an interdisciplinary set of sustainable development skills that advance project delivery from inception to completion. We are helping our clients build for the future.

Green Building Certification

Sustainable real estate development is a process of planning and implementing high performing buildings from an energy efficiency and environmental perspective. Performance rating systems such as LEED® and Build It Green provide performance standards against which a building or project may be measured. In more and more cases, these standards are becoming legally required mandates for green building compliance. Hanson Bridgett's attorneys offer strategic advice on how to structure development projects with these standards in mind. We offer accredited expertise in compliance with these standards and the review processes that exist to implement them. Several of our attorneys are accredited and trained in the U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED®) certification process.

Government Requirements and Incentives

Federal, state and local government entities are adopting a broad array of laws that regulate construction of new buildings to achieve

sustainability policy objectives. San Francisco's Green Building Ordinance, for example, is the strongest command and control green building ordinance in the nation. The State of California's energy use standards for new buildings is another example. Our attorneys continually monitor and master these legal requirements, and advise our clients with respect to them, as a way of providing value added service. Financial incentives offered by federal, state and local governments, whether they are in the form of income tax credits, property tax reductions, rebates or outright grants, provide a valuable opportunity to developers to improve the economic feasibility and profitability of sustainable development projects. Our attorneys assist in applying for and obtaining these financial incentives, and in syndicating them to third parties in the right case.

Integrated Project Delivery (IPD) and Building Information Modeling (BIM)

Our attorneys are at the cutting edge of industry transformative developments in design and construction, such as Building Information Modeling and Integrated Project Delivery. BIM is the use of object oriented, intelligent databases that not only can use 3D design tools to characterize existing architectural and engineering design, but can be used to explore and manage the construction process, energy optimization, sustainable construction, cost and facility management. IPD is a model for team building and risk allocation among owner, architect, engineer and contractor to align interests as a means of achieving project success. Howard Ashcraft, head of Hanson Bridgett's construction practice, was instrumental in drafting the American Institute of Architect's policy statement on IPD, and his team is engaged in many high profile developments adopting the IPD model.

Green Leasing and Build Outs

The desire to maximize the economic and environmental benefits of high performance buildings, together with increasing tenant demand for space in high performance buildings has given rise to the "green lease." A green lease sets forth the landlord's building-wide protocols for tenant compliance to assure its building's ongoing environmental performance. When representing building owners and managers, our real estate attorneys craft comprehensive green leases based on industry standards such as the Building Owners

Our attorneys deliver an interdisciplinary set of sustainable development skills that advance project delivery from inception to completion.

and Managers Association (BOMA) green lease as well as our own expertise. For tenants, we analyze the legal and economic implications of green lease provisions and negotiate concessions that will aid the tenant in building out its own premises in an environmentally sustainable way. On behalf of tenants, who are often less familiar with environmental design, we serve as a LEED® accredited project consultant and negotiate their commercial interior buildout to best protect their interest.

Project Examples

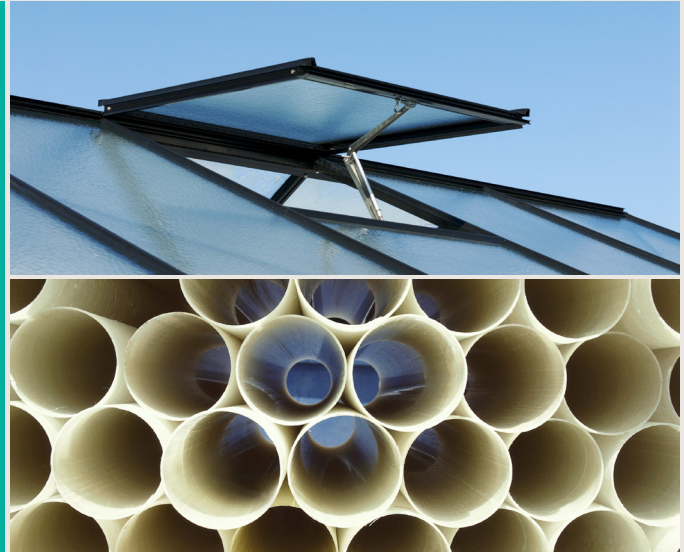
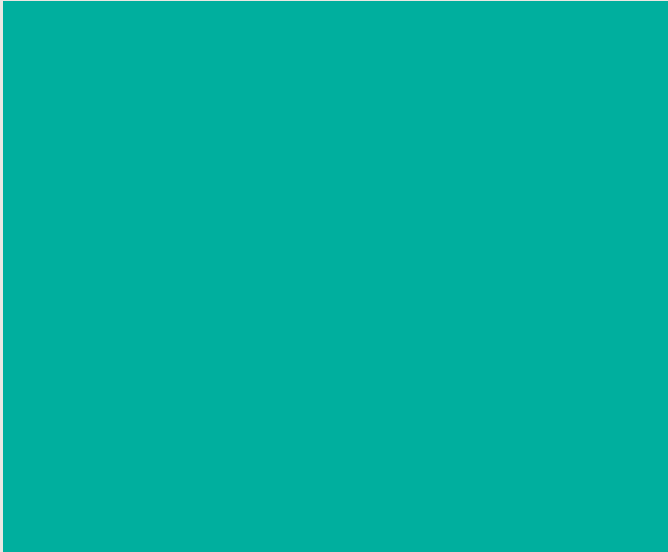
Some examples of our past and current Green Building and Sustainable Development projects include:

Autodesk, Inc.

(One Market, San Francisco and Trapelo Road in Waltham, Massachusetts projects). We represented the owner, Autodesk, Inc., in the development of two LEED® Platinum commercial projects in San Francisco, California and Waltham, Massachusetts. These projects were delivered under multi-party IPD agreements and made extensive use of BIM. Both projects have won design and process awards and Trapelo Road is the subject of a Harvard Business School Case Study.

UCSF Mission Bay

Our attorneys participated with UCSF legal staff in developing highly incentivized public contracts for the construction of a new targeted LEED® certified UC Hospital.



Palomar Pomerado Healthcare District

We represented the project team in a major new hospital development project. The project is partially integrated in terms of project delivery, involving a high degree of cooperation among stakeholders, financial incentives and reliance on BIM.

Pacific Retirement Services (PRS)

We represented the developer of a proposed 490 Unit continuing care retirement community to be located in Foster City, California. This is a targeted LEED® Silver Project.

Salinas Valley Memorial Healthcare District

Our attorneys developed partially integrated, but highly collaborative, contract approaches for a new replacement hospital.

Northbay Healthcare System

Representing the owner, our attorneys negotiated and prepared a multi-party integrated agreement for a \$75 million hospital expansion.

Intracorp

Attorneys at Hanson Bridgett represented Intracorp in connection with its construction of two mid-rise residential projects in San Francisco—The Hayes and Arterra Mission Bay. The Arterra project is slated to be the first LEED® Certified condominium project permitted in San Francisco.

Hayward Garden

We represented the owner, Hayward Garden Venture LLC in obtaining building entitlements to perform a 35 unit condominium conversion—targeting green certification under the residential Build It Green rating system.

Industry Affiliations and Organizational Memberships

- American College of Construction Lawyers
- American Institute of Architects California Council (AIACC)
- American Society for Healthcare Engineering (ASHE)
- Design Build Institute of America (DBIA)
- Founding Member Center for Innovation in Design and Construction
- Lean Construction Institute
- San Francisco Planning and Urban Research Association (SPUR)
- Urban Land Institute (ULI)
- U.S. Green Building Council (USGBC)
- U.S. Green Building Council, Northern California Chapter

