



Build green. Everyone profits.

U.S. GREEN BUILDING COUNCIL

# LEED

## It's not easy being Green





## Why not?

### Takes Planning, Commitment and Vision

- **Project Management people need to be LEED AP**
- **Provide a training mentorship program, encourage LEED accreditation.**
- **A/E need to be LEED AP.**
- **Choose sites that support LEED characteristics**
- **Builder needs to have LEED AP's.**
- **Need to have a strategy**
  - **What LEED product**
  - **Certification, Silver, Gold, Platinum**
  - **How are you going to achieve the goal?**





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# LEED® Products

LEED covers many different types of buildings and construction. These are covered under the following LEED products:

- **LEED-NC:** LEED for New Construction and Major Renovations/Additions (for commercial and institutional buildings)
- **LEED-EB:** LEED for Existing Buildings
- **LEED-CI:** LEED for Commercial Interiors
- **LEED-CS:** LEED for Core and Shell
- **LEED-H:** LEED for Homes
- **LEED-ND:** LEED for Neighborhood Developments

*(public release: 2006)*





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# The TOWERS at Bressi Ranch





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# The TOWERS at Bressi Ranch

- **20.82 acres**
- **Palomar Airport Road, Innovation Way, Carlsbad**
- **Phase I – 160,000 sf**
- **Prototype project for LEED Core-and-Shell designation.**
- **1<sup>st</sup> LEED project in Carlsbad.**
- **Stand Alone office from 3,400 – 4,800**
- **Office End Cap units from 1,700 – 3,000 sf**
- **Industrial Flex units from 2,800 – 4,800 sf**
- **Pricing from \$245 - \$385 sf**
- **Approx 30% sold**
- **Construction complete Dec '07**



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# The TOWERS at Bressi Ranch

- Strategies defined prior to Design start.
  - SITE
    - Encourages alternative transportation.
    - Bike racks and showers
    - Light colored roofing keeps building temp down.
    - Landscaping provides shade, keeps temps down.





# The TOWERS at Bressi Ranch

- Strategies
  - WATER
    - Dual flush toilets (1.2 gals or 0.8 gals)
    - Waterless urinals.
    - No potable water used outside.
    - Drought resistant plantings, native Southern Cal plantings.
    - High efficiency dish washers where applicable.





# The TOWERS at Bressi Ranch

- Strategies
  - ENERGY (project exceeds CA Title 24 by 30%)
    - Light wells, clerestories and architectural glass provide natural day lighting throughout the project reducing the need for electric lighting.
    - Dimmable electronic ballasts, occupancy and photo sensors to further limit electricity demand.
    - Energy-efficient, low-mercury fluorescent lamps minimize mercury disposal in the waste stream.
    - SDG&E photo cells on the roof that provides an alternative fuel source and puts electricity back into the grid equivalent to approx 25% of the demand load of project.





# The TOWERS at Bressi Ranch

## – Strategies

### ● ENERGY

- Tankless gas heaters eliminate heat loss associated with conventional storage tanks and the need to continually maintain the temperature of a large tank of water.

### ● MATERIALS / RESOURCES

- Construction team recycled over 90 percent of all the materials from jobsite.
- Veneer panels and carpets are formaldehyde free.
- Recycled-content materials and furniture in the building include glass tile, mineral fiber ceiling tiles, workspace and conference room furniture, detergent bottle toilet partitions and gypsum drywall.





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## Why Build Green?

- Reduces operating costs
- Enhances building marketability
- Increases worker productivity and reduces the potential liability resulting from indoor air quality problems (sick building syndrome).



# *Is It Easy Being Green?*

## *Event Hosts*

