



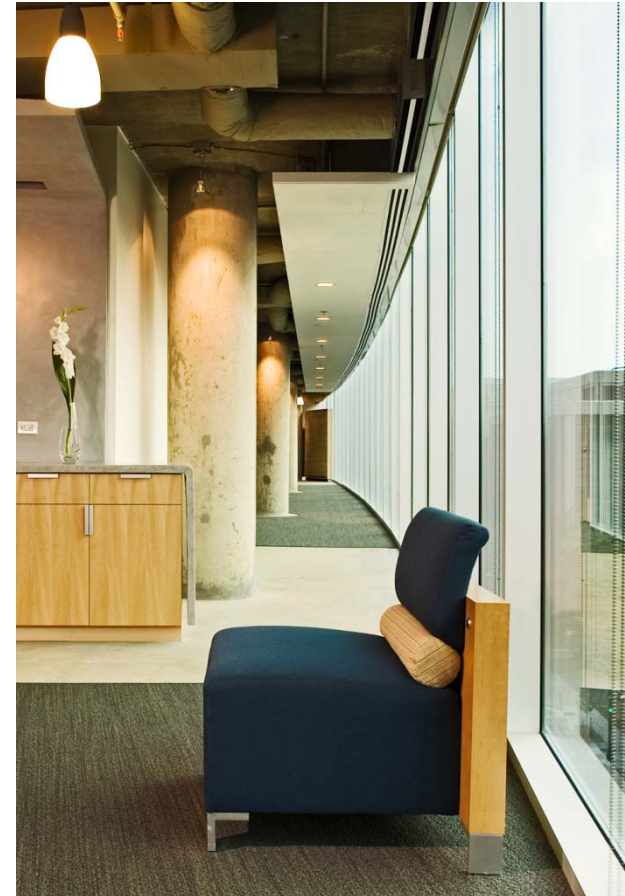
NAIOP *Sustainability Forum*; LEED® Cost Overview

Portland Cement Association
LEED® Silver

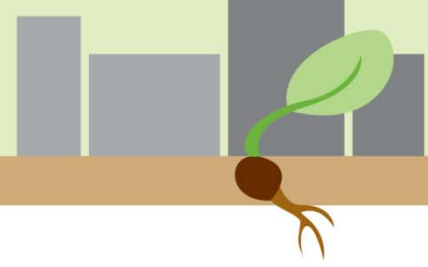


Top Benefits of Green Building

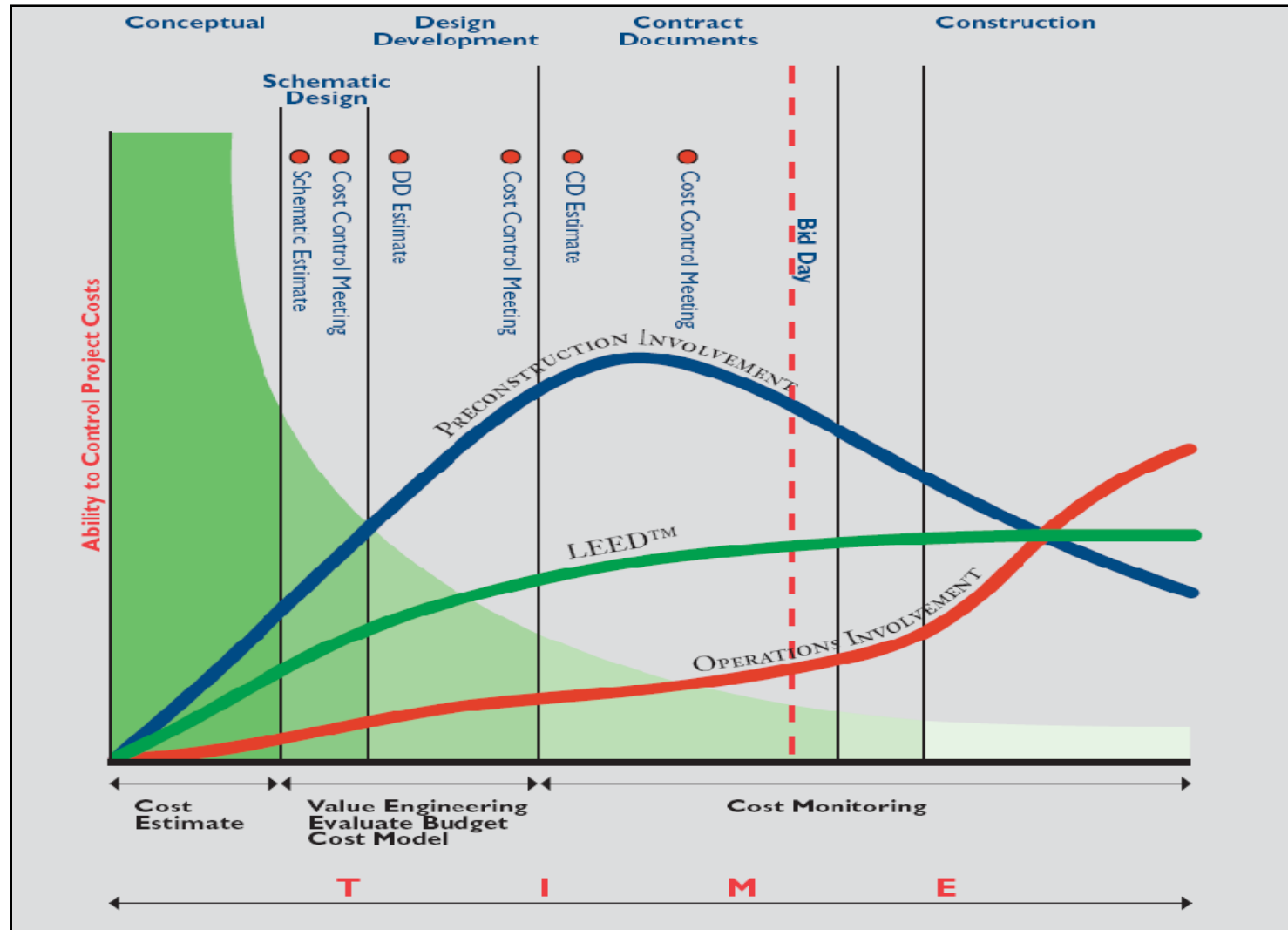
- Higher quality building
- Reduced Operation and Maintenance Costs
- Recruitment and employee retention
- Illustration of corporate values and responsibilities – Social Responsibility



