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In the Green Room:

LEED Buildings hit milestone, so what does it mean?

In August 2011, GreeBiz.com reported that the U.S. Green Building Council reached its 10,000th LEED certified commercial building. For those of us in the sustainable building world, we know the significance of this milestone and how much progress has been made. But what does that mean for the average tenant? To be absolutely honest, not much - at least not until your lease is coming due to expire. The reality is LEED projects are still but a small portion of the total number of commercial buildings available for lease to tenants in today's market. Grant it, there are over 150 years of commercial expansion to catch up with but nevertheless most tenants don't know a LEED building when they see it. Unless the project was a crown jewel, for example the California Academy of Sciences building, there isn't much aesthetic proof that a building has been retrofitted to LEED standards. Most people can walk a LEED certified building on tour and appreciate the upgrades and new standards, for example: typically newer lighting, high efficiency elevators, vegetation in the lobby and sometimes outdoor areas for tenants to enjoy etc. The guts of the project are typically the building systems and water systems to help keep costs down and increase efficiency. Tenants should recognize these upgrades because in theory these will keep the operating costs of the building down and consequently keep the tenant's pass through expenses down.

In today's market, tenants are more likely to see LEED Certified Existing Buildings rather than LEED Certified Commercial Interiors (actual office spaces). The turn over from one tenant to the next is too frequent for most landlords to justify providing tenants with turn-key LEED Certified Commercial Interior (LEED CI) space. With that said, obtaining LEED CI Certification for a space may not be as difficult nor as costly as you may think. Since more and more buildings are going through LEED Certification for Existing Buildings (LEED EB), many of the building systems points needed for a LEED CI Certification may

already be in place if the building has been LEED EB Certified. Essentially tenants, more than ever before, have an opportunity to piggy-back off the landlord's improvement work in order to reach certification. There is undoubtedly some work, costs, strategic planning and design that needs to be done to ensure that the tenant can achieve LEED CI Certification. However, it just may not be as difficult as you might think. I would suggest asking your broker to provide you with a preliminary LEED Scorecard early on in your real estate process to analyze your current

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building situation. They should be able to provide you with a rough idea as to how many points you currently would be able to achieve and then you can analyze the likelihood of achieving LEED CI Certification in your current space. Similarly, these scorecards can be used as alternative properties are discovered and considered. If your broker is not a LEED Accredited Professional, he or she should be able to connect you with one that should provide you with this early analysis at no charge.

The LEED system is now 11 years old and boasts over 1.3 billion square feet of LEED Certified commercial space around the world (GreenBiz.com). With thousands of projects registered and thousands more in the pipeline, this is great progress for sustainable real estate but there is a long road ahead. In order for more buildings to be encouraged to provide tenants with LEED Certified Buildings and Commercial Interiors there must be a demand. The benefits of sustainable office space are endless; not only for your company but for the world. Let's hope tenants continue to seek and demand sustainable office space and that landlords listen to them.

Total Project Score				Possible Points: 110
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Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 or more points

Y	Y?	N?	N		Possible Points:	21
				Sustainable Sites		
				d Credit 1 Site Selection, Select a LEED Certified Building	1 to 5	
				<OR> Locate the tenant space in a building with the following characteristics:		
				Path 1 Brownfield Redevelopment	1	
				Path 2 Stormwater Management, Rate and Quantity	1	
				Path 3 Stormwater Management, Treatment	1	
				Path 4 Heat Island Reduction, Non-Roof	1	
				Path 5 Heat Island Reduction, Roof	1	
				Path 6 Light Pollution Reduction	1	
				Path 7 Water Efficient Irrigation, Reduce by 50%	1	
				Path 8 Water Efficient Irrigation, No Potable Use or No Irrigation	1	
				Path 9 Innovative Wastewater Technologies	1	
				Path 10 Water Use Reduction, 30% Reduction	1	
				Path 11 On-site Renewable Energy	2	
				Path 12 Other Quantifiable Environmental Performance	1 to 5	
				d Credit 2 Development Density and Community Connectivity	6	
				d Credit 3.1 Alternative Transportation, Public Transportation Access	6	
				d Credit 3.2 Alternative Transportation, bicycle Storage & Changing Rooms	2	
				d Credit 3.3 Alternative Transportation, Parking Availability	2	

Y	Y?	N?	N		Possible Points:	11
				Water Efficiency		
				d Prereq 1 Water Use Reduction, 20% Reduction		
				d Credit 1.1 Water Use Reduction, 30% Reduction	6	
				d Credit 1.2 Water Use Reduction, 35% Reduction	2	
				d Credit 1.2 Water Use Reduction, 40% Reduction	3	

