An Overview of the U.S. Green Building Council Portfolio Program

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LEADERSHIP in ENERGY and ENVIRONMENTAL DESIGN

A leading-edge system for certifying the greenest performing buildings in the world

Scores are tallied among five credit categories:
1. Site Planning
2. Water Efficiency
3. Energy Performance
4. Material & Resource Use
5. Indoor Environmental Quality

Five additional credits can be earned through Innovation in Operation and Upgrades

The Getty Center
The J. Paul Getty Trust
Los Angeles, CA
Museum/Office
LEED-EB Certified
Operating and maintenance practices that improve building performance by meeting specified standards to reduce the negative impact of buildings on occupants and on the environment.
LEED BUILDINGS PERFORM

certified project data

35% energy savings

20-50% Indoor/outdoor water use savings

50-75% waste cost savings
LEED-NC buildings perform within 2% of design specifications.

- LEED-NC building (71) has 30 points higher than average building (50).
- LEED-EB building (80) has 21 points higher than average building (50).
Additional constructions costs for LEED-certified buildings
Average for offices and schools, based on 40 buildings

<table>
<thead>
<tr>
<th>Certification</th>
<th>Buildings</th>
<th>Additional Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLATINUM</td>
<td>2</td>
<td>6.8%</td>
</tr>
<tr>
<td>GOLD</td>
<td>3</td>
<td>2.2%</td>
</tr>
<tr>
<td>SILVER</td>
<td>21</td>
<td>1.9%</td>
</tr>
<tr>
<td>CERTIFIED</td>
<td>9</td>
<td>.66%</td>
</tr>
</tbody>
</table>
green improvements pay for themselves in 2.6 years

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USGBC MEMBERSHIP GROWTH REFLECTS THE EXPANSION OF GREEN BUILDING IN THE MARKET

TOTAL MEMBERS

steadily increasing from 1995 to 1999

huge growth in last 5 years

10 members in 1995
2370 members in 2002
5438 members in 2005
6500 members by 2005

steady growth in the first 5 years
The Need:
- USGBC membership has been asking for a program to recognize organizational excellence.
- Organizations want an easier, less expensive option to register and certify multiple properties and prototype designs.
- Organizations want guidance and a path to adopt sustainable business practices as standard operating procedures.
The Goal:

*Extend the USGBC offering to facilitate and recognize environmentally responsible leadership across all aspects of organizational building portfolios.*
Portfolio Program

The Solution

• Provide clear guidance and resources to assess current performance
• Offer cost-effective way to improve environmental performance and recognition for leaders
Costs Favor Portfolio Approach

Per building cost efficiencies for:
- products and services
- consulting
- training
- data and tracking
- LEED Certification
- documentation
- recognition

single building
bulk
entire portfolio
Paths Available:

• Multi-building Campus Application Guide for New Construction
• Volume Build – New Construction prototype building
• LEED EB Volume application – under development

Portfolio Program Encompasses All Three
Examples

Sustainable Sites:
- a) site and building management
- b) reducing disturbances

Water Efficiency:
- a) landscaping
- b) overall reduction

Energy & Atmosphere:
- a) renewable energy
- b) energy performance
- c) staff education
- d) maintenance programs
- e) emission reduction reporting

Materials & Resources:
- a) alternative material use
- b) sustainable cleaning products

Indoor Environmental Quality:
- a) IAQ plans
- b) green cleaning
Participant benefits

1. Ability to clearly understand current portfolio-wide performance

2. Savings realized through sustainable, cost-effective solutions

3. Credibility and market advantages gained from third party verification

4. USGBC-branded recognition
Resources:

Online environment to assess and track portfolio performance

Templates for portfolio-wide policies, sustainable practices, and contract language for services and products

Best practices and standards of operation to facilitate continuous improvement

Streamlined process and reduced costs for volume LEED registration and certification

Access to training and printed resources
Program costs at launch:

Program Participant = annual membership dues

Bulk registration: up to 30% discounts ongoing

Bulk certification: up to 30% discounts

Workshops/On-line Training: set quantities included

Technical materials: set quantities included
Phased program evolution:

Development Partners (current)
Strategic input to program
Trial, custom, and draft support
Source of success stories, lessons learned

Launched Program (2007)
Evolving cost structure
Evolving support offerings
We Need Your Help:

Timing is perfect for you and USGBC to get recognition for this effort

Your feedback is critical regarding:

Areas where support is needed

Innovative approaches to data collection and verification

Early support that USGBC can realistically provide

Collaborative baselining and benchmarking