INFORMATION ON:

THE COSTS OF GREEN BUILDINGS &

A LIST OF LEED PROJECTS

30 March 2005
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INTRODUCTION
The following pages illustrate the costs of building green, the cost benefits of building green, and energy savings gained when incorporating green building practices into the built environment. This document serves as an overview that highlights both public and private organizations that have undertaken energy and resource efficient building design, as well as LEED accredited design projects. This document also reflects the growing momentum and demand to build energy efficient and environmentally sound homes and facilities.

Buildings produce as much as 46 percent of carbon dioxide production in the United States (Louv 2). By revamping mainstream practices to incorporate energy conservation in our buildings, we begin to move toward energy and water savings, reduced emissions, healthier interiors, and an enhanced natural environment.
LEED INITIATIVES IN GOVERNMENT & SCHOOLS
BY U.S. GREEN BUILDING COUNCIL
LEED® Initiatives in Governments and Schools

Updated: 2/15/06

To update list, contact:
Allison Herren
Chapter Coordinator
202-828-1148
aherren@usgbc.org

For the most updated list of initiatives, please see www.usgbc.org/resources -State and Local Government.

FEDERAL INITIATIVES:

Department of Energy:  
The Department of Energy supported the development of the LEED Rating System, training workshops, and reference materials.

Contact: Mark Ginsburg; 202-586-1394  
mark.ginsberg@ee.doe.gov

Department of Interior:  
The Department of the Interior has signed a Memorandum of Understanding with the USGBC supporting the use of LEED for Existing Buildings by its facilities. The DOI has also signed a memorandum with the GSA and the USGBC supporting LEED for all partnered projects.

Contact: Heather S. Davies; heather_davies@ios.doi.gov

Department of State: The Department of State has committed to using LEED on the construction of new embassies worldwide over the next 10 years and has worked with the USGBC to coordinate a green charrette for the project teams in early 2001. The Department has several project registered for LEED certification and are aiming to certify three by the summer or fall of 2003.

Contact: Donna McIntire; (703) 875-5336

Environmental Protection Agency:  
The Environmental Protection Agency aims to have all of their new facility construction and new building acquisition projects 20,000 gsf or larger meet LEED Silver standard by 2005. The Agency also aims to use LEED for new Commercial Interiors and Existing Building standards by 2005 on at least one appropriate project where space in an existing building is acquired. The Agency currently has multiple projects registered for LEED-NC certification and is supporting development of
LEED for Existing Buildings. The Agency will request that GSA provide new major office leases that meet the Energy Star requirements.

EPA's Chelmsford, MA lab is the first Gold-rated federal building. 
http://www.epa.gov/greeningepa/

EPA's Green Buildings Vision and Policy Statement: 
http://www.epa.gov/oaintrnt/projects/policy.htm

Contact: Cathy Berlow, (202) 564-3739 
berlow.cathy@epa.gov

General Services Administration:

The General Services Administration requires that all building projects starting design in 2003 meet LEED Certified level standards with a target of LEED Silver. To support this policy, the GSA has signed a Memorandum of Understanding with the Department of the Interior and USGBC supporting the use of LEED on all new partnered (GSA-DOI) projects. The GSA strongly encourages projects to apply for certification. The department has more than 20 projects registered including federal courthouses, laboratories, border stations, and office buildings. The GSA is the nation's largest landlord, managing space in over 8,000 owned and leased buildings for over one million federal employees. GSA was the Council's first federal member and is currently supporting the development of LEED for Commercial Interiors.

http://www.gsa.gov/Portal/gsa/ep/contentView.do?contentType=GSA_BASIC&contentId=14167&noc=T

Contact: Don Horn; donald.horn@gsa.gov

U. S. Air Force:

The Air Force has developed a LEED Application Guide for Lodging projects and has conducted LEED training seminars for its design and construction personnel. The Air Force encourages the use of LEED for new or major renovations for MILCON projects and has created an online design guide for sustainable development structured after LEED. An online Sustainable Training course is also being developed.

The Physical Fitness Center at Barksdale AFB in Louisiana earned LEED 1.0 Bronze certification in December 2002.

Contact: Boyce Bourland; (210) 536-5483

The Sustainable Development Guide: 
The LEED Application Guide for Lodging:  

The Air Force Policy Letter for Sustainable Development:  

**U. S. Army:**  
The Army has adopted LEED into its Sustainable Project Rating Tool (SpiRiT), but is not requiring certification of its projects. All buildings built in the Fiscal Year 2004 (October 1-September 31) must have a Bronze rating; FY2005- Silver; FY2006 Gold SpiRiT rating.

**Contact:** Richard Schneider, U. S. Army Engineering Research & Development Center; 217-373-6752  
[r-schneider@cecer.army.mil](mailto:r-schneider@cecer.army.mil)

Construction Engineering Research Laboratory:  

**U.S. Navy:**  
The Navy was the first federal agency to certify a LEED project. The Bachelor Enlisted Quarters at the Great Lakes Naval Training Center was certified under the Pilot version 1.0 of LEED. The Navy continues to pursue sustainable development in its facilities requiring all applicable projects to meet the LEED Certified level, unless justifiable conditions exist that limit accomplishment of the LEED credits necessary for achieving the Certified level. Submission to the USGBC for LEED certification is not a requirement, but is recommended for high visibility and showcase projects. The Navy uses the LEED Green Building Rating System as a tool in applying sustainable development principles and as a metric to measure the sustainability achieved. The Navy has provided support for the development of the LEED for Residential Construction and participates in the LEED Existing Buildings and Multiple Buildings committees.

**Contact:** Dennis Talton, R.A.; (757) 322-4211  
taltondo@efdlant.nafac.navy.mil
STATE INITIATIVES:

Arizona: On Friday, Feb 11, 2005, Governor Janet Napolitano signed Executive Order #2005-05 requiring all state-funded buildings to achieve LEED Silver certification. The Executive Order also requires newly constructed state-funded buildings to incorporate renewable energy. This makes the state the first governmental entity in Arizona to adopt a mandatory green building standard.

Executive Order: [http://www.governor.state.az.us/eo/2005_05.pdf](http://www.governor.state.az.us/eo/2005_05.pdf)

Contact: Mick Dalrymple, Desert Moon Productions, Inc. (602) 321-7265; md@desertmooninc.com.

Arkansas: Governor Mike Huckabee signed Act 1770 in July 2005 encouraging all state agencies to use green design strategies, including LEED. The bill also creates a "Legislative Task Force on Sustainable Building Design & Practices" which is to meet and continue to review, discuss and advise on issues related to sustainable building design.

Contact: Mark Robertson, MESA Landscape Architects, Inc., (501) 372-6092; marobertson@mesainc.net
Martha Jane Murray, The Wilcox Group, (501) 666-4546; mmurray@thewilcoxgroup.com

California: Governor Schwarzeneggar signed Executive Order #S-20-04 on December 14, 2004, requiring all new and renovated state-owned facilities to be LEED Silver.


Contact: Dan Burgoyne, State of California, Department of General Services; (916) 376-5010 daniel.burgoyne@dgs.ca.gov

Colorado: On July 15, 2005, Governor Owens signed Executive Order # D005 05 adopting LEED-EB and incorporating LEED-NC practices for all state buildings. The order also creates a Colorado Greening Government Coordinating Council to develop and implement conservation policies.

Executive Order: [http://www.colorado.gov/governor/eos/d00505.pdf](http://www.colorado.gov/governor/eos/d00505.pdf)
Connecticut: Proposed Bill #923 was introduced in January 2005 requiring any new state-funded construction to achieve LEED Silver certification. The bill was passed by the Senate on June 7, 2005, and is currently being reviewed by the House.  

Contact: Bob Maddox; (203) 266-7973 
bmaddox@sterlingplanet.com


Contact: Ron Wright, State of Illinois Capital Development Board; rwright@cdb.state.il.us

Maine: Governor John Baldacci issued an Executive Order in November 2003 directing all new or expanding state buildings to incorporate LEED guidelines provided that standards can be met on a cost-effective basis.  

