

LEED Cost Stories



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Agenda

- Lawsuit against LEED
- Legal ruling
- LEED costs on projects
- Q & A



Henry Gifford vs. USGBC

- Energy Efficiency Consultant, Heating Retrofit CO
- 2010 \$100 M Suit against USGBC for:
- Based on New Buildings Institute findings that LEED Certified projects use 29% less energy
- Gifford claimed that LEED Certified projects are:
 - False Advertising
 - Deceptive Trade Practices
 - Lies and Racketeering

Gifford- USGBC Court Ruling

- Court dismissed lawsuit “with prejudice”, 7/2011
- “Must show likely injury + causal nexus..”
- Also cited:
 - No requirement for LEED AP
 - Ignores LEED EB: O&M

Fossil Ridge High School

Fort Collins, CO

LEED™ v2.1 SILVER
2005 Certification



Owner: Poudre School District

Completion Date: August 2004

Cost: \$38,500,000 (\$135.37/SF, bldg + site)

Size: 288,685 SF

• Annual Utilities Savings: \$110,000+ /yr • • • • •

“Building a LEED certified school is the right thing to do, the right thing to teach kids, and the right message to send to the community. And it doesn’t cost more.” Michael Spearnak

Poudre School District

Institute for the Built Environment

Costs of Green Building and LEED

- *CSU President told of exorbitant costs of LEED buildings*
- *PSD did not originally plan to certify Bethke Elementary*
- *Costs of project team obtained by Institute for the Built Environment at CSU*
- *Able to isolate total costs for a:*
 - *Conventional school*
 - *Green school*
 - *'Certifiable' green school*
 - *LEED Certified school*



Bethke LEED study

Study by Plaut, J; Dunbar, B
Institute for the Built Environment
Carol Dollard, CSU Facilities

Incremental Costs of Green Building and LEED fees

Case Study: \$10,000,000; 60,000 SF School

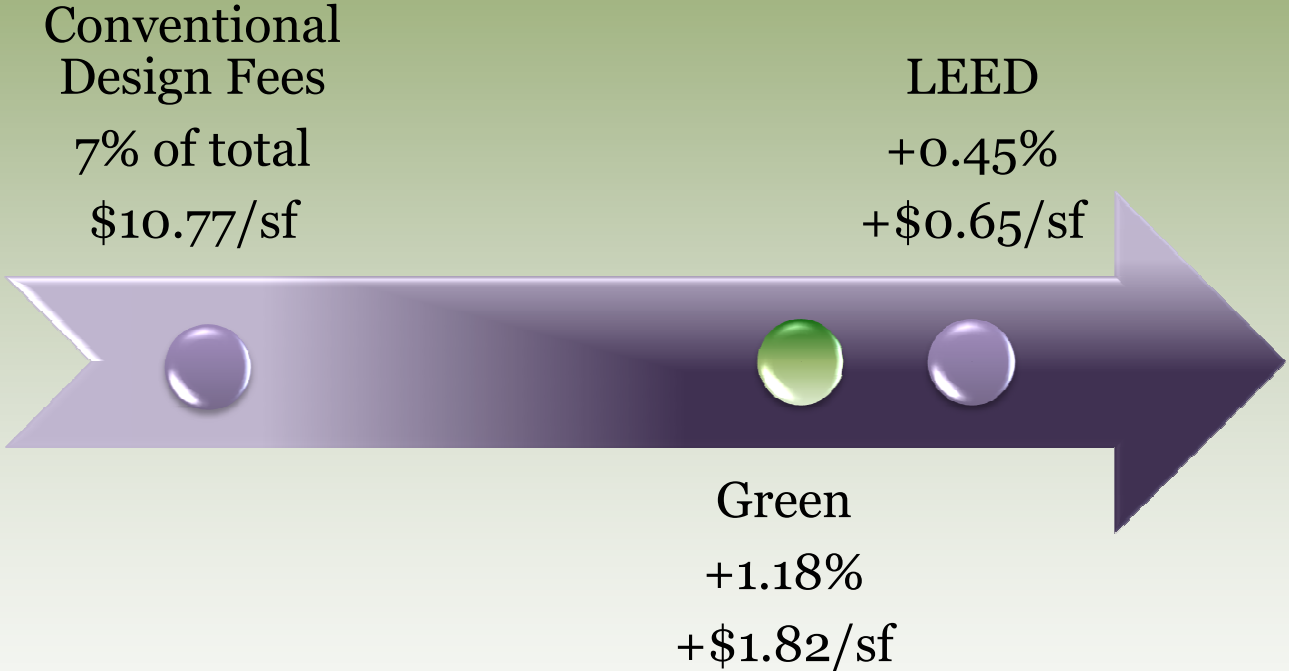
	Total Design Fees	Incremental Fees		
	Conventional Design Fees	Green Design (CSU Baseline)	LEED Gold Certifiable*	LEED Gold Certified
Architect	\$400,000	\$25,000	\$8,600	\$0
Energy Modeling	n/a	\$13,000	\$0	\$2,000
Commissioning	n/a	\$60,000	\$0	\$0
LEED/Green Building	n/a	\$10,000	***\$15,000	\$1,000
General Contractor	n/a	\$0	**\$0	**\$0
Mechanical Engineer	\$95,000	\$3,000	\$8,500	\$0
Electrical Engineer	\$70,000	\$4,000	\$2,500	\$0
Others (LA, CE, etc)	\$135,000	\$3,000	\$1,500	\$0
LEED Registration fee	\$0	\$0	\$0	\$450
LEED Certification fee	\$0	\$0	\$0	\$2,540
Total fees:	\$700,000	\$118,000	\$36,100	\$5,990
Cost per square foot	\$10.77	\$1.82	\$0.56	\$0.09
% of Construction Cost	7.00%	1.18%	0.36%	0.06%

*LEED certifiable assumes project must document it has met LEED Gold standard

**According to three Colorado contractors who have worked on LEED certified projects

Case Study: Costs of Green vs. LEED

(\$10mm project, 60k sf, \$167/sf)



+/- 2% OF BUDGET FOR GREEN & LEED

Risk of not pursuing LEED



**YOU STILL PAY FOR GREEN, BUT
YOUR GREEN GOALS MAY BE
COMPROMISED & QUESTIONED**

I could have graduated, I took
enough courses....



Maybe it's not,

“How much more will it cost?”



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