LEED Certification Cost Analysis

			Certification levels				Estimated Incremental Hard Costs					Documentation Costs ($)				Consultant Costs ($)				Consultant Fees ($)									Corresponding B3 Guideline	
			Certified	Silver	Gold	Platinum	$/SF	Certified	Silver	Gold	Platinum	Certified	Silver	Gold	Platinum	Certified	Silver	Gold	Platinum	SD	A	L	C	S	ME	C	I	Other	Key Resp.		
Sustainable Sites 14 Possible Points																														
Prereq	1	Erosion & Sedimentation Control Required	Req'd.	Req'd.	Req'd.	Req'd.																								
Credit	1	Site Selection	1	1	1	1																						LA/CE	S.1	Avoid Critical Sites - Predesign Function
Credit	2	Urban Redevelopment/Development Density	1	1	1	1																						LA/CE	S.2	Appropriate Location and Density - Predesign Function
Credit	3	Brownfield Redevelopment																											S.3	Brownfield Redevelopment*
Credit	4	Alternative Transportation, Public Transportation Access	1	1	1	1																						LA/CE	S.11	Encourage Efficient Transportation Alternatives*
Credit	4	Alternative Transportation, Bicycle Storage & Changing Rooms			1	1	0.24			18,000	18,000							3,856	3,856		2,400				1,456				A	S.11	Encourage Efficient Transportation Alternatives*
Credit	4	Alternative Transportation, Alternative Fuel Vehicles					0.71														2,100				1,274				A/OR	S.11	Encourage Efficient Transportation Alternatives*
Credit	4	Alternative Transportation, Parking Capacity				1	(0.31)				(23,250)																		CE	S.11	Encourage Efficient Transportation Alternatives*
Credit	5	Reduced Site Disturbance, Protect or Restore Open Space		1	1	1	(0.42)		(31,500)	(31,500)	(31,500)																		LA/CE	S.7	Restorative Design* (Historical)
Credit	5	Reduced Site Disturbance, Development Footprint	1	1	1	1																						LA/CE	S.6	Reduce Site Disturbance
Credit	6	Stormwater Management, Rate and Quantity	1	1	1	1	1.58	118,500	118,500	118,500	118,500					3,800	3,800	3,800	3,800			2,600	1,200						LA/CE	S.5	Stormwater Management
Credit	6	Stormwater Management, Treatment				1	0.38				28,500								15,240			10,160	5,080						LA/CE	S.5	Stormwater Management
Credit	7	Heat Island Effect, Non-Roof	1	1	1	1										500	500	500	500		500								LA/CE	S.10	Reduce Heat Island Effect*
Credit	7	Heat Island Effect, Roof	1	1	1	1	1.89	141,750	141,750	141,750	141,750					7,840	7,840	7,840	7,840		1,080	5,960		800					A/LA	S.10	Reduce Heat Island Effect*
Credit	8	Light Pollution Reduction	1	1	1	1																						A/EE	S.9	Reduce Light Pollution
		Total Score out of 14 possible	8	9	10	12		260,250	228,750	246,750	252,000	2,444	2,442	2,489	2,668	12,140	12,140	15,996	31,236		6,080	18,720	6,280	800	2,730						
Water Efficiency 5 Possible Points																														Roof Surface Treatment
Credit	1	Water Efficient Landscaping, Reduce by 50% 1	1	1	1	1																							S.12	Building Water Efficiency
Credit	1	Water Efficient Landscaping, No Potable Use or No Irrigation 1	1	1	1	1	(0.15)	(11,250)	(11,250)	(11,250)	(11,250)																			S.12	Building Water Efficiency
Credit	2	Innovative Wastewater Technologies 1				1	0.89				66,750								4,440						4,440				S.13	Use Graywater to Reduce Wastewater Treatment Impacts*
							1.19																		3,885			8,500	S.14	Use Biological Wastewater Treatment System*
Credit	3	Water Use Reduction, 20% Reduction 1	1	1	1	1	0.19	14,250	14,250	14,250	14,250																		S.12	Building Water Efficiency
Credit	3	Water Use Reduction, 30% Reduction 1			1	1	0.09			6,750	6,750																		S.12	Building Water Efficiency
		Total Score out of 5 possible	3	3	4	5		3,000	3,000	9,750	76,500	917	814	995	1,112				4,440						8,325			8,500		
Energy & Atmosphere 17 Possible Points																														
Prereq	1	Fundamental Building Systems Commissioning Required	Req'd.	Req'd.	Req'd.	Req'd.																							P.5	Operations Commissioning
Prereq	2	Minimum Energy Performance Required	Req'd.	Req'd.	Req'd.	Req'd.																							E.1	Reduce Energy Use
Prereq	3	CFC Reduction in HVAC&R Equipment Required	Req'd.	Req'd.	Req'd.	Req'd.																							E.4	Atmospheric Protection*
Credit	1	Optimize Energy Performance 1–2	2	2	2	2										11,872	11,872	11,872	11,872						5,936				E.1	Reduce Energy Use
		Optimize Energy Performance 3-4		2	2	2	0.58		87,000	87,000	87,000						3,376	3,376	3,376						1,688					
		Optimize Energy Performance 5-6			2	2	2.89			433,500	433,500							3,376	3,376						1,688					
		Optimize Energy Performance 7–10				1	1.45				108,375								1,688						1,688					
Credit	2	Renewable Energy, 5% 1			1	1	3.00			225,000	225,000							10,344	10,344		2,104				8,240				E.3	Evaluate Renewable and Distributed Energy Generation
Credit	2	Renewable Energy, 10% 1				1	3.00				225,000								5,172		1,052				4,120				E.3	Evaluate Renewable and Distributed Energy Generation
Credit	2	Renewable Energy, 20% 1																			1,052				4,120				E.3	Evaluate Renewable and Distributed Energy Generation
Credit	3	Additional Commissioning 1	1	1	1	1										2,536	2,536	2,536	2,536		1,080				1,456				P.4	Design and Construction Commissioning
Credit	4	Ozone Depletion 1				1																							E.4	Ozone Depletion Potential
Credit	5	Measurement & Verification 1				1	0.41				30,750								2,064						2,064				NA	NA
Credit	6	Green Power 1																											NA	NA
		Total Score out of 17 possible	3	5	8	12			87,000	745,500	1,109,625	917	1,357	1,991	2,668	14,408	17,784	31,504	40,428		5,288				31,000						
Materials & Resources 13 Possible Points																														
Prereq	1	Prereq 1 Storage & Collection of Recyclables Required	Req'd.	Req'd.	Req'd.	Req'd.																							M.3	Waste Reduction and Management
Credit	1	Building Reuse, Maintain 75% of Existing Shell 1																											M.1	Evaluation of Design for Resource Use
Credit	1	Building Reuse, Maintain 100% of Shell 1																											M.1	Evaluation of Design for Resource Use
Credit	1	Building Reuse, Maintain 100% Shell & 50% Non-Shell 1																											M.1	Evaluation of Design for Resource Use
Credit	2	Construction Waste Management, Divert 50% 1	1	1	1	1	0.12	9,000	9,000	9,000	9,000																		M.3	Construction Waste Management
Credit	2	Construction Waste Management, Divert 75% 1			1	1	0.08			6,000	6,000																		M.3	Construction Waste Management
Credit	3	Resource Reuse, Specify 5% 1				1	0.05				3,750																		M.2	Evaluation of Material Properties for Improved Performance
Credit	3	Resource Reuse, Specify 10% 1																											M.2	Evaluation of Material Properties for Improved Performance
Credit	4	Recycled Content, Specify 5% (p.c. + 1/2 p.i.) 1	1	1	1	1																							M.2	Evaluation of Material Properties for Improved Performance
Credit	4	Recycled Content, Specify 10% (p.c. + 1/2 p.i.) 1			1	1	0.30			22,500	22,500																		M.2	Evaluation of Material Properties for Improved Performance
Credit	5	Local/Regional Materials, 20% Manufactured Locally 1	1	1	1	1	0.44	33,000	33,000	33,000	33,000																		M.2	Evaluation of Material Properties for Improved Performance
Credit	5	Local/Regional Materials, of 20% in MRc5.1, 50% Harvested Locally 1		1	1	1	0.44		33,000	33,000	33,000																		M.2	Evaluation of Material Properties for Improved Performance
Credit	6	Rapidly Renewable Materials 1				1																							M.2	Evaluation of Material Properties for Improved Performance