Contact: Wendy Porter; (207) 876-3331

Maryland: Maryland’s governor issued an Executive Order in October 2001 calling for all capital projects greater than 5,000 gsf to earn LEED certification. The House and Senate passed legislation in April 2005 requiring a green building standard, such as LEED (Silver), be used for state capital projects.  
http://mlis.state.md.us/2005rs/billfile/hb0196.htm

The state also approved a green building tax credit for commercial developers:  

MD Green Building Council contacts:  
Sean McGuire, Environmental Design; (410) 260-8727  
www.dnr.state.md.us/ed

Steve Gilliss, MD Dept. of General Services; (410) 767-4675  
sgilliss@dgs.state.md.us

Contact: Linda Smith, Governor’s Office of Energy Management & Conservation; 303-866-2264  
Linda.Smith2@state.co.us
Massachusetts: Massachusetts is considering LEED adoption for all state projects as well as a green building tax credit program.

Contact: John DiModica, Dept. of Capital Planning; (617) 727-4030 John.DiModica@dcp.state.ma.us

Barbra Batshalom, The Green Roundtable; (617) 374-3740 bb@greenroundtable.org

Michigan: On April 22, 2005, Governor Granholm signed Executive Order #2005-4 requiring all state-funded new construction and major renovation projects over $1,000,000 to be LEED certified.

Executive Order: http://www.michigan.gov/gov/0,1607,7-168-21975_22515-116177--00.html

New Jersey: Governor James E. McGreevey signed Executive Order #24 in July 2002 requiring all new school designs to incorporate LEED guidelines. The New Jersey Economic Schools Construction Corporation is encouraging the use of LEED but not requiring certification of new projects built under its $12 billion public school construction program.

Executive Order: www.state.nj.us/infobank/circular/eom24.htm

Contact: Ted Huesing; (908) 281-5385

New Mexico: On January 16, 2006, Governor Bill Richardson signed Executive Order #06-001 requiring all public buildings over 15,000 ft² to be LEED Silver certified.


Contact: Karen Leigh Cook, President, EECOM, Inc.; (505) 842-9596 karen@eecominc.com

New York: New York Governor Pataki issued Executive Order #111 in June 2001 encouraging but not requiring state projects to seek LEED Certification. New York State Energy Research and Development Authority will be offering an incentive for design teams of any New York State building that achieves a LEED rating. NYSERDA’s New Construction Program offers a 10% increase on incentives for energy efficiency measures that reduce the use of electricity. NYSERDA provides low interest loans (4% below market rate) for energy efficiency measures and building materials that meet LEED or other generally accepted green building standards.
The New York State Green Building Tax Credit Program provides a tax incentive to commercial developments incorporating specific green strategies informed by LEED.


Contact: Craig Kneeland, NYSERDA; (518) 862-1090 ext. 3311 cek@nyserda.org

Nevada: On June 17, 2005 Governor Guinn signed AB3 requiring all state funded buildings be LEED Certified or higher in accordance with LEED or an equivalent standard. During each biennium, at least two occupied public buildings whose construction will be sponsored or financed by the State of Nevada must be designated as a demonstration project and be equivalent to a LEED Silver or higher certification, or an equivalent standard. The bill also provides tax abatements for property which has an eligible LEED Silver building and tax exemptions for products or materials used in the construction of a LEED Silver building.

www.leg.state.nv.us/22ndSpecial/Reports/history.cfm?ID=2546

Contact: Lance Kirk, Lucchesi Galati Architects; (702) 263-7111 ljkirk@lgainc.com

Oregon: Oregon's 35% Business Energy Tax Credit for sustainable buildings is tied to the LEED certification level achieved. A LEED Silver rating is the minimum standard to obtain the tax credit for sustainable buildings and applies to LEED NC, CI, and CS certified buildings. Examples:
100,000 sf. LEED-NC Silver bldg. eligible for $140,000 tax credit
100,000 sf. LEED-NC Gold bldg. eligible for $177,485 tax credit

http://www.energy.state.or.us/bus/tax/sustain.htm

Contact: Ann Grim, Oregon Office of Energy; (503) 378-4912

Pennsylvania: In July 2005, the Pennsylvania legislature passed House Bill 628, amending the Public School Code to provide a financial incentive to public school districts that achieve LEED Silver certification. http://www2.legis.state.pa.us/WU01/LI/BI/BT/2005/0/HB0628P2564.pdf
Buildings currently under construction on behalf of the Department of Environmental Protection and the Department of Conservation and Natural Resources are seeking LEED Silver certification.

Four state funds including the $20 million Sustainable Energy Fund provide grants, loans and "near-equity" investments in energy efficiency and renewable energy projects in Pennsylvania.

**Contact:** Catherine Brownlee, Governor’s Green Government Council; (717) 772-8946 cbrownlee@state.pa.us

**Rhode Island:** On August 22, 2005, Governor Donald Carcieri signed Executive Order # 05-14 requiring all new constructions and renovations of public buildings to meet LEED Silver certification or higher.

**Executive Order:** [http://www.governor.state.ri.us/executiveorders/2005/14_NewBuildings_Energy_Environmental_Standards.pdf](http://www.governor.state.ri.us/executiveorders/2005/14_NewBuildings_Energy_Environmental_Standards.pdf)

**Washington:** On April 8, 2005, Gov. Christine Gregoire signed into law ESSB 5509 requiring state-funded projects over 5,000 sq ft, including school district buildings, to achieve LEED Silver certification. Washington is the first state in the country to adopt LEED legislation.


The Dept. of Corrections has made LEED Silver a requirement and certification is also required for buildings down to 5,000 sq ft.

Community Colleges, Dept. of General Administration, The Evergreen State College, and several other smaller agencies have made LEED Silver the standard for design and construction, however certification is not required.

New Energy Life Cycle Cost Analysis Guidelines (ELCCA) went into affect January 2005 requiring that all new and remodeled public projects over 25,000 sq ft in Washington State analyze a LEED Silver building * as part of this process. This includes completing and submitting a LEED * Scorecard during schematic design that reflects a LEED * Silver building. This is one of the submittals required under the mandatory ELCCA process.

* or equivalent rating system as approved by WA State Dept. of General Administration.

Department of General Administration green building webpage: [www.ga.wa.gov/eas/green](http://www.ga.wa.gov/eas/green)
Contact: Stuart Simpson, Green Building Advisor, Dept. of General Administration;
(360) 902-7199
Ssimpso@GA.WA.GOV

Cascadia Region Green Building Council
(503) 228-5533
MUNICIPAL INITIATIVES:

Acton, MA: A new zoning by-law (section 5.5B.2.2.d) unanimously adopted at the Annual Town Meeting on April 5, 2004 gives a density bonus for buildings achieving LEED certification.


Contact: Acton Planning Department, planning@acton-ma.gov

Alameda County, CA: All county projects initiated after July 1, 2003 must be LEED “Silver” certified. This ordinance added chapter 4.38 to Title 4 of the Administrative Code of the County of Alameda.

Contact: Michael Cadrecha, Architect, County of Alameda GSA-TSD; (510) 208-9589 michael.cadrecha@acgov.org.

Albuquerque, NM: Mayor Martin Chavez signed an Executive Order on March 28, 2005 establishing high performance green building standards. All city-funded projects 5,000 ft² and above and/or using over 50 KW electrical demand must meet a minimum rating of LEED Silver certification. This includes LEED-NC, LEED-EB, LEED-CS, or LEED-CI rating system.

Arlington, MA: In May 2003, the town of Arlington voted in favor of requiring all new buildings and major renovation projects to achieve a LEED Silver rating at a minimum. The state approved the measure to be included into the Town Bylaw.

A description of the requirement may be found at http://www.town.arlington.ma.us/town/laws/bylaws/arlaw98.htm.

