

19 APRIL 2016

Los Angeles City Council President
Hon. Herb Wesson Jr.
10th Council District
200 N. Spring Street, Room 430
Los Angeles, CA 90012

RE: SUPPORT FOR AN ORDINANCE TO INCREASE BUILDING ENERGY AND WATER EFFICIENCY

Mr. Wesson,

On behalf of Skidmore, Owings & Merrill, LLP (SOM), I am writing to express our support for the creation of an ordinance to improve energy and water efficiency in existing buildings. Our firm, one of the country's longest continuously operating and most critically acclaimed design firms has an 80 year reputation for design excellence and a portfolio that includes some of the most important design accomplishments of the 20th and 21st centuries. SOM, including our 60-person Los Angeles office, has demonstrated an exceptional understanding of and commitment to the principle of civic engagement and innovation. We have supported the City Energy Project across the country through our Chicago and New York offices, and we are excited to see this effort come to fruition in Los Angeles.

The benefits of building efficiency policies are significant. Close to 50% of Los Angeles' energy is consumed by buildings greater than 10,000 square feet, 50% of water is used in commercial and multi-family buildings and 51% of Los Angeles' carbon emissions are attributed to the building sector. SOM believes that the proposed best practices of benchmarking and transparency, audits, and retrocommissioning are achievable and should be required in the City of Los Angeles. The proposed ordinance would provide the market – current and prospective building owners, operators, and tenants – with information about building energy and water performance, encourage building owners and tenants to learn about their energy and water use, and incentivize working together to lower costs at such a critical time in California.

AB 758 is already poised to require such measures over the next 10 years, and we believe that this is Los Angeles' opportunity to lead the State in developing an effective program model. Additionally, many other cities are requiring large buildings to implement these requirements, including New York City, San Francisco, Boston, and Atlanta. The Los Angeles City Council should use the recommendations developed by the stakeholder group it commissioned in December 2014, and develop a comprehensive ordinance that will result in the creation of a more resilient and sustainable city as envisioned in the "pLAN".

Sincerely,



Michael Mann, FAIA
Managing Director
Skidmore, Owings & Merrill LLP