
**Green Strategies for
Public Benefit Funds and
Utility Incentive Programs**

**A
White Paper
by
Leonardo Academy Inc.**

**Working Draft
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White Paper**

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Preface

This is the April 27, 2007, working draft of the Leonardo Academy white paper on green public benefit funds and utility incentive programs. It is being issued as a working draft with several goals in mind:

- (1) To provide guidance on incorporating overall sustainability into public benefit funds and utility incentive programs.
- (2) To gather input from the potential users of these incentive programs, like building owners and performance contracting service providers, on how expanding these incentive programs to cover overall sustainability can best be used to expand the impact of these programs from their traditional target of energy efficiency to a wider target of overall sustainability.

Please contact Leonardo Academy if you have any comments or suggestions for this white paper.

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Section 1: The Power of Public Benefit Funds and Utility Incentive Programs to Increase Energy Efficiency and Sustainability

This white paper reviews how public benefit funds and utility incentive programs can be expanded to cover overall sustainability.

The state public utility commissions that create public benefit funds and the agencies that administer these programs can use the programs to drive overall sustainability, above and beyond the traditional goal of energy efficiency. In the same way, state public utility commissions and the utilities they regulate can create utility incentive programs that drive overall sustainability in addition to the traditional goal of energy efficiency.

Because of the market interest in sustainability and the ease of “selling” sustainability, public benefit funds and utility incentive programs that are designed to drive overall sustainability are likely to realize the goal of increased energy efficiency much more broadly than stand-alone energy efficiency programs will.

Benefits of Sustainability-Based Public Benefit Funds and Utility Incentive Programs

Expanding public benefit funds and utility incentive programs to address overall sustainability provides a great opportunity to increase energy efficiency beyond that achieved by traditional, narrowly-focused energy efficiency incentive programs. Using sustainability as the expanded metric for public benefit funds and utility incentive programs increases the positive benefits of these programs and will increase interest in these programs because of the broad interest in sustainability among the audience for these programs. This white paper provides guidance on expanding these programs to promote overall sustainability and provides an example of how an expanded program can be implemented.

For incentive program success, it is also important to make these incentive programs easy for building owners to use, and easy for companies that assist building owners with implementing energy efficiency to use in helping owners participate in these public benefit funds and utility incentive programs. A good example of the types of organizations that could help building owners achieve greatly increased energy efficiency and sustainability is performance contracting companies. If public benefit funds and utility incentive programs are designed so that it is easy for performance contracting companies to help building owners capture the benefits of these incentive programs, then performance contracting companies will be able to make major contributions to achieving the newly broadened goals of these incentive programs.

Section 2: Business Case for Sustainable Buildings

Sustainable building practices yield a variety of benefits including:

- Lower energy costs
- Lower water costs
- Lower waste disposal costs
- Lower environmental and emissions costs
- Lower operations and maintenance costs
- Increased productivity of building occupants
- Increased health of building occupants
- Higher building valuations (Rule of Thumb: Buildings increase in value eight to ten times the annual operational savings¹)
- Positive impacts on the local and global environment from reductions in resource use, emissions, water use, and waste disposal

Achieving sustainable building performance in existing buildings can be done at reasonable costs. Many changes consist of improved operations with little or no capital costs. If needed, system or building upgrades can be spread out over time and implemented when capital dollars become available. Employing an integrated approach, a central element of green building philosophy, allows high benefits at low cost by achieving synergies between disciplines and between technologies. A June 2000 Study by Xenergy for the City of Portland, *Green City Buildings Applying the LEED™ Rating System*, found a 15% life-cycle savings associated with bringing three existing standard buildings up to LEED certification levels.² Direct life-cycle cost savings of 13% to 16% resulted from increased productivity of building occupants, energy and water efficiency cost savings, and cost savings from use of salvaged material.