Contact: Town of Arlington Permanent Town Building Committee
Town Hall
730 Massachusetts Avenue
Arlington, MA 02476

Arlington, VA: Arlington County allows commercial projects and private developments earning LEED Silver certification to develop sites at a higher density than conventional projects.

All site plan applications for commercial projects are required to include a LEED Scorecard and have a LEED Accredited Professional on the project.
All projects must contribute to a green building fund for county-wide education and outreach activities. The contribution is refunded if projects earn LEED certification.

Arlington sponsors a voluntary green home program that encourages builders of new single-family homes to incorporate energy efficient and other green building components in their projects. The County offers "front-of-the-line" plan review, site signs, and publicity to program participants who achieve a given number of points as outlined by Arlington's Green Home Choice program.

Contact: Joan Kelsch; (703) 228-3599
jkelsch@arlingtonva.us

Department of Environmental Services:
http://www.arlingtonva.us/Departments/EnvironmentalServices/epo/EnvironmentalServicesEpoGreenBuildings.aspx

Atlanta, GA: The city passed Ordinance #03-0-1693 in December 2003 requiring all city-funded projects over 5,000 square feet or costing $2 million to meet a LEED Silver certified level. Projects exempt from this policy are required to complete a LEED checklist to assess any sustainable design techniques.

Contact: Benjamin Taube, Director of Government Affairs, EcoSMART Technologies;
(404) 931-1518
btaube@ecosmart.com

Austin, TX: The Austin City Council passed a resolution in June 2000 requiring LEED certification of all public projects over 5,000 gsf.

Contact: Richard Morgan, City of Austin-Green Building Program;
(512) 505-3709
Richard.morgan@austinenergy.com

City of Austin Green Building Program:
http://www.ci.austin.tx.us/greenbuilder/

Berkeley, CA: The Berkeley City Council passed Resolution #62,284-NS that requires municipal buildings over 5,000 ft² to achieve the LEED Certified rating in 2004 and 2005 and a LEED Silver rating in 2006 and beyond.
Details are available on the City Council website:
http://www.ci.berkeley.ca.us/sustainabledevelopment/greenbuilding/

Contact: Rahul Young, City of Berkeley's Green Building Coordinator;
(510) 981-7535
RahulYoung@ci.berkeley.ca.us

Boulder, CO: In 2001, the City Council adopted a policy that all new or significantly renovated city facilities are built to a LEED Silver level.

Contact: Elizabeth A. Vasatka, Environmental Coordinator;
(303) 441-1964
vasatkae@ci.boulder.co.us

Boston, MA: The city created a Green Building Task Force and aims to establish LEED Silver as the goal for all city-owned projects.

http://www.cityofboston.gov/bra/gbtf/gbtfhome.asp

Contact: The Green Roundtable, 617-374-3740

Bowie, MD: The City Council passed Resolution #R-15-03 requiring all municipal projects to follow green building criteria and to use LEED guidelines on a project by project basis. The city has partnered with several local, state, and federal agencies to construct the city’s first green demonstration project, the Parks and Grounds Facility, with a minimum certification of LEED Silver.

Contact: Ruth Newell, City of Bowie; (301) 809-3009
www.cityofbowie.org/green/green.htm

Calabasas, CA: On January 7, 2004, the City Council adopted Ordinance # 2003-185 requiring all non-residential, city and privately-owned buildings between 500ft² and 5,000 ft² to meet the LEED Certified level. Buildings over 5,000ft² must meet a LEED Silver level.

Calgary, AB: The City Council passed a Sustainable Building Policy (#CE001) on September 13, 2004 that requires new or significant renovations over 500m² to achieve LEED Silver certification or higher.

Sustainable Building Policy:

Contact: Richard Allen, City of Calgary, richard.allan@gov.calgary.ab.ca
Chicago, IL: The city announced in June 2004 a resolution that all new city-funded construction and major renovation projects will earn LEED certification. Numerous buildings are already being designed and constructed using LEED.


Contact: John Albrecht, City of Chicago; (312) 744-6031 jalbrecht@cityofchicago.org

Cook County, IL: Cook County Commissioner Mike Quigley proposal for an ordinance requiring LEED certification of all county building projects passed on October 21, 2002. The ordinance calls for projects to earn a minimum of 8 credits in the Energy & Atmosphere category to ensure best life-cycle returns. Cook County’s Domestic Violence Courthouse is currently being designed to comply with LEED standards.

Contact: Sadhu Johnson, Assistant to the Mayor for Green Initiatives, sjohnston@cityofchicago.org

Cranford, NJ: On November 15, 2005, the Township of Cranford adopted Ordinance No. 2005-46 requiring all township-funded facilities projects and township-owned facilities to meet LEED Silver certification. The Township also adopted LEED-EB for its existing facilities.

The township also has an incentive program whereby redevelopers may request an incentive, such as a density bonus, for achieving LEED certification.


Contact: Nelson Dittmar, Chair, Cranford Environmental Commission, candndittmar@cs.com

Dallas, TX: The City of Dallas issued a resolution requiring all city buildings larger than 10,000 square feet to have at least LEED Silver certification. The city is exploring ways to encourage LEED buildings in the private sector.

Contact: Jill Jordan, City of Dallas; (214) 670-5299

Eugene, OR: The city of Eugene uses LEED NC as a guideline for all new city-funded construction as per Resolution # 4618 adopted in February 2000. Additionally, the city is using LEED EB as an assessment tool and looking to certify certain buildings that have already gone through building retrofits. Buildings apply as many EB prerequisites and credits as possible
whether or not they achieve EB certification.
http://www.ci.eugene.or.us/PDD/BPS/ecobuild/index.htm

Contact: Glen Svendsen, Facility Management Division Manager, Sustainable Building Task Force; (541) 682-5008
glen.l.svendsen@ci.eugene.or.us

Frisco, TX:
The City of Frisco passed Ordinance #04-05-41 to be in effect for one year beginning September 1, 2004 that requires all non-single-family residential developments over 10,000 ft² to submit a LEED checklist to the city. The checklist must be filled out by a LEED Accredited Professional, must document which points can and cannot be earned, and must include an estimated cost for each point.

The city passed Ordinance #01-05-39 on May 1, 2001 creating a Green Building Program for all single-family residential buildings.
http://mail.ci.frisco.tx.us/WebLink/

Contact: Jeff Witt, Comprehensive and Environmental Administrator; (972) 335-5540 ext. 145
jwitt@ci.frisco.tx.us

Gainesville, FL:
The city passed Ordinance # 1835 requiring all government county buildings be LEED certified. Additionally, the county is providing a fast-track building permit incentive and a 50% reduction in the cost of building permit fees for private contractors who use LEED.

Contact: City of Gainesville; (352) 334-5000
http://www.cityofgainesville.org/gov/

Grand Rapids, MI:
On January 24, 2006, city commissioners adopted an administrative policy whereby all new construction, renovations, and building operations will achieve LEED certification. Mayor Heartwell set a goal to establish incentives for commercial developments that seek LEED Certification by July 2006.

Contact: Keith Winn, Catalyst Partners; (616) 454-1111
kwinn@catalyst-partners.com

Houston, TX:
The city adopted Green Building Resolution #2004-15 on June 23, 2004, stating that all city owned buildings and facilities over 10,000 sq ft shall use LEED to the greatest extent practical and reasonable with a target of LEED Silver certification.

Contact: Rebecca Bryant; (713) 524-2155 - rebeccab@baileyarchitects.com
Issaquah, WA: Developers intending to use LEED may receive free professional consultation and projects achieving LEED certification are placed at the head of the building permit review line. [http://www.ci.issaquah.wa.us/Page.asp?NavID=326](http://www.ci.issaquah.wa.us/Page.asp?NavID=326)

Contact: David Fujimoto, City of Issaquah Resource Conservation Office; 425-837-3412
DavidF@ci.issaquah.wa.us

Kansas City, MO: Kansas City requires that all new city buildings be designed to meet a minimum of LEED Silver certification as per Resolution #041222 passed in 2004. The city is also participating in LEED EB pilot program for city hall.  
[http://cityclerk.kcmo.org/ordinancesearch.aspx](http://cityclerk.kcmo.org/ordinancesearch.aspx)

Contact: Tom Bean, City Architect; (816) 513-2531
EB pilot: Bob Lawler; (816) 513-2532

King County, WA: King County Executive Order FES 9-3 (AEP) requires all new public construction projects to seek LEED certification and encourages the application of LEED criteria to building retrofits and tenant improvements. There is a LEED supplement for King County projects.  