LEED® Cost Overview



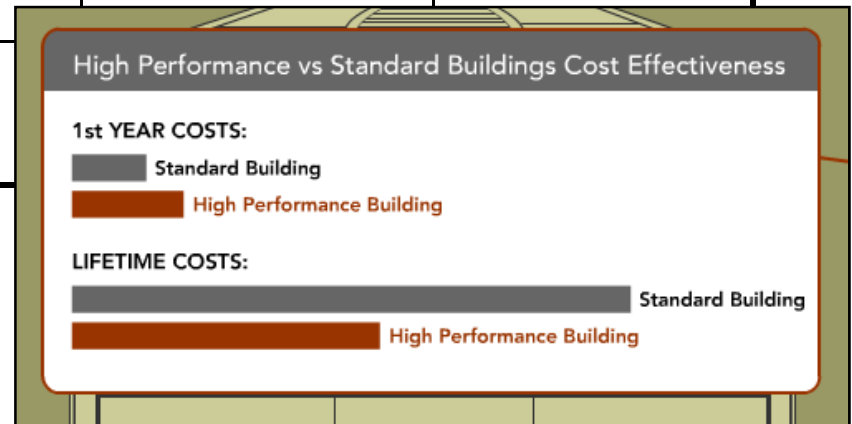
Ability to Control Cost





Defining First Cost “Premium”

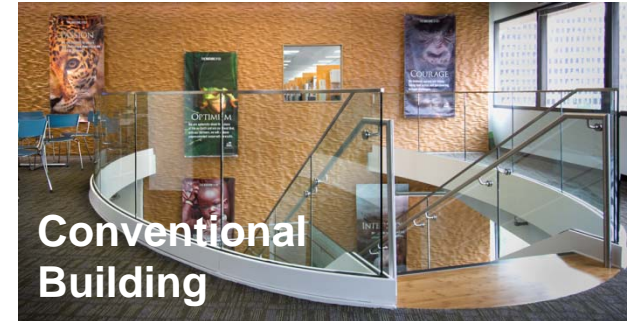
	Certified	Silver	Gold	Platinum
Hard Cost	0%-4%	5%	10%	15%
Design Cost	2%	2%	5%	5%
Exing Cost	1%	1%	1%	1.5%
USGBC Fees	<0.5%	<0.5%		



LEED® Cost Overview



Hard Cost “Premiums”



HVAC

Window/Glazing

Roof

Lighting

Cost/\$F	Attribute	Cost/\$F	Attribute
\$2	•Efficient equipment •Recovery	\$3	•Efficient equipment •Zone controls
\$23±	•Solar Transmittance •Caulking	\$.	
\$10	•High Reflectance •Increased insulation	\$.	
\$5	•Daylight harvesting •Task lighting	\$5	•Daylight harvesting •Task lighting



Tenant Occupying Space in LEED Building

*Portland Cement Association 8,000 SF
Certified LEED-CI Silver*

Element	\$	%
Base Building: <ul style="list-style-type: none">▪ Green Roof▪ Rainwater Collection▪ Waterless Urinals▪ Auto Flow Fixtures▪ High Efficiency HVAC▪ Green Power Contract		0%
Daylight Harvesting Fixtures	\$150/ea	5%
Metering	\$1,500/ea	1%
CO2/Fresh Air	\$1,500/ea	1%



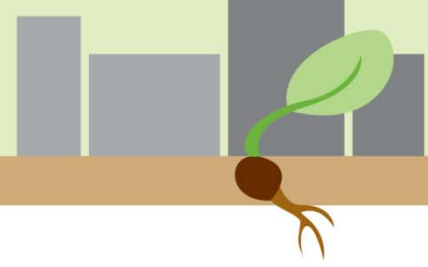


Tenant Occupying Space in “existing” Building

Conservation International 80,000 SF
Certified LEED-CI Silver

Element	\$	%
Base Building: <ul style="list-style-type: none">▪ Green Roof▪ Waterless Urinals▪ Auto Flow Fixtures▪ High Efficiency HVAC▪ Green Power Contract	\$15/SF \$175/EA \$-- \$2/SF \$2/SF	3.5%
Daylight Harvesting Fixtures	\$150/ea	5%
Metering	\$1,500/ea	1%
CO2/Fresh Air	\$1,500/ea	1%





Cost Operations Savings

*National Association of Realtors
Certified LEED-NC Silver*

LEED Building

Electrical	\$ /SF	30%
Water	\$ /SF	46%
Maintenance	\$ /SF	5%
Productivity	\$ /SF	6%-16%
TOTAL	\$ /SF	100%



A stylized illustration of a green seedling with two leaves growing out of a brown soil mound. In the background, there is a city skyline with several grey rectangular buildings of varying heights under a light green sky.