Sustainable buildings also increase the safety, health, and productivity of building occupants. Many daylighting studies have established direct links between facility features and improved student health and performance.^{3, 4, 5} Positive productivity benefits have also been shown in other building types. The Building Investment Decision Support (BIDS) program at the Center for Building Performance at Carnegie Mellon University carried out an investigation of the impact of sustainable building characteristics on building occupant productivity. This analysis reviewed over 1,000 studies that relate technical characteristics of buildings to tenant responses. From these 1000 studies, 90 of the most rigorous studies on the productivity impacts from green and high-performance building designs were identified. These 90 studies show that increases in tenant control over ventilation, temperature, and lighting resulted in indoor environmental quality health and productivity cost benefits ranging from 0.5% to 34% in green-certified buildings.⁶

¹ Cooper, Glen. *Valuation Rules of Thumb, Why and how they are used*. BizBuySell article, 2002. 26 May 2006 <http://www.bizbuysell.com/guide/b_value_1.htm>

² *Green City Buildings Applying the LEED™ Rating System*. Prepared for the City of Portland by Xenergy Inc. and Sera Architects, June 13, 2000. 14 June 2006 <<http://www.sustainableportland.org/CityLEED.pdf>>

³ Nicklas, Michael H. and Gary B. Bailey. *Student Performance in Daylit Schools; Analysis of Performance of Students in of Daylit Schools*. Raleigh, NC. Innovative Design Report, 1996. 31 January 2006 <<http://www.innovativedesign.net/pdf/studentperformance.pdf>>

⁴ Heschong Mahone Group. *Daylighting in Schools, Additional Analysis, Detailed Report*. Fair Oaks, CA: New Buildings Institute, 2001.

⁵ Hathaway, Hargreaves, Thompson, and Novitsky. *A Study Into the Effects of Light on Children of Elementary School Age – A Case of Daylight Robbery*. Alberta, Canada: Jan. 1992. Policy and Planning Branch, Planning and Information Services Division, Alberta Education.

⁶ Carnegie Mellon University Department of Architecture. Building Investment Decision Support Tool. 2002. Available at: <http://www.arc.cmu.edu/cbpd/>.

Numerous studies also indicate that cost premiums for new sustainable buildings are lower than perceived. An economic analysis study, *The Costs and Financial Benefits of Building Green*,⁷ concludes that sustainable design can be incorporated into a new structure with little or no increase in construction costs, and that the financial benefits of green buildings are over ten times the average initial investment. The study states that industry perception of green new building costs is considerably higher than the actual cost premiums and that, in practice, premiums are slightly less than 2%, or \$3 to \$5 per square foot. The cost increase is attributed mainly to increased architectural and engineering design time, modeling, and time needed to institute sustainable building practices. As green design becomes more embedded in these professions, the cost for providing these services should decrease. It was also shown in the study that higher up-front costs for high-efficiency lighting, window, and mechanical systems are outweighed by reduced life-cycle costs. Energy savings alone often exceed the average increased cost associated with constructing new green buildings.

In a second study, Matthiessen and Moris selected 45 library, laboratory, and academic classroom projects that were designed with a goal of meeting some level of the USGBC's LEED-NC certification, and compared them to 93 non-LEED buildings with similar uses.⁸ Their comparison found that, although the standard deviation in dollars per square foot cost for each category (LEED-seeking and non-LEED) was quite high, there is such a wide variation in building costs that there was no significant difference in the construction costs for LEED-seeking versus non-LEED buildings in any of the categories. The data also showed that a majority of the LEED-seeking buildings had original budgets that were set without regard to sustainable design, and received no supplemental funds to support sustainable goals. LEED projects that received additional funding to reach sustainability goals usually received funding only for specific enhancements, such as photovoltaic systems, typically in the range of 0–3% of initial budget. Matthiessen and Moris concluded that many projects can achieve sustainable design within their initial budget, or with very small supplemental funding.