Contact: Theresa Koppang, King County Solid Waste Division; (206) 296-8480
theresa.koppang@metrokc.gov

Long Beach, CA: The City of Long Beach Green Building Policy requires LEED certification for new municipal construction over 7,500ft² with a policy goal of LEED Silver.

Contact: City of Long Beach; 562-570-6555
[http://www.ci.long-beach.ca.us](http://www.ci.long-beach.ca.us)

Los Angeles, CA: On April 19, 2002, the Los Angeles City Council voted in favor of requiring LEED certification of all public works construction projects 7,500 gsf or larger. As of July 2003, all building projects funded by the city are required to be LEED certified.

Contact: Deborah Weintraub, City Architect; (213) 847-6370
In March 2002, LEED certification of new construction projects was approved as part of the $1.6 billion bond proposition funding building projects on the nine campuses of the LA Community College District.

**New York, NY:**
On September 15, 2005, the City Council passed Int. No. 324-A requiring new construction, additions, and substantial reconstruction of all city-owned buildings with a construction cost of $2 million or more to be LEED Silver.


**Normal, IL:**
The Town of Normal passed Ordinance 4825 on March 18, 2002 requiring LEED certification in the Central Business District for public or private new construction over 7,500 sq. ft. at ground level.

http://www.normal.org/code/ord4825.asp [see section 15.17-14]

Contact: Mercy Davison, Town Planner
mdavison@normal.org

**Oakland, CA:**
In April 2005, the City of Oakland City Council adopted a Green Building Ordinance requiring municipal projects, including new construction and renovation with a minimum construction cost of $3 million, to achieve LEED Silver certification. The ordinance was added to the Oakland Municipal Code under Chapter 15.35.

http://bpc.iserver.net/codes/oakland/_DATA/TITLE15/Chapter_15_35_GREEN_BUILDING_R.html

Contact: Ferial Mosley, Recycling Specialist, City of Oakland;
(510) 238-7433
fmosley@oaklandnet.com

**Omaha, NE:**
All new Metropolitan Community College construction projects and sites must meet the minimum level of LEED certification.

Contact: Patrick Leahy, Chair, Board of Governors of Metropolitan Community College; (402) 399-1101

Final Plans and Specifications: Policy # 91105;
http://www.mccneb.edu/bogpolicies/

**Pasadena, CA:**
On December 19, 2005, the City Council passed an ordinance requiring all new commercial and residential construction to achieve the LEED Certified level at a minimum. This includes commercial construction of 25,000 square feet or more, residential buildings at least four stories high, and city buildings of 5,000 square feet or more. Developers who exceed the minimum certification will qualify for a rebate from Pasadena Water and Power. Additionally, developers who include affordable housing will
Phoenix, AZ: The Phoenix City Council passed green building guidelines for new facilities on June 21, 2005. Projects will follow the LEED rating system but certification is not required. Instead, certification will be pursued on a case-by-case basis.

http://phoenix.gov//PAGENDAC/packhtml.html#acon2

Contact: Mark Wilhelm, Green Ideas, Inc.; (602) 512-0558 mark@egreenideas.com

Pleasanton, CA: The City Council adopted Ordinance #1873 in December 2002 requiring all commercial construction projects over 20,000 square feet to follow guidelines to meet a LEED “Certified” rating. Formal certification with USGBC is encouraged but not required.

Contact: Heidi Kline, Associate Planner; (925) 931-5609 hkline@ci.pleasanton.ca.us

Portland, OR: Portland passed a resolution April 27, 2005, requiring all new public projects to achieve LEED Gold certification and all city-owned, occupied, existing buildings to achieve LEED-EB Silver. The city has also developed a Portland LEED supplement.

http://www.portlandonline.com/shared/efm/image.efm?id=78564

On June 22, 2005, the Portland Development Commission passed resolution #6262, a Green Building Policy requiring developers who receive financial assistance from the Commission to achieve LEED standards.

A LEED Business Energy Tax Credit (BETC) is being administered by the state Office of Energy.
(http://www.energy.state.or.us/bus/tax/sustain.htm)

This site also contains a link to the City of Portland cost comparison study at http://www.green-rated.org/g_rated/resources/trpdfs/pdxleed.pdf

Contact: Rob Bennett, Office of Sustainable Development
Princeton, NJ: The Princeton Borough and Township amended their master plan in 2005 to encourage the use of LEED in the design, construction, and operation of all public facilities and publicly-funded projects.

Contact: Athena Sarafides, NJDEP; (609) 633-1161
athena.sarafides@dep.state.nj.us

Sacramento, CA: On September 21, 2004, Mayor Heather Fargo signed Resolution #2004-751 requiring LEED certification of all city projects. For projects over 5,000 ft² the city has a goal of LEED Silver certification.

Contact: Keith Roberts, City of Sacramento General Services;
916-264-4726
kRoberts@cityofsacramento.org

Salt Lake City, UT: In July 2005, Mayor Anderson signed an executive order requiring all new city-constructed buildings and major renovations over 10,000 ft² to be LEED certified. On January 19, 2006, he amended the order to require LEED Silver certification for these buildings.
http://www.slcgreen.com/pdfs/execorderLEED.pdf

Contact: Lisa R. Romney, Environmental Advisor to the Mayor;
801-535-7939
lisa.romney@slcgov.com

San Diego, CA: San Diego Mayor Dick Murphy included requiring LEED Silver certification of all municipal projects among his 10 goals for the year in his 2002 State of the City Address. The city has subsequently adopted LEED for all public projects. The city has also developed a sustainable building expedite program that uses LEED criteria and provides significant plan review and construction incentives. The city’s downtown library is currently in the design phase with an aim for LEED Gold certification.

Contact: Tom Blair, Environmental Services; (858) 492-6001

San Francisco, CA On May 18, 2004, the Board of Supervisors of the City and County of San Francisco, CA adopted Ordinance #88-04 (adding a new Chapter 7 to the Environment Code) requiring all municipal new construction, additions and major renovation projects over 5,000 sq ft starting conceptual design on or after September 18 to achieve a LEED Silver certification. The ordinance also requires that a LEED Accredited Professional be a member
of each design team and requires achievement of the additional commissioning LEED credit for all projects.  
http://www.sfgov.org/site/uploadedfiles/bdsupvrs/ordinances04/o0088-04.pdf

Contact: Mark Palmer, Green Building Coordinator, Department of Environment, City and County of San Francisco; (415) 355-3710 mark.palmer@sfgov.org

San José, CA:  
The City San José adopted a green building policy in 2001 requiring LEED certification of all municipal projects over 10,000 gsf.  
http://www.sanjoseca.gov/esd/natural-energy-resources/gb-policy.htm

Contact: Mary Tucker, City of San Jose; (408) 277-4111 mary.tucker@ci.sj.ca.us

County of San Mateo, CA:  
San Mateo County adopted a Sustainable Building Policy December 11, 2001. The policy requires new projects and additions that are built by the County and greater than 5000 sq. ft. to achieve certification at the highest practicable LEED rating level. Smaller projects are encouraged to follow LEED standards but are not required to submit documentation for certification.

In addition to the policy, the County offers information on Green Building and is developing a Countywide Green Building Program.

Contact: Jill Boone, RecycleWorks Programs Manager, Green Building Coordinator; (650) 599-1433 jill@RecycleWorks.org
www.RecycleWorks.org

Santa Monica, CA: The City Council adopted an ordinance in 2000 requiring all new city projects to achieve LEED Silver certification.  
http://greenbuildings.santa-monica.org/index.html

In April 2004, the city launched a grant program that provides a financial incentive for private developers who achieve LEED certification.  

In August 2005, the city passed an ordinance allowing LEED registered projects to receive expedited permitting. This includes all LEED for New Construction, Homes, Core and Shell.  
http://www.smgreen.org/mainpages/whatsnew.htm
Sarasota County, FL: On March 18, 2005, the county passed a resolution mandating that all government county buildings be LEED certified. Additionally, the county is providing a fast-track building permit incentive and a 50% reduction in the cost of building permit fees for private contractors who use LEED.

Contact: Jodi L. John, Manager, Sustainable Sarasota, Sarasota County Government, 941-861-5656
jjohn@scgov.net

Scottsdale, AZ: On March 23, 2005, the City Council unanimously approved Resolution #6644 requiring all new city buildings of any size to achieve LEED Gold and to strive for the highest level of certification whenever project resources and conditions permit. In addition, all future renovations and non-occupied city buildings will be designed, contracted, and built to include as many principles of both the LEED program and the City's Green Building Program as feasible.

This resolution makes Scottsdale the first city in the U.S. to adopt a LEED Gold policy.

City of Scottsdale Green Building Program:
http://www.scottsdaleaz.gov/greenbuilding/

Contact: Anthony C. Floyd, City of Scottsdale, 480-312-4202
afloyd@scottsdaleaz.gov

Seattle, WA: Seattle requires LEED Silver certification of all city owned projects over 5,000 gsf. The city is encouraging the private construction sector to incorporate LEED design standards into new and existing buildings by providing economic incentives.

http://www.cityofseattle.net/light/conserve/sustainability/

City of Seattle Sustainable Building Policy:
http://www.cityofseattle.net/util/rescons/susbuild/policy.htm

Contact: Peter Dobrovolny, Seattle City Light; (206) 615-1094
peter.dobrovolny@seattle.gov

Suffolk County, NY: Legislators Viloria-Fisher and Caracciolo introduced Resolution #1754-2004 to designate a pilot project from the 2005-2007 Capital Program to be built to the LEED Certified level. If passed by the County Legislature, the legislation would require County Building proposals to
meet a minimum LEED criteria in order to be approved. The resolution has been tabled. http://www.co.suffolk.ny.us/legis/resos2004B/I1754-04.htm

Contact: Office of Hon. Vivian Viloria-Fisher; (631) 854-1500

**Vancouver, BC:** On July 8, 2004, the City of Vancouver officially announced the adoption of green building standards – LEED for British Columbia (LEED-BC) for all new civic buildings greater than 500 square meters. New public buildings must achieve the LEED Gold certification. The City also mandated specific energy points in the LEED Rating System to ensure a 30% energy reduction in all new civic buildings. http://www.city.vancouver.bc.ca/ctyclerk/cyclerk/20040708/pedec.htm

Contact: Thomas Mueller; (604) 436-6818
thomas.mueller@gvrd.bc.ca

**Washington, DC:** The Department of Parks and Recreation has a policy to build LEED Silver at a minimum for all new construction and major renovation.

Contact: Michael Lucy, Department of Parks and Recreation, (202) 673-7681
michael.lucy@dc.gov.

The Office of Property Management’s environmental scorecard goals integrates LEED specifications for all future projects, where applicable. The goals also include the adoption of green building standards for all new public buildings and having members of capital construction administration be LEED Accredited. The District is also working on its Environmental Strategic Plan for Greening the Government, which will include LEED.

Contact: Susan Riley, Office of Property Management, (202) 724-4117
susan.riley@dc.gov.
SCHOOL INITIATIVES

Arizona State University: The university has a LEED initiative to attain a Silver rating for all new buildings.

http://www.asu.edu/fm/greenbuilding.htm

Contact: Ray Tena, Facilities Management, ASU; (480) 965-1835 Ray.Tena@asu.edu

Brown University: The university has a goal to achieve LEED Silver for new construction and major renovation projects.

Carnegie Mellon: New construction and significant renovations will achieve LEED certification with the target of LEED Silver certification. The university will also use LEED-CI where applicable for less extensive renovations.

http://www.cmu.edu/greenpractices/green_initiatives/leed_buildings.html

Contact: Peg Hart, Campus Design and Facility Development; (412) 268-5567 hart@andrew.cmu.edu

Clemson University: All new construction must achieve a minimum of LEED Silver certification. http://www.clemson.edu/leed/

Connecticut College: The college adopted a green building policy including a goal to utilize guidelines such as LEED to evaluate the sustainability of construction projects.

http://camel.conncoll.edu/ccrec/greennet/GreenBuildingPolicy.pdf

Dartmouth College: All new construction must achieve LEED certification.

http://www.dartmouth.edu/~stplan/imperatives/facilities.html

Duke University: The university aims to have its new buildings and renovations achieve LEED Certified level at a minimum.

http://www.duke.edu/sustainability/buildings.html

Emory University: The university has a goal for new construction to achieve a LEED Certified level.

http://www.fm.emory.edu/emory-std/frontend/00030.pdf

Georgia Institute of Technology:
All buildings currently in design must utilize green features and some projects will pursue LEED certification as appropriate.

Campus Master Plan: http://www.space.gatech.edu/masterplan.htm

Contact: Leslie M. Saunders, Sr., Director, Capital Planning & Space Management; 404-894-4801
leslie.saunders@spaceplan.gatech.edu

Harvard University: The Harvard Green Campus Initiative (HGCI) works to support environmental sustainability on campus and encourages buildings to incorporate the LEED rating system where possible. Several campus buildings are pursuing and have achieved LEED certification.
http://www.greencampus.harvard.edu/hpbs/services.php#LEED

Contact: Mike Crowley, Manager, High Performance Building Service; Michael.Crowley@havard.edu

Lewis and Clark College:
The university developed a green building strategy that includes constructing new LEED buildings with a goal of LEED Silver certification.
http://www.lclark.edu/dept/lcsc/buildings.html

Massachusetts Institute of Technology:
All new construction and renovations are required to achieve LEED Silver certification.
http://web.mit.edu/environment/commitment/gbtf.html

Montgomery County, Maryland Public Schools
The county has developed a High Performance Green Building Plan that outlines strategies to implement LEED in some county public school construction.

FY 2005 High Performance Green Building Plan:

Contact: Anja Caldwell, Green Schools Program Manager
Montgomery County Public Schools; (301) 279-3475
Anja.S.Caldwell@mcpsmd.org

New Jersey Public Schools:
Governor James McGreevey signed Executive Order #24 on July 29, 2002 requiring all new schools to incorporate LEED guidelines in new construction.
Northwestern University:
As a standard for design and construction, all new and renovated university buildings will meet the LEED Certified level. Each project will be evaluated on its ability to meet a higher LEED certification level.
http://www.northwestern.edu/fm/environmental_sustainability.htm

Omaha Metropolitan Community College:
All new Metropolitan Community College construction projects and sites must meet the minimum level of LEED certification.

Final Plans and Specifications: Policy # 91105;
http://www.mccneb.edu/bogpolicies/

Contact: Patrick Leahy, Chair, Board of Governors of Metropolitan Community College; (402) 399-1101

Pennsylvania Public Schools:
In July 2005, the Pennsylvania legislature passed House Bill 628, amending the Public School Code to provide a financial incentive to public school districts that achieve LEED Silver certification.
HB 628:
http://www2 legis.state.pa.us/WU01/LI/BI/BT/2005/0/HB0628P2564.pdf

Green Schools Grant Program:
http://www.gggc.state.pa.us/gggc/cwp/view.asp?a=3&q=153779

Pomona College: The college uses the LEED rating system as one standard of reference for the construction and renovation program.
http://www.pomona.edu/cpm/environpolicy.shtml

Princeton University: New construction and major renovation projects are encouraged to use LEED in the design phase and to submit their LEED scorecard to the university before official submission.

Santa Clara University:
The university has a goal of LEED certification on all new projects. LEED criteria is being applied to major renovations and smaller projects.

