Scope of Services – LEED for New Construction and Major Renovations

Has the site been selected? Yes No

If not, there are many considerations that affect LEED, and can contribute to attaining LEED points:

- Development Density & Community Connectivity
- Brownfield Redevelopment possibilities
- Public Transportation Access
- Parking Capacity
- Existing Habitat
- Open Space potential
- Stormwater control
- Heat Island Effect, both roof and non-roof
- Light pollution reduction
- Daylight & views

Is space available on-site for rainwater retention or treatment? Yes No

Is there willingness to invest more in products and systems now, to reduce operating expenses later? Yes No

Scope of Services – Maximize Building performance to achieve Certification according to the US Green Building Council's Leadership in Energy and Environmental Design guidelines.

Included in Base Contract

- Meeting with the owner to describe the pros and cons of seeking LEED Certification.
- Review the possible 100 LEED points available, to determine whether it may be feasible to attain one of the 4 Certification Levels
- Registration of the project with the USGBC with the goal of attaining LEED Certification. This can be from $2,000 to $5,000
- Design building performance to be in compliance with the current Energy Code.
- Coordinate with consultants to insure compatibility of systems and compliance with all Energy and other relevant building codes
- Specify products and systems that meet all code, aesthetic, and durability requirements as economically as possible.
- Conduct a Design Charrette to unify the design team together with a common goal of achieving the LEED level targeted.
- Create Energy Models for the building, both as a baseline case, and as optimized, to determine improvement over base design, Depending on building size and complexity, this can cost from $5,000 to $15,000.

- Separate and Quantify waste produced during construction. This can be as simple as providing extra dumpsters and informing workers of proper disposal practice.
- Quantify the preferred green product usage, as a percentage of cost. Depending on project size and complexity, the extra research necessary to achieve these points can add anywhere from $3,000 to $7,000
- Determine origins of products & materials used to determine % of regional content. An extensive paper trail may be required to attain these points, but targeting a LEED level to attain can guide the design to include more products for which the data is available. This typically results in more proprietary specifying, and slightly higher construction costs and $3,000 to $7,000 more for documenting the chain of custody on key materials.
- Providing Durability checklists for the contractor to follow. Providing these checklists add about a $1,000 to the design fee, but insure careful attention to detail in the field.
- Providing objective 3rd party inspections by outside consultant to assure compliance with LEED requirements. Hiring a Green Rater for review of the work insures the work is up to the LEED requirement level, and does help attain more LEED credits. The cost for this consultant range from 1.5% of the construction cost for a small project, to less than 0.7% of construction costs for a typical hotel

<u>Four Available Certification Levels:</u> (indicate which level(s) you are considering attaining)

Certified – 40 to 49 performance credits fulfilled

Silver – 50 to 59 performance credits fulfilled

Gold – 60 to 79 performance credits fulfilled

Platinum – 80 or more performance credits fulfilled

Though construction costs are usually within 2% of the cost for a project of conventional construction attaining up to the Silver Level, the documenting and verifying of efficiencies and other green attributes during the design and construction can add additional time and expense for the design team. A good rule of thumb is that professional design services can run $1,000 per performance credit.