Another study released in October 2002 by the David and Lucille Packard Foundation found that with each increasing level of LEED sustainability for their Los Altos Project, short-term costs increased, but long-term costs decreased dramatically.⁹ As green construction techniques and building equipment become more mainstream, the small premium for green building will only decrease.

⁷ Kats, Greg, et al. *The Costs and Financial Benefits of Building Green: A Report to California's Sustainable Building Task Force*. Sustainable Building Task Force, 2003. 27 January 2006 <<http://www.usgbc.org/Docs/News/News477.pdf>>

⁸ Matthiessen, L. F. and P. Moris. *Costing Green: A Comprehensive Cost Database and Budgeting Methodology*. Davis Langedon Adamson Report, 2004. 31 January 2006 <<http://www.davislangdon.com/pdf/USA/2004CostingGreen.pdf>>

⁹ David and Lucille Packard Foundation. *Building for Sustainability: Six Scenarios for the David and Lucille Packard Foundation Los Altos Project*. October 2002.

Section 3: Model Green Incentive Programs for Public Benefit Funds and Utilities

This section of the white paper addresses how public benefit funds and utilities can effectively expand their incentive programs for energy efficiency to address overall sustainability by using a broader metric for performance for these programs.

Guidance is provided for expanding the power of public benefit fund programs to deliver the goods by designing them to drive sustainable building performance implemented by building owners in general or through performance contracting in particular. These new approaches for expanding the impact of public benefit funds address several important issues that have limited the impact of utility regulatory-mandated energy efficiency programs:

- Traditional programs have frequently been very prescriptive and narrowly defined, so it is difficult for many building owners to fit beneficial building improvements the building owners want to make into these programs.
- Traditional programs have frequently had high overheads because they are specially created one-of-a-kind programs for a particular regulatory jurisdiction and service territory, with a performance review and verification specially created for the specific local or regional area.
- Traditional programs usually have addressed only energy efficiency, and frequently further restrict their focus by addressing only electricity efficiency or only gas efficiency measures.

The bottom line is that a conceptually perfect but hard to use incentive program with few participants has little impact on energy use. A more flexible and open program that draws in many users will have a bigger impact on energy use. For example, the LEED metrics for energy efficiency are very flexible in that they are focused on outcomes rather than practices, and do not prescribe specific energy-saving measures.

Programs that promote and reward sustainability broadly are likely to deliver more energy efficiency than programs that address only energy efficiency due to the high level of interest in sustainability in the audience organizations. In addition, these more open programs are easier for building owners to use and easier for other organizations like performance contractors to help building owners use.

We provide three models here, so each state with a public benefit funds program and each utility with incentive programs can move as far down the road as they want to on expanding their programs to promote overall sustainability.

Model 1: The LEED Rewards Program – The Recommended Approach

This incentive program pays the owners of buildings that earn LEED for Existing Buildings certification the following rewards per square foot for each year included in the LEED-EB performance period for energy usage:

Rating Level	\$/Square Foot of Floor Area for Each Year Certified
Certified	?
Silver	?
Gold	?
Platinum	?

The rewards applications are processed once the LEED-EB certification or recertification has been received from the USGBC by having building owners submit an application to the public benefit funds administrator for these payments. Each time a building earns recertification under LEED-EB, the building owners can apply for reward payments for each of the years covered by the recertification performance period.

Under this program the reward payments will be made for each year on a first-come first-serve basis until the funds allocated to the LEED Rewards program have been exhausted for the year. Any applicants not paid in one year will be in line for payments the next year. The payment rates each year will be adjusted based on available funding and projected demand for payments.