Contact: Joe Sugg, (408) 551-1606, jsugg@scu.edu

State University of New York:
All new construction is encouraged to follow LEED guidelines as per Executive Order #111, June 2001.
http://www.nyserda.org/programs/exorder111.asp
SUNY- University of Buffalo has created its own High Performance Building Guidelines. [http://wings.buffalo.edu/ubgreen/guidelines.html](http://wings.buffalo.edu/ubgreen/guidelines.html)

**University of California:**

All new buildings on the University of California campuses, except for laboratories and acute care facilities, proposed for construction after July 2004, must meet a minimum of LEED Certified level. Campuses will aim for LEED Silver whenever possible. Laboratories will aim to achieve LEED Certified rating as appropriate.


The university is exploring using LEED for Existing Buildings. [http://www.ucop.edu/facil/greenbldgs/](http://www.ucop.edu/facil/greenbldgs/)

**University of Cincinnati:**

New construction must achieve LEED certification with a target of Gold.

[http://www.uc.edu/architect/documents/design/sustain1.pdf](http://www.uc.edu/architect/documents/design/sustain1.pdf)

**University of Florida:** The University of Florida requires all new construction and major renovation projects to be LEED certified.

[http://www.facilities.ufl.edu/sustain/index.htm](http://www.facilities.ufl.edu/sustain/index.htm)

Contact: Bahar Armaghani, University of Florida, Facilities, Planning, Construction: (352)294-0080

barmagh@ufl.edu

**University of North Carolina- Chapel Hill:**

The university will use LEED guidelines to develop a sustainability program for new projects.

**University of Oregon:** All new construction projects must meet LEED certification.

[http://darkwing.uoregon.edu/%7Euplan/sustainable.html#sustplan](http://darkwing.uoregon.edu/%7Euplan/sustainable.html#sustplan)

**University of South Carolina:**

The University of South Carolina has created Sustainable Design Guidelines, which provide a tool to assist decision makers, designers, and contractors as they incorporate sustainability into all future construction projects and renovations on campus. The University is committed to pursuing LEED goals in all building construction projects, and all projects are expected to apply the sustainable guidelines to the greatest extent possible.

[http://www.housing.sc.edu/sustainmain.asp](http://www.housing.sc.edu/sustainmain.asp)

Contact: Michael Koman, University of South Carolina; 803-777-1986

komanmd@gwm.sc.edu
University of Vermont: The University’s policy, Environmental Design and Vermont Purchasing in New and Renovated Buildings, states that all new buildings and major renovations will achieve a LEED Certified level. 
http://www.uvm.edu/%7Euvmpg/ppg/facil/greenbuilding.html

University of Washington/Washington Community Colleges
As per ESSB 5509 (see Washington listing above), state-funded projects over 5,000 sq ft, including school district buildings, must achieve LEED Silver certification.


Community Colleges, Dept. of General Administration, The Evergreen State College, and several other smaller agencies have made LEED Silver the standard for design and construction, however certification is not required.
LIST OF LEED BUILDINGS
## Certified Project List

### Search Criteria

**City:**

**State/Province:**

**Country:**

**Project Name and Owner:**

**LEED Rating System:**

- LEED CI 1.0 (Pilots Only)
- LEED CI 2.0
- LEED CS 1.0 (Pilots Only)
- LEED EB 1.0 (Pilots Only)
- LEED EB 2.0

*Use the Ctrl or Apple key to select multiple LEED Rating Systems*

### Version 2 Certified Projects

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<thead>
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<th>City</th>
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UW Tacoma - Phase 2B, Cherry Parks and Mattress Factory Buildings
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Tacoma WA US Silver
USAA Phoenix Campus
USAA
Phoenix AZ US Certified
PA DEP Bureau of Laboratories
Vartan Enterprises
Harrisburg PA US Gold
Hermitage Elementary School
Virginia Beach City Public Schools
Virginia Beach VA US Certified
Washington State Penitentiary Replacement Warehouse
Washington State Department of Corrections
Walla Walla WA US Silver
Water/Environmental Services Facility
Water Systems Department
Grand Rapids MI US Certified
Shaw's Superstore, Worcester, MA
Webster Square Shopping Center, LLC, C/O Beal & CO
Worcester MA US Certified
Whole Foods Market - Sarasota
Whole Foods Market
Sarasota FL US Certified
Winrock International New Office Building in Little Rock, Arkansas
Winrock
Little Rock AR US Gold
Gurgaon Development Centre-Wipro Ltd.
WL
Gurgaon 24 IN Platinum
Woodward Academy Middle School Dining Hall
Woodward Academy
College Park GA US Certified
Woodward Academy Middle School A. Adair Dickerson, Jr. Art Building
Woodward Academy
College Park GA US Certified
Xanterra Parks & Resorts/National Park Xanterra Parks & Resorts Service Concessioner Employee Housing
Xanterra Skies Golf Clubhouse
Aspen Sking Company
Aspen CO US Silver
Balfour-Guthrie Building
Balfour-Guthrie LLC
Portland OR US Silver
Brazzini Associates Headquarters
Brazzini Holdings, LLC
Grand Rapids MI US Silver
Vancouver Island Technology Park
BC Buildings Corporation
Victoria BC CA Gold
Beaverton High School Cafeteria Building
Beaverton High School Cafeteria District
Beaverton OR US Certified
Lincoln Hall Renovation
Berea College
Berea KY US Silver
Boldt Wisconsin River Valley Office
Boldt Company
Stevens Point WI US Silver
Boulder Community Foothills Hospital
Boulder Community Hospital
Boulder CO US Silver
The Henry (at The Brewery Blocks)
Brewery Blocks I, LLC
Portland OR US Gold
Banff Community High School Modernization
Canadian Rockies School Division
Banff AB CA Certified
New House
Carnegie Mellon University
Pittsburgh PA US Silver
Henderson House
Carnegie Mellon University
Pittsburgh PA US Silver
OSHA Salt Lake Technical Center
CB Richard Ellis
Sandy UT US Silver
CNT Renovation
Center for Neighborhood Technology
Chicago IL US Platinum
Vermeer Science Center Renovation & Addition
Central College
Pella IA US Silver
For SE Austin EMS Station
City of Austin
Austin TX US Gold
Combined Transportation Emergency & Communications Center
City of Austin
Austin TX US Silver
North Boulder Recreation Center
City of Boulder
Boulder CO US Silver
Cambridge City Hall Annex
City of Cambridge
Cambridge MA US Gold
22nd District Police Station
City of Chicago
Chicago IL US Silver
Cotati Police Facility
City of Cotati
Cotati CA US Certified
Issaquah Highlands Fire Station #73
City of Issaquah
Issaquah WA US Silver
Municipal Service Center
City of Olathe, Kansas
Olathe KS US Certified
City of Phoenix Fire Station 50
City of Phoenix Fire Department
Phoenix AZ US Certified
West Valley Branch Library
City of San Jose
San Jose CA US Silver
Santa Monica Public Safety Facility
City of Santa Monica
Santa Monica CA US Certified
Seattle Central Library
City of Seattle
Seattle WA US Gold
Park 90/5 C
City of Seattle
Seattle WA US Silver
City of Seattle Justice Center
City of Seattle, Department of Parks & Recreation
Seattle WA US Gold
Carkeek Park Environmental Learning Center
City of Seattle
Seattle WA US Certified
Semiahmoo Library and Community Policing Station
City of Everett
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Woodland Police Station
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Clark County Public Service Center
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Vancouver WA US Certified
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**Version 1.0 Certified Projects**

