SUSTAINABLE DESIGN
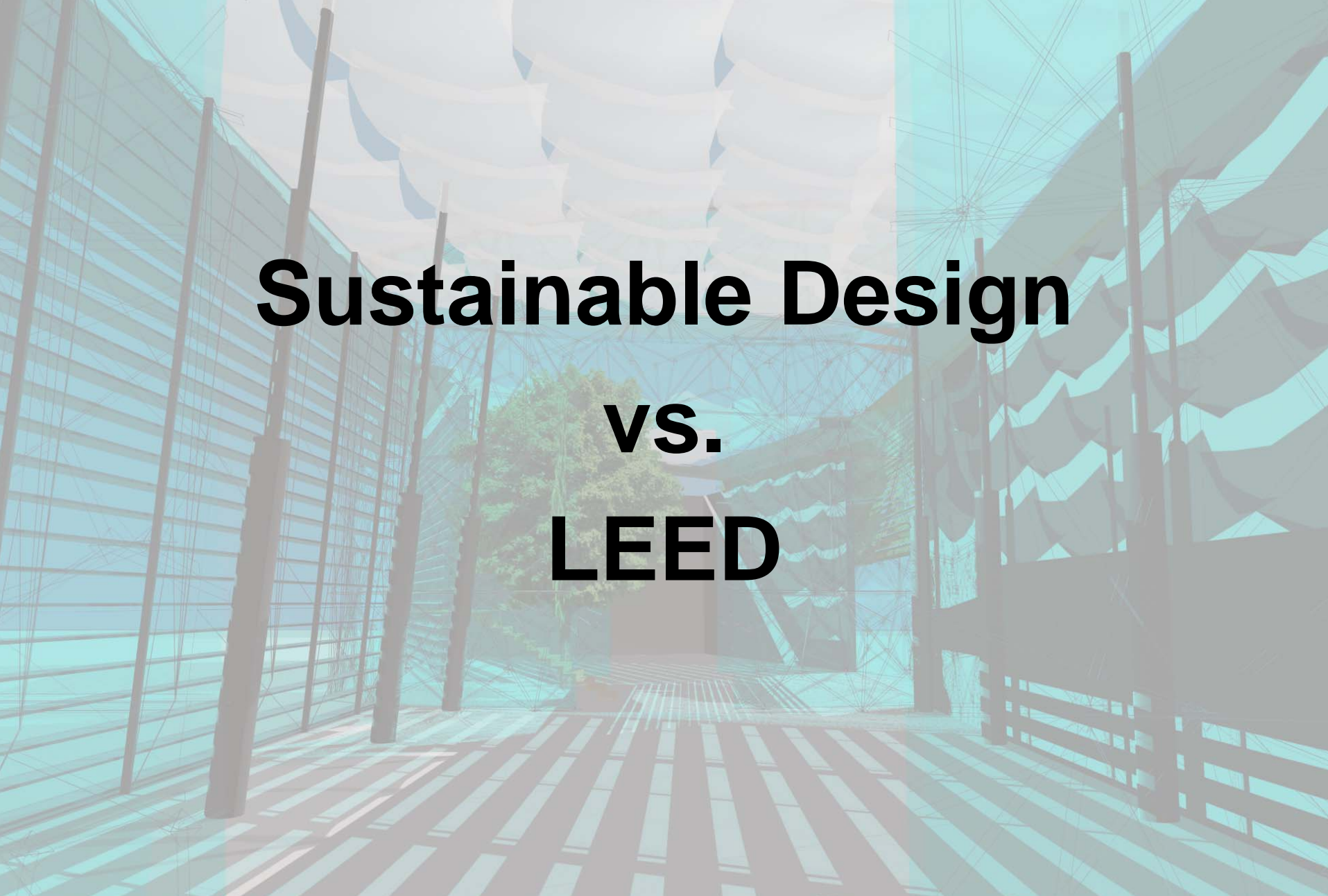
and the

FEDERAL GOVERNMENT

Robert S. Phinney, AIA, LEED

Director of Sustainable Design

March 15, 2007

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WBA
WISNEWSKI BLAIR
& ASSOCIATES, Ltd.

Sustainable Design

vs.

LEED

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LEED Products:

- New Construction
  - LEED for Campuses
  - LEED for Schools
  - LEED for Healthcare
  - LEED for Retail
  - LEED for Laboratories
- Existing Buildings

- Commercial Interiors
  - LEED for Retail
- Core & Shell
- LEED for Homes
- Neighborhood Development

SPiRiT

Green Globes

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Understanding Developmental Priorities

- COST
- FUNCTIONALITY
- ENVIRONMENTAL STEWARDSHIP

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Understanding Developmental Priorities

- **COST**
- **FUNCTIONALITY**
- ENVIRONMENTAL STEWARDSHIP

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Where is the disconnect in the message?

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Where is the disconnect in the message?

- Fear or Distrust of the Unknown and the Fear of Change

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Where is the disconnect in the message?

- Fear or Distrust of the Unknown and the Fear of Change

- Lack of Experience or Education

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Where is the disconnect in the message?

- Fear or Distrust of the Unknown and the Fear of Change

- Lack of Experience or Education

- Mis-information

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Understanding Developmental Priorities

- COST
- FUNCTIONALITY
- ENVIRONMENTAL STEWARDSHIP

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"IT DEPENDS"

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Cost Factors to Consider:

- Hard vs. Soft Costs
- Level of experience by all team members
- Balancing of Sustainable Goals

- Return on Investment (ROI)

Cost Factors to Consider:
Federal Government Work

- Relative Costs

- Longevity/Resiliency of Choices

- Operations and Maintenance Costs

- Design and Construction Process

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Understanding Developmental Priorities
Federal Government Work

- COST
- FUNCTIONALITY
- ENVIRONMENTAL STEWARDSHIP

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Understanding Developmental Priorities

Federal Government Work

- COST
- FUNCTIONALITY
- ENVIRONMENTAL STEWARDSHIP

- *Government Regulations*

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Federal Government Sustainability Initiatives:

- **Department of Agriculture & Forest Service**
  - LEED Silver required

- **Department of Defense**
  - Encourages the use of LEED or the Army's SPiRiT Rating Tool

- **Department of Health and Human Services**
  - LEED Certification or Green Globes Certification for projects $3 million or more

- **Department of Interior**
  - Supports use of LEED

- **Department of State**
  - LEED Certification for embassy projects

- **Environmental Protection Agency**
  - LEED Silver or better on all facilities 20,000 SF or more

- **Department of Health and Human Services**
  - LEED Certification or Green Globes Certification for projects $3 million or more

- **NASA**
  - LEED Silver or Better

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CASE IN POINT

Lessons Learned

- ## Regulatory Influences
  - Risk Factors
  - Reinterpretation of Client Expectations

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CASE IN POINT

Lessons Learned

- ## Regulatory Influences
    - Risk Factors
    - Reinterpretation of Client Expectations

- ## The importance of Education and Experience

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CASE IN POINT

Lessons Learned

- ## Regulatory Influences
  - Risk Factors
  - Reinterpretation of Client Expectations

- ## The importance of Education and Experience

- ## Branding

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CASE IN POINT

Lessons Learned

- ## Regulatory Influences
  - Risk Factors
  - Reinterpretation of Client Expectations

- ## The importance of Education and Experience

- ## Branding

- ## Long-Term Goals
  - Development
  - Building Operations
  - Community Service

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QUESTIONS

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