Model 2: The LEED Rewards Program – Reward Energy Performance of LEED-EB Certified Buildings

This incentive program pays the owners of buildings that earn LEED for Existing Buildings certification the following rewards per unit (therm) of energy saved, relative to the average for buildings of the same type in the same climate, for each year included in the LEED-EB performance period for energy usage. To determine the total energy savings relative to an average building, use the EPA’s Energy Star Portfolio Manager tool. To determine the energy use of an average building of the same size and type, increase the energy use in the Energy Star calculator for the building until the Energy Star score is 50. The energy savings rewarded by this incentive program is calculated by subtracting the energy use that would earn an Energy Star score of 50 from the actual energy use each year for the building.

$$\text{Payment per therm saved per year, relative to the average building, in the performance period} = \$ \underline{\quad ? \quad} \text{ per therm of energy use of all types per year}$$

The rewards applications are processed once the LEED-EB certification or recertification has been received from the USGBC. The building owner submits an application to the public benefit funds administrator for these reward payments. The submission must include the LEED-EB certification letter from the USGBC and the Energy Star Portfolio Manager calculation sheet for each year in the LEED-EB performance period. Each time a building earns recertification under LEED-EB, the building owner can apply for reward payments for each of the years covered by the recertification performance period.

Under this program the reward payments will be made for each year on a first-come first-serve basis until the funds allocated to the LEED Rewards program have been exhausted for the year. Any applicants not paid in one year will be in line for payments the next year. The payment rates each year will be adjusted based on available funding and projected demand for payments.

Model 3: The LEED Rewards Program – Fixed Reward for Initial LEED Certification of Buildings

This incentive program pays a reward to building owners that is based on the level of LEED certification earned in first time LEED for New Construction (LEED-NC) or LEED for Existing Buildings applications and the earning of at least a specified number of LEED energy points.

Requirements: Earn at least LEED energy points

Rating Level Earned	Reward (\$)
Certified	?
Silver	?
Gold	?
Platinum	?

The rewards applications are processed once the LEED-NC or LEED-EB certification has been received from the USGBC. The building owner submits an application to the public benefit funds administrator for these reward payments. The submission must include the LEED-NC or LEED-EB certification letter from the USGBC.

Under this program the reward payments will be made for each year on a first-come first-serve basis until the funds allocated to the LEED Rewards program have been exhausted for the year. Any applicants not paid in one year will be in line for payments the next year. The payment rates each year will be adjusted based on available funding and projected demand for payments.

An Example of a LEED-Based Utility and Public Benefit Fund Incentive Program

This is an example of Model 3 described above. The St. Louis Chapter of the USGBC has had a program in place from July 1, 2006, through December 31, 2006. This program has been funded by the local utility AmerenUE. The program provides up to \$5,000 to projects to cover soft costs of LEED, if the projects earn LEED certification and at least 1 LEED energy point under the applicable credit. The program is available to participants in LEED for New Commercial Construction and Major Renovation (NC), Existing Building Operations (EB), Commercial Interiors (CI), or Core and Shell (CS) projects. Home projects are not eligible. The documents that the St. Louis Chapter of the USGBC used to implement this program are included in Appendix A.

Section 4: Conclusions

Buildings are a major cause of environmental impacts, so buildings provide major opportunities for reducing these environmental impacts and increasing sustainability. Many government and private organizations at the international, national, state, and local levels are setting sustainability goals for themselves. To reach these sustainability goals all the traditional tools for implementing energy efficiency improvements in buildings need to be upgraded and expanded to address overall sustainability. These tools include public benefit funds and utility incentive programs.

This white paper provides guidance on how public benefit funds and utility incentive programs that have traditionally focused on implementing energy efficiency improvements in buildings can be upgraded and expanded to address overall sustainability.

Expanding traditional energy efficiency-focused programs to address overall sustainability provides two key benefits:

1. It puts these tools to work on promoting and delivering overall sustainability.
2. It puts the issue of overall sustainability to work on increasing the delivery of energy efficiency. Because overall sustainability is a big issue closely connected to image and brand for both government entities and private sector companies, selling the leadership of government entities and private sector companies on taking action to implement sustainability is frequently easier than selling them on taking action to increase energy efficiency, which is frequently viewed as a technical issue not associated with organizational brand and image.