- David L. Lawrence Convention Center, Pittsburgh, PA, US
- Capitol Area East End Complex, Block 225, Sacramento, CA, US
- Capitol Area East End Complex, Block 171-174, Sacramento, CA, US
- Eugene M. & Christine Lynn Business Center, Stetson University, DeLand, FL, US
- The Russell Family Foundation, Sunshine Property Management, LLC, Gig Harbor, WA, US
- Creekside Village Community Center, SUNY Buffalo, Buffalo, NY, US
- Swarthmore College Science Center, Swarthmore College, Swarthmore, PA, US
- The Mark Twain House & Museum Center, The Mark Twain House & Museum Foundation, Hartford, CT, US
- Camp Aldersgate Commons Building, The Women's Division of the General Board of Global Ministries of the United Methodist Church, Little Rock, AR, US
- DEP Southeast Regional Office Building, Tiger Norristown, Norristown, PA, US
- Cannmore Civic Centre, Town of Canmore, Canmore, AB, CA
- South Campus Office Development, Toyota Motor Sales, Torrance, CA, US
- Trawoot Terrace, Trawoot Terrace Limited, Seattle, WA, US
- Tualatin Valley Water District Operations Center, Tualatin Valley Water District, Beaverton, OR, US
- EPA National Computer Center, U.S. Environmental Protection Agency, Morrisville, NC, US
- Younstown, Ohio Federal Building, U.S. General Services Administration, Youngstown, OH, US
- United States Courthouse, U.S. General Services Administration, Northern Border, CO, US
- US/Canada Shared Port of Entry, U.S. General Services Administration, Baltimore, MD, US
- Social Security Annex Building Renovation, U.S. General Services Administration, Baltimore, MD, US
- Social Security Administration Child Care Center, U.S. General Services Administration, Port Hueneme, CA, US
- Navy's Energy & Sustainable Demonstration Facility, U.S. Navy
- U. S. Steel Research and Technology Center, United States Steel Corporation, Munhall, PA, US
- University of Denver College of Law, University of Denver, Denver, CO, US
- Rinker Hall, University of Florida-Gainesville Campus, Gainesville, FL, US
- University of Maryland Inn & Conference Center Addition, University of Maryland University College, Adelphi, MD, US
- S.T. Dana Building Renovations, University of Michigan, Ann Arbor, MI, US
- Lillis Business Complex, University of Oregon, Eugene, OR, US
- McEwan Institute for Regenerative Medicine, University of Pittsburgh, Pittsburgh, PA, US
- USC, West Quad- Living/Learning Center, University of South Carolina, Columbia, SC, US
- AEI Office Building, University Research Park Facilities Corporation, Madison, WI, US
- Personnel Support Facility, US Navy, Virginia Beach, VA, US
- W. S. Cumby Office Complex, W. S. Cumby, Springfield, PA, US
- Earth & Planetary Science Building, Washington University, St. Louis, MO, US
- Willow School Phase I, Willow School, Gladstone, NJ, US
- Woodward Academy Middle School, Woodward Academy, Park, GA, US
- Brand-Tucker Hall Classroom Building, Chino Valley Agribusiness & Science Technology Center, Yavapai College, Chino Valley, AZ, US
- Tricom, Yorkshire Development, Pasadena, CA, US
- EcoWorks at Southlake Phase One, Zimmer Companies, Lenexa, KS, US

**Projects in Progress**

- To be listed
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<td>PA</td>
<td>US</td>
<td>Gold</td>
</tr>
<tr>
<td>Zimmer Gunsul Frasca Office</td>
<td>Zimmer Gunsul Frasca Partnership</td>
<td>Seattle</td>
<td>WA</td>
<td>US</td>
<td>Certified</td>
</tr>
</tbody>
</table>

Registered Projects

Click here to view the LEED Registered Projects list. Note: Registered projects are viewable on our list only with the consent of each project's primary contact person. If your project is not visible and you would like to make it public, please email us with your request.

Project Registration is the first step toward earning LEED Green Building Certification. To achieve LEED Certification, each project must meet the sustainable design and performance criteria set forth in LEED Green Building Rating System and submit a complete application with the required documentation to the USGBC for review. Follow this link for more information on the LEED Certification Process.

Click here to [Register a LEED Project](#).
30 MINUTE REVIEW & HIGHLIGHTS
OF GREEN & LEED BUILDING COSTS
The early incorporation of effective integrative design with the willing participation of all the members of the design team is essential to realize cost effective, high performance, relatively sustainable, green buildings.

a. The word early means early – Embrace green issues as a basic part of the project programming phase. If it is not part of the building program then include green issues before schematic design begins. Unless lucky, you will spend significantly more money achieving a LEED Certification when the project is in the design development or construction documents phase.

b. Effective integrated design means that the design team and client will explore all the possible program possibilities, design permutations, and optimization of the many technical and natural systems engaged in the building, site, and watershed.

c. A willing attitude from the members of the design team is essential for the highest performing projects. It is much more important than experience. After a couple of times, you’ll get the experience.

d. The word all means all – the most successful integrative design process includes the Owner and Contractor. All the participants in the design process should be willing to think outside the boundaries of conventional practice.

(1) 2% initial investment for construction costs yield ten times the initial operation savings. A 2003 report to California’s Sustainable Building Task Force concluded a 2% initial investment for construction costs would yield ten times the initial savings of that investment. If a building cost $10 million to construct, it may cost about $200,000 more up-front to incorporate green building features. But, over the life of the building, which is assumed conservatively to be 20 years, the green building features will yield savings totaling $2 million (Kats 1).

Studies show that initial design and construction costs account for only 2% of a building’s life-cycle cost over 30 years (Roberts 1).

Many building industry professionals maintain that if the stakeholder is committed at the project conception and the design and construction team has moderate sustainable design and construction experience, a LEED Certified building can be achieved on a conventional building budget. Projects throughout North America have already proven this (Syphers 1).

Taken from Emory University Campus Review:

- Cost for LEED™ on Whitehead approximately .5% of Construction
- Cost for LEED™ on Mathematics and Science approximately 1%
- Total estimated reduction 3.7 million kwh/yr (23%)
- Water reduction nearly 17M gallons/yr (75%)

Typical Benefits of LEED-based Building Design

- Energy cost savings: 20%-60%
- Water savings: 10%-30%
- Improved Student Performance: 10%-18%

(Scott 2)

“…There was no indication that the LEED-seeking projects tended to be any more expensive than the non-LEED. The difference between average cost per square foot was, again, statistically insignificant for academic classroom buildings” (Langdon 20).

“Energy costs become 20-30% lower: With an investment of less than $1.00/sq. ft., many high performance buildings increase their net operating income by 2-5% each year” (New Buildings Institute, “Profiting” 1).
• The first LEED Gold state owned office building in the country, the Education Headquarters Building in California, saves taxpayers $500,000 a year in energy costs alone (Kats, “California” 3).

• Perhaps the single most significant factor in determining the feasibility of incorporating sustainable design into a building is the established intent and values of the building owner and project team (Langdon 6).

• The best and most economical sustainable designs are ones in which the features are incorporated at an early stage into the project, and where the features are integrated, effectively supporting each other, and the owner has the ability and willingness to make decisions affecting aesthetics and operations in the interest of sustainability (Langdon 6).

• If the owner has no expressed desire to incorporate elements of sustainable design, it becomes more difficult to incorporate the necessary modifications into the design (Langdon 6).

• It is not easy to determine just how seriously the project team take the concerns that are raised in the external reviews and respond to them. In some instances the concerns are not referred to at all and in others, while there is an acknowledgement of the concerns an the issues, there is only a comment that they are being addressed and that mitigating actions will be taken (Jergeas 12).

• In a 2003 report to the Los Angeles Unified School District about implementing high performance standards, LAUSD’s consultant said the actual construction costs of the school facilities will be comparable to the costs of building a school using traditional design criteria (Zinner 1)

  ✓ The total building cost for the 68,000-square-foot NERL (New England Regional Laboratory) facility was $18.5 million, or $272 per square foot. The original design used green design strategies but was not based on LEED guidelines. Compared to the cost of the original green design, the incremental cost of meeting LEED gold criteria was $264,913, or an additional $3.89 per square foot. This figure translates to a 1.4 percent increase in building costs (Vaciliou 3).