Y	Y?	N?	N		Possible Points:	37
				Energy & Atmosphere		
				C Prereq 1 Fundamental Commissioning		
				d Prereq 2 Minimum Energy Performance		
				d Prereq 3 CFC Reduction in HVAC&R Equipment		
				d Credit 1.1 Optimize Energy Performance, Lighting Power (15%,20%,25%,30%,35%)	1 to 5	
				d Credit 1.2 Optimize Energy Performance, Lighting Controls	1 to 3	
				d Credit 1.3 Optimize Energy Performance, HVAC (separate zoning)	5 to 10	
				C Credit 1.4 Optimize Energy Performance, Equipment & Appliances (70,77,84,90)	1 to 4	
				C Credit 2 Enhanced Commissioning	5	
				d Credit 3 Energy Use, Measurement & Payment Accountability	2 to 5	
				C Credit 4 Green Power	5	

Y	Y?	N?	N		Possible Points:	4
				Regional Priority		
				d Credit 1.1 Regional Priority	1	
				d Credit 1.2 Regional Priority	1	
				d Credit 1.3 Regional Priority	1	
				d Credit 1.3 Regional Priority	1	

Y	Y?	N?	N		Possible Points:	14
				Materials & Resources		
				d Prereq 1 Storage and Collection of Recyclables		
				d Credit 1.1 Tenant Space, Long Term Commitment	1	
				d Credit 1.2 Building Reuse, Maintain 40% of Interior Non-Structural Components	1	
				d Credit 1.3 Building Reuse, Maintain 60% of Interior Non-Structural Components	1	
				C Credit 2.1 Construction Waste Management, Divert 50% From Landfill	1	
				C Credit 2.2 Construction Waste Management, Divert 75% From Landfill	1	
				C Credit 3.1 Resource Reuse, 5%	1	
				C Credit 3.2 Resource Reuse, 10%	1	
				C Credit 3.3 Resource Reuse, 30% Furniture and Furnishings	1	
				C Credit 4.1 Recycled Content, 10% (post-consumer + 1/2 pre-consumer)	1	
				C Credit 4.2 Recycled Content, 20% (post-consumer + 1/2 pre-consumer)	1	
				C Credit 5.1 Regional Materials, 20% Manufactured Regionally	1	
				C Credit 5.2 Regional Materials, 10% Extracted and Manufactured Regionally	1	
				C Credit 6 Rapidly Renewable Materials	1	
				C Credit 7 Certified Wood	1	

Y	Y?	N?	N		Possible Points:	17
				Indoor Environmental Quality		
				d Prereq 1 Minimum IAQ Performance		
				d Prereq 2 Environmental Tobacco Smoke (ETS) Control		
				d Credit 1 Outdoor Air Delivery Monitoring	1	
				d Credit 2 Increased Ventilation	1	
				C Credit 3.1 Construction IAQ Management Plan, During Construction	1	
				C Credit 3.2 Construction IAQ Management Plan, Before Occupancy	1	
				C Credit 4.1 Low-Emitting Materials, Adhesives & Sealants	1	
				C Credit 4.2 Low-Emitting Materials, Paints and Coatings	1	
				C Credit 4.3 Low-Emitting Materials, Carpet Systems	1	
				C Credit 4.4 Low-Emitting Materials, Composite Wood and Laminate Adhesives	1	
				C Credit 4.5 Low-Emitting Materials, Systems Furniture and Seating	1	
				d Credit 5 Indoor Chemical & Pollutant Source Control	1	
				d Credit 6.1 Controllability of Systems, Lighting	1	
				d Credit 6.2 Controllability of Systems, Temperature and Ventilation	1	
				d Credit 7.1 Thermal Comfort, Compliance	1	
				d Credit 7.2 Thermal Comfort, Monitoring	1	
				d Credit 8.1 Daylight & Views, Daylight 75% of Spaces	1	
				d Credit 8.2 Daylight & Views, Daylight 90% of Spaces	1	
				d Credit 8.3 Daylight & Views, Views for 90% of Seated Spaces	1	

Y	Y?	N?	N		Possible Points:	6
				Innovation & Design Process		
				C Credit 1.1 Innovation in Design:	1	
				C Credit 1.2 Innovation in Design:	1	
				C Credit 1.3 Innovation in Design:	1	
				C Credit 1.4 Innovation in Design:	1	
				C Credit 1.5 Innovation in Design:	1	
				C Credit 2 LEED Accredited Professional	1	

d = Design Phase Credit
C = Construction Phase Credit