

Greening Your Building Toward The Bottom Line

LEED CERTIFICATION FOR REAL ESTATE
PEOPLE BY REAL ESTATE PEOPLE



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ENVISION
REALTY SERVICES

THE GREEN BUILDING EXPERTS

www.ersgreen.com

1155 Perimeter Center West - Case Study

- **Energy Star Score Started at 56 Ended at 82**
- **Performed Retro Commissioning/Energy Audit – Saved 10% in Energy Cost Implementing Low Cost/No Cost Measures**
- **Reduced Restroom Water Usage by 40% - Replacing 4.5 gpf w/c and aerators in faucets. Payback less than 6 months.**



1155 Perimeter Center West - Case Study

- **Recycling Program Implement brought Waste Diversion to 70%**
- **Removed C Fold Paper Towels in Restrooms to Hands Free -50% Reduction**
- **Total All In LEED Costs = \$156,000**
- **Total Savings from LEED Work & Operations = \$140,000**
- **Project Earned 56 out of 57 Points for LEED Gold EB O&M**



20 Week LEED EB O&M Submittal Program

- Charette – Month 1
- Performance Period Month 2- 4
- Submit to USGBC Month 5
- Property Management will Work 1 Hour a Week on LEED
- Engineering will Work 2 Hours a Week on LEED
- USGBC Review – 25 Days
- Consultant Answers – 25 Days
- Final Certification Level – 15 Days



The Ease of LEED

LEED EB Operations & Maintenance 2009

Average Class A High Rise

3 Points. - Sustainable Sites

- 2 Pts. – Policies & Procedure on Exterior & Hardscape and Pest & Erosion Control
- 1 Pt. – Parking Garage

4 Points. – Water Efficiency

- 2 Pts. – Water Meters
- 1 Pt. – 10% Water Savings
- 1 Pt. – Cooling Tower Chemical



The Ease of LEED

LEED EB Operations & Maintenance 2009

Average Class A High Rise

13 Pts. – Energy & Atmosphere

- 10 Pts.– Energy Star Score - 81
- 1 Pt. – Emissions Reporting

4 Pts. – Re-Commissioning

- ASHRAE Level II Audit - \$15,000
- Implement Measures with 1 Yr. Payback



The Ease of LEED

LEED EB Operations & Maintenance 2009

4 Pts. – Materials & Resources

- 1 Pt. – Low Mercury Bulbs
- 1 Pt. – Waste Stream Audit
- 1 Pt. – Recycling at 50%
- 1 Pt. – E-Waste Recycling Day

Low Cost Points

2 Pts. – Facility Alteration

- Paint & Carpet 1 room and demo waste



The Ease of LEED

LEED EB Operations & Maintenance 2009

Average Class A High Rise

8 Pts. – Indoor Environmental

- I-Beam Survey – Eng. can do at desk
- Lighting Controls – 50% of cubicles have task lighting
- Green Cleaning Program
- Custodial Effectiveness Survey
- Purchase Green Chemicals
- Sustainable Cleaning Equipment
- Roll Off Mats
- Pest Management Plan



The Ease of LEED

LEED EB Operations & Maintenance 2009

4 Pts. – Innovations

- 1 Pt. – Green Education
- 1 Pt. – LEED AP
- 1 Pt. – Provide 2 years of Op. Expenses & also during Performance Period.
- 1 Pt. – Regional Credit – Usually one easy point here



The Ease of LEED

LEED EB Operations & Maintenance 2009

Total Pts. from Previous Slides

42 Total Points = Certified

Additional Costs:

- Waste Audit - \$2,000
- Outside Air Measurement
\$4,000 - \$7,000
- Restroom Retrofits – Aerators
- ASHRAE Level II Audit –
Assume \$15,000



Envision Realty Services

Economics of LEED EB

- **59 Existing Buildings = 25.5 million SF**
- **13 Different States**
- **All Energy Star Benchmarked – Minimum Score 73**
- **Average Square Feet = 406,182**
- **Average Cost for Certification – Includes Registration, Certification, Consultation & any Retrofits needed = \$93,825**
- **Average Cost Per Square Foot = \$0.23**
- **Average Savings per Building – Includes operational and energy savings - \$64,585**
- **Average Payback = 1.45 years**
- **Average Return on Investment = 69%**



Envision Realty Services Atlanta LEED Certified Buildings

- Northcreek 555,799 s.f
- One Atlanta Plaza 695,705 s.f.
- Pershing Point Plaza – 410,357 s.f.
- Platinum Plaza 312,000 s.f.
- Towers at Wildwood 670,000 s.f.
- Wildwood Center 757,775 s.f.