It is also important to make these incentive programs easy for building owners to use, and easy for companies that assist building owners with implementing energy efficiency to use in helping owners participate in these public benefit funds and utility incentive programs. A good example of the type of organization that could help building owners achieve greatly increased energy efficiency is performance contracting companies.

If public benefit funds and utility incentive programs are designed so that it is easy for performance contracting companies to help building owners capture the benefits of these incentive programs, then performance contracting companies will be well positioned to make major contributions to achieving the goals of these incentive programs.

Leonardo Academy is available to help your organization incorporate sustainability into your public benefit funds and utility incentive programs. Also please give Leonardo Academy your input on your experience with expanding public benefit funds and utility incentive programs to promote overall sustainability and let us know what you learn along the way so that we can share it with others.

Appendix A: Example of LEED-Based Utility and Public Benefit Fund Incentive Program

Utility Incentive Program that Drives Increase in Overall Sustainability

**Implemented by
Ameren (The Utility Serving the St. Louis Area)
and the
St. Louis Regional Chapter of the U.S. Green Building Council**

Documents Used by this Incentive Grant Program

Document 1: Program Description and Eligibility

Ameren/US Green Building Council – St. Louis Regional Chapter LEED Incentive Grant Program

Introduction:

The LEED Incentive Grant Program is designed to accelerate green building practices, energy conservation and environmental performance in the St. Louis Region. Incentive grants will be awarded to encourage the construction of LEED certified green buildings that will serve as examples for future projects.

Project Eligibility

The building which is being LEED certified must be within the AmerenUE electric service area. *AmerenUE service area does not include Illinois and parts of Kirkwood.*

Grants will be awarded to the project owner or developer. The application can be made on behalf of the project owner or developer by a building professional (such as but not limited to: architect, contractor, sustainable design consultant or LEED accredited professional).

Projects that follow LEED Green Building Green Building Rating Systems© for New Commercial Construction and Major Renovation (NC), Existing Building Operations (EB), Commercial Interior (CI) or Core and Shell (CS) projects are eligible. Home projects are not eligible.

The project must be LEED registered between June 1, 2006 and December 31, 2006. Projects LEED registered before the start of the program (June 1, 2006) are not eligible.

LEED Incentive Grants are not to be applied to construction costs (“hard” costs) and are to be used for “soft” costs only, such as, but not limited to:

- LEED Certification fee
- LEED Documentation
- Professional Services such as Energy Modeling, Daylighting Analysis and /or Modeling, and Life Cycle Analysis (LCA)
- Commissioning
- Building Design Charrette facilitated by a LEED Accredited Professional

Application Guidelines

Complete applications will consist of the following:

- Completed Application Form
- A schedule of how grant funds will be used
- Verification of LEED registration
- LEED checklist of preliminary goals
- A one page project description – NO DRAWINGS OR GRAPHICS ACCEPTED.
- Signed Letter of Intent which commits grantees to the following:
 - Achieving LEED certification
 - Making their facilities available for green building tours
 - Achieving LEED Energy & Atmosphere credit 1.1.
To achieve this credit the building must reduce energy cost by a minimum of 15% for new buildings and 5% for existing buildings compared to the energy cost budget for energy systems regulated by ASHRAE/IESNA Standard 90.1-1999 (without amendments), as demonstrated by a whole building simulation using the Energy Cost Budget Method described in Section 11 of the Standard.
- Providing proof of LEED certification from the U.S. Green Building Council to receive full grant funds.

Criteria for Selection

- The project must meet the eligibility requirements listed above.
- The applicant must submit a complete application package (application form, verification of LEED registration, LEED check list of preliminary goals, one page project description, and signed Letter of Agreement) to USGBC-STL by December 31, 2006.
- Funds will be disbursed at the discretion of a Selection Committee approved by USGBC-STL.
- Grants will be awarded on a first come, first served basis with the goal of encouraging a mixