



Building Great Green Things



Introduction

- Christopher Gorthy LEED AP & Sarah Moreau LEED AP
- DPR Construction, Inc.
 - General Contractor/Market Sectors
 - Corporate Office
 - Healthcare
 - Biopharmaceutical
 - Advanced Technology
 - Intrinsic to All Work We Do – **Green Building**
 - ENR Ranked Top 40 National Contractors
 - Fairfax Office opened in 1999, has grown to 85 people
 - Current volume
 - 1.5 + billion nationally
 - 150+ million locally
 - LEED AP's
 - 182+ nationally
 - 19 locally

Building Great **Green** Things



Main Points of the Legislation

- Green Building Fund
- **Non-Residential** Public Project Mandate
- **DC Public School** Project Mandate
- **Residential** Public Project Mandate
- **Tenant** Public Project Mandate
- Private Project Mandate
- Compliance Review
- Incentives



Green Building Fund

- Effective upon the date of this legislation for private buildings is the establishment of the Green Building Fee for All Projects during the Permit Stage
 - New Construction = \$.0020 per sf of additional fee costs (IE 100,000 sf building = \$200).
 - Alterations of \$1,001 to \$1,000,000 = .13% of construction value.
 - Alterations of \$1,000,001 + = .065% of construction value.



Non-Residential Public Project Mandate

- Publicly owned, private leasing of public property, publicly financed buildings, and tenant improvements.
- Initially funded in the Fiscal Year 2008 District budget, or later
OR
- Constructed or substantially improved in Fiscal Year 2009
- Projects over 10,000 sf shall meet the following requirements:
 - Meet ENERGY STAR Portfolio benchmarking
 - Develop monitoring and maintenance accountability methods
 - Within 2 years after the receipt of a Certificate of Occupancy
 - Commercial projects – **Meet or exceed LEED-NC 2.2 or the LEED-CS 2.0 standard, at the silver level.**



DC Public School Project Mandate

- Within 90 days of the release by USGBC of the LEED for Schools rating system
 - Mayor shall review LEED for Schools and shall promulgate rules to require DCPS and public charter schools to be verified as having fulfilled or exceeded either LEED for Schools at the certification level, or a substantially equivalent rating system that requires full-building commissioning (similar to CHPS, <http://www.chps.net/>).



Residential Public Project Mandate

- Residential projects 10,000 square feet of gross floor area or greater, shall fulfill or exceed the Green Communities 2006 standard, or a substantially equivalent standard.
<http://www.enterprisefoundation.org/resources/green/index.asp>
- All such projects shall submit a copy of the Green Communities Self Certification Check List and verification of meeting Green Communities requirements for energy efficiency to DCRA, as a required part of the Certificate of Occupancy application.



Tenant Public Project Mandate

- As of October 1, 2008, each tenant of a building for a commercial use of at least 30,000 square feet shall **meet or exceeded the LEED-CI 2.0 standard, at the certification level.**



Private Project Mandate

- New construction or substantial improvements of non-residential and non educational privately owned projects **50,000** square feet of gross floor area, or greater.
- 1st Phase = Constructed or substantially improved in Fiscal Year 2009
 - All Projects Required to Submit LEED Scorecard indicating elements to be pursued in the respective building's construction permit application.
 - Must be verified by third party or compliance agency of the District
- 2nd Phase = Constructed or substantially improved in Fiscal Year 2010
 - All Projects Required to Submit LEED Scorecard indicating elements to be pursued in the respective building's construction permit application
 - **Meet or exceed LEED-NC 2.2 or the LEED-CS 2.0 standard, at the certified level.**
- 3rd Phase = Changes in 2012
 - **Primary Educational Facilities must meet LEED for Schools**
 - **Post Educational Facilities must meet LEED LEED-NC 2.2 or the LEED-CS 2.0 standard, at the certified level.**



Compliance Review

- Compliance review can be completed through the newly created agency of the District government or through third-party entities (USGBC).
- Verification of a project shall be based upon the standards in effect 6 months prior to the submission of the first construction permit application.
- An applicant may apply for verification of a project by the Mayor at any time.
- Verification decisions by the Mayor shall be considered official interpretations of green building verification requirements and may be appealed by an applicant.



Incentives

- All incentive applicants must provide a performance bond which will vary depending on time, size, and scope of the project, which will be returned including interest due.
- Expedited 30 day building permit
- Grant incentives (varying percentages of construction costs):
- Commercial Private Buildings
 - Oct. 1, 2009 until Dec. 31, 2011, incentives available for projects that will fulfill or exceed **certification level**.
 - Jan. 1, 2012 until Dec. 31, 2015, incentives available for projects that will fulfill or exceed **silver level**.
- Private Residential Building
 - Oct. 1, 2009 until Dec. 31, 2015, will fulfill or exceed LEED for Home certification level or Green Communities 2006 standard.
- Failure to meet the certification incentive level, forfeits the initial bond.



SO ?

- All of our projects will look like this in the coming years!



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Benefits

- Opportunity to Work in a City that has developed one of the most proactive green building legislations.
- Creation of Jobs
- Advancement of Technology
- Improvement of the Environment and Quality of Life to All City Workers and Residents



How Should the A/E/C/D Community Prepare

- Education
- Practice
- Partnership
- Did we say education?
- And more education!



Education

- Owners
 - Need to understand the goals
 - Minimum Requirements vs. Actual Goals
 - Understand the difference between Hard Bid vs. Negotiated Work
 - Affect on the Designers
 - Affect on Contractors
- Designers
 - Break the Barriers
 - Each job is different
 - Ask the Right Questions to the Owner
- Contractors
 - Understand the entire LEED rating system
 - Understand the various LEED systems
 - Educate the subcontractors
 - Develop plan early for documentation, waste, and indoor air quality plans



Education

- Subcontractors
 - Need to understand – WHY?
 - Need to understand what they can affect
 - How can they help
- Users
 - Understanding what green buildings can and can't do
 - Understand that not all green buildings will have the same benefits
 - Learning to adjust to the differences



Practice

- Learning Curve
- Confusion over various systems
 - Not understanding why there are differences within the LEED rating systems until you can live them.
- It will take some time to understand how the legislation will affect projects and their outcome.
- New techniques and products take time to perfect.



Partnership

- Teamwork
 - Bring all parties to the table as early as possible
- Early adoption and “Buy In”
 - All team members to understand the owner’s goals relating to legislation and sustainability
- Domino affect
 - Decisions about what path to compliance affects everyone, LEED credits or sustainable features not achieved will affect the entire team.
- Collaboration
 - Documentation



The Green Building Act of 2006 isn't radical, it's about good design and construction practices and improving the city's impact on it's surroundings.

