

Building LEED Buildings from the *Owner's Perspective at the University of North Texas System*



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Building Sustainable Buildings from one Owner's Perspective

*Thoughts , experiences and hard-learned
advice on the Owner's role in the Design
process to plan, design, and build LEED
Certified Buildings*

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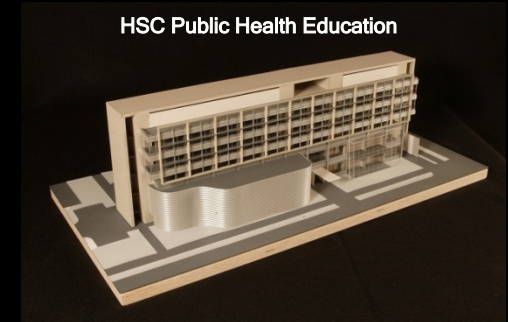
*Thoughts, experiences
and hard-learned advice
topics...*

- Architectural style
- Everybody is on the LEED bandwagon
- Recognize procrastination
- First cost versus payback and life cycle cost
- Demand quality leadership
- Know the true cost of LEED



*When I started building LEED, or sustainable buildings, I believed...
“Architectural Style determines LEED Worthiness”*

Absolutely debunked !!!



*Be willing to take the "heat"
- even if it comes from your
own team!*

Some team members will believe LEED criteria is an extra layer of costs and at the first opportunity will consider ripe for “Value Engineering” out of the project.

Some will not care that many credits may and usually do have an immediate or very short-term payback.

Procrastination



Sustainable features of a project must be integrated in to the design process as early as possible to minimize any possible associated additional cost.

This program requires on-going research, continuous documentation, in some cases calculations, image/photo record keeping and submittal deadlines so work cannot be put off until the last minute. Doing so practically insures higher costs and possibly losing the eligibility for certification.

Several comments about first costs, payback and life cycle cost analysis...



First costs should not be the lone decision-maker.

Know the payback period and applicable life cycle cost data for the LEED credits in your project.

LEED version 2009 will also make provisions for climate and regional characteristics

More on first costs, payback and true costs associated with LEED requirements...

Distinguish between "BMP's", Owner design and construction standards, code requirements and industry standards from LEED requirements

- Many LEED credits are already a part of your project.
- The true cost of LEED may be less than you have been lead to believe.
- LEED Payback is typically quick.
- Budget for true LEED costs - 1% for Certification, 2% for Silver and 3% for Gold. (Per cent of construction cost)



Select the best LEED Administrator for your project...

- 1. Experienced with LEED projects*
- 2. Resume with proven success stories of sustainable design*
- 3. Your Project is not a Beta site for Training*

*And is a LEED Accredited Professional *in New Construction and Major Renovation*

**A word about the LEED AP and the upcoming credentialing system...*

The new credentialing system will distinguish between practitioners with basic, advanced and extraordinary levels of knowledge.

The first Tier is LEED Green Associate. Tier II is the LEED AP + which signifies an extraordinary depth of knowledge, and Tier III which is LEED AP Fellow. Tier III is an elite class of leading professionals who are distinguished by their years experience and a peer review of their project portfolio.

Current LEED AP may choose to opt in to the new system within 2 years to be listed as active.



Finally, a few mis-conceptions and "White Lies" about LEED...

- 1. It's a LEED project so we lose 2 weeks at the end of the project to "flush" it with outside air. (Only if you are pursuing IEQ Credit 3.2 for Construction IAQ Management Plan - and then it's not a loss if planned!)*
- 2. LEED requires us to put light sensors on all our lights (No - the mandatory International Energy Conservation Code, 2006, Section 505.2.2.2 requires this with some exceptions.)*
- 3. We have to recycle all our construction waste material (No - if not including MR Credit 2.1 & 2.2 in your specific project - but the program rewards you if you divert at least 50% from the landfill)*
- 4. All construction materials have to come from 500 miles or less from the job site. (No - only 10 to 20 % if you are pursuing Credits MR 5.1 and 5.2 for use of regional materials.)*

So Why build LEED Buildings?



**Because it's the right
thing to do!**