Credit	7	Certified Wood 1				1	2.28				171,000								4,700		2,600						2,100		M.2	Evaluation of Material Properties for Improved Performance
		Total Score out of 13 possible	3	4	6	9		42,000	75,000	103,500	278,250	917	1,085	1,493	2,001				4,700		2,600						2,100			
Indoor Environmental Quality 15 Possible Points																														
Prereq	1	Minimum IAQ Performance Required	Req'd.	Req'd.	Req'd.	Req'd.																							**I.2**	Indoor Air Quality and Ventilation Baseline
Prereq	2	Environmental Tobacco Smoke (ETS) Control Required	Req'd.	Req'd.	Req'd.	Req'd.	0.10	7,500	7,500	7,500	7,500																		I.1	Restrict Environmental Tobacco Smoke
Credit	1	Carbon Dioxide (CO2) Monitoring 1			1	1	0.25			18,750	18,750																		I.5	Ventilation Based on Carbon Dioxide Limits
Credit	2	Ventilation Effectiveness 1	1	1	1	1																							I.4	Ventilation Based on Anticipated Pollutants
Credit	3	Construction IAQ Management Plan, During Construction 1	1	1	1	1	0.03	2,250	2,250	2,250	2,250																		I.15	Outcome Documentation for Indoor Environmental Quality
Credit	3	Construction IAQ Management Plan, Before Occupancy 1			1	1	0.08			6,000	6,000																		I.15	Outcome Documentation for Indoor Environmental Quality
Credit	4	Low-Emitting Materials, Adhesives & Sealants 1	1	1	1	1																							I.3	Specify Low-emitting Materials
Credit	4	Low-Emitting Materials, Paints 1	1	1	1	1																							I.3	Specify Low-emitting Materials
Credit	4	Low-Emitting Materials, Carpet 1	1	1	1	1																							I.3	Specify Low-emitting Materials
Credit	4	Low-Emitting Materials, Composite Wood 1			1	1	1.74			130,500	130,500																		I.3	Specify Low-emitting Materials
Credit	5	Indoor Chemical & Pollutant Source Control 1	1	1	1	1																							NA	NA
Credit	6	Controllability of Systems, Perimeter 1		1	1	1																							I.13	Personal Control of IEQ Conditions and Impacts
Credit	6	Controllability of Systems, Non-Perimeter 1		1	1	1																							I.13	Personal Control of IEQ Conditions and Impacts
Credit	7	Thermal Comfort, Comply with ASHRAE 55-1992 1	1	1	1	1										4,780	4,780	4,780	4,780						4,780				NA	NA
Credit	7	Thermal Comfort, Permanent Monitoring System 1	1	1	1	1																							NA	NA
Credit	8	Daylight & Views, Daylight 75% of Spaces 1				1													12,160		800							11,360	I.8	Daylight*
Credit	8	Daylight & Views, Views for 90% of Spaces 1																			10,300							5,680	I.8	Daylight*
		Total Score out of 15 possible	8	10	13	14		2,250	2,250	157,500	157,500	2,444	2,713	3,235	3,113	4,780	4,780	4,780	16,940		11,100				4,780			17,040			
Innovation & Design Process 5 Possible Points																														
Credit	1	Innovation in Design 1 (Zero Runoff)	1	1	1	1	2.18	163,500	163,500	163,500	163,500					1,600	1,600	1,600	1,600			1,000	600						NA	NA
Credit	1	Innovation in Design 1 (Zero Energy)		1	1	1	3.00		225,000	225,000	225,000						2,500	2,500	2,500		1,500				1,000				NA	NA
Credit	1	Innovation in Design 1 (Educational Content)				1	0.15				11,250								2,100		600	1,500							NA	NA
Credit	1	Innovation in Design 1 (Intelligent Skin)				1	0.90				67,500								3,500		1,200			800	1,500				NA	NA
Credit	2	LEED™ Accredited Professional 1	1	1	1																								NA	NA
		Total Score out of 5 possible	2	3	3	5		163,500	388,500	388,500	467,250					1,600	4,100	4,100	9,700		3,300	2,500	600	800	2,500					
Project Totals 69 Possible Points			27	34	44	57		471,000	784,500	1,651,500	2,341,125	8,250	9,225	10,950	12,675	32,928	38,804	56,380	107,444	21,000	28,368	21,220	6,880	1,600	49,335		2,100	25,540			
		Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-69 points																												