• Green buildings can be as cost-effective as conventional projects. The building’s life-cycle cost has far greater significance that initial costs for successful financial return—the owners and architects need to think long-term rather than first-costs (Roberts 1).

• Energy and water conservation upgrades in existing buildings deliver immediate benefits to the bottom line of the organization. Evaluate these costs when creating new construction projects where operating cost savings are often lost in the battles over managing “first cost” (Shank 1).

• “The California Sustainable Building Task Force commissioned a study that looked at 33 LEED certified projects and found ‘The additional costs associated with green buildings are about 2%, while the financial benefits are about 10 times as large’” (Penn State 2).

• To compare LEED-seeking to non-LEED buildings, ten non-LEED buildings were selected at random from the 93 examined for this study. Our findings show that projects are achieving LEED within the same cost range as non-LEED buildings. However, it does not necessarily follow that a specific individual building will be able to achieve LEED at no added cost (Langdon 5).

• “Hines Development Corp. estimates in has spent $0.45 to $1.20 a square foot, varying by building, above conventional construction costs to make mechanical and electrical systems in its buildings significantly exceed building codes” cited from The New York Times, 1/15/03 (New Buildings Institute “Advanced” 21).
Many design firms only talk green if the Owner insists on it. They realize that, despite the rhetoric of non-designers, a green building will require them to provide service in the form of hours above and beyond those that the Owner is typically willing to pay for. For example, to qualify for LEED certification, a complete energy analysis is needed along with sufficient documentation that all the building components and systems meet LEED criteria. In addition, to make a building truly green, which includes cost effectiveness, several alternatives should be evaluated using lifecycle costing, before a design intent is established (Truelove 4).

The Project Manager should regularly be assessing the cumulative effects of the trends on the overall schedule. Factors to be aware of:

- As the number of trends climbs, one thing is certain - more work and more costs are being added to the project, and more hours must be spent before the project is completed.
- This means that either the end dates slip or the additional work identified will take away from the flexibility that was originally in the schedule (if any) thus making the probability of achieving the schedule less likely (Jergeas 16).

- “Employee efficiency goes up: A 1% gain in worker productivity is greater than the annual energy cost of most office buildings (New Buildings Institute “Profit” 1).”
“Costs are not higher for standard LEED certification. We're looking at a building that will cost around $63.5 million--that's the total cost, including green materials. It's possible that some materials--such as low-VOC paints--may cost a bit more, up front; however, we've found there's often a big debate about whether particular items are dictated by green building standards or are something you would have done anyway. People think they're going to be spending twice as much to build an environmentally friendly building; that's just not so” (Morris 2).

The financial benefits of green design are between $50 and $70 per square foot in a LEED building, over 10 times the additional cost associated with building green. The financial benefits are in lower energy, waste and water costs, lower environmental and emissions costs, and lower operational and maintenance costs and increased productivity and health (Kats “Green Building Costs and Financial Benefits” 8).

Table from Kats, “Green Building Costs and Financial Benefits” (8)

<table>
<thead>
<tr>
<th>Category</th>
<th>20-year Net Present Value</th>
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<tbody>
<tr>
<td>Energy Savings</td>
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<tr>
<td>Emissions Savings</td>
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<tr>
<td>Water Savings</td>
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</tr>
<tr>
<td>Operations and Maintenance Savings</td>
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<tr>
<td>Productivity and Health Benefits</td>
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<tr>
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<tr>
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</tr>
<tr>
<td>Total 20-year Net Benefit</td>
<td>$50 to $65</td>
</tr>
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</table>

Source: Capital E Analysis

“The average premium for these green buildings is slightly less than 2%, or $3-5/square foot, substantially lower than is commonly perceived. The majority of this cost is due to the increased architectural and engineering (A&E) design time, modeling costs and time necessary to integrate sustainable building practices into projects. Generally, the earlier green building features are incorporated into the design process, the lower the cost” (Kats “Green Building Costs and Financial Benefits” 2).

“High-efficiency lighting systems are more costly at the outset but can save as much as 15 percent of typical lighting costs over the building's life. This is achieved by: occupancy sensors that automatically shut off light fixtures when a space is not occupied, photocells that automatically dim the lights in response to the amount of natural light entering the building, and incorporation of daylighting concepts into the building's design” (Government Procurement Contributor 3).

A report published in July 2004 by an international construction consultancy, provided a comprehensive analysis of construction costs for many different kinds of green buildings, including schools with LEED buildings. The report concluded “there was no significant difference in the construction costs for LEED-seeking versus non-LEED buildings in any of these categories” (Langdon 1).
• “So even while it is still the case that LEED certified buildings typically exceed average construction costs, **LEED buildings are cost effective over the life of the structure.** In general, LEED buildings are 25%-30% more efficient” and “worker productivity is estimated to save approximately $600-$1,000/employee/year” (Burbank 1).

Table from Kats, “Are Green Buildings Cost-Effective?” (25)

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<td>30%</td>
<td>48%</td>
<td>36%</td>
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• Some of the **benefits of LEED certification** are:
  ✓ Projects a positive environmental image to the community
  ✓ Energy and cost savings over the life of the structure
  ✓ **Better indoor air quality and plenty of daylight.** Studies have shown that workers in these environments have increased labor productivity, job retention, and days worked. These benefits contribute directly to a company’s profits because salaries—which are about ten times higher than rent, utilities, and maintenance combined—are the largest expense for most companies occupying office space. Students in these environments have higher test scores and lower absenteeism. (PCA 5)

• Other benefits of building green, taken from Greg Kat’s “Are Green Building’s Cost Effective?”
  ✓ Improved quality and reliability
  ✓ Reduced emissions… from lower energy use and lower peak and consequently lower use of sometimes relatively dirty peaking and back up power
  ✓ Lower water use and water treatment…
  ✓ **Improved health and productivity of occupants, including student test performance on standard tests**

(30)

• “High costs have historically prevented the use of environmental building designs. Owners simply can’t afford to lay environmental features on top of conventional architecture… however, it is the design approach that creates costs and not the environmental systems… (Fickes 2)” One can do this by using an integrated design process to create synergies instead; orienting a building, utilizing natural light, so it works with the sun rather than against it.

• According to the Green Building Council, **children in green schools have 20 percent better test scores, and patients at hospitals using green technologies are discharged two and a half days earlier** than patients at traditional hospitals. Retail store owners have found that **consumers linger longer and spend more money** in green buildings as well (LaMonica 3).

• **FIRST STEPS TO ACHIEVING HIGH PERFORMANCE:**
  ✓ Select a design team with experience in high performance buildings.
  ✓ Set clear high performance goals on new construction and major renovation projects.
  ✓ Ensure your design team is on target to achieve those goals periodically throughout the design and construction process.
  ✓ Measure your building’s performance with ENERGY STAR.

(New Building Institute “Profit” 4)
“THE COSTS AND BENEFITS OF GREEN BUILDING IN HAWAII”

POWER POINT PRESENTATION
BY GREG KATS
Five LEED credit categories

Costs and Benefits of Green Buildings: Some Assumptions

- 20 year term
- 5% real interest rate
- $150-$250/ft² building costs
- LEED as a basis
- Consistently conservative assumptions
- Conclusions generally applicable
Reduced Energy Use in US Green Buildings

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<tr>
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<td>0%</td>
<td>4%</td>
<td>2%</td>
<td>1%</td>
</tr>
<tr>
<td>Green Power</td>
<td>10%</td>
<td>0%</td>
<td>7%</td>
<td>6%</td>
<td>20%-25%</td>
</tr>
<tr>
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<td>30%</td>
<td>48%</td>
<td>36%</td>
<td>45%-50%</td>
</tr>
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Source: USGBC data, Capital E Analysis
Costs in California State Employee-Occupied Office Buildings (2001)

- Electricity – 1%
- O&M – 4% (56% Property, 44% Employee)
- Rent – 5%
- Employee – 88%

Source: Real Estate Services Division of Department of General Services, California

www.cap-e.com
NOAA Lab Facility Hawaii
WORKS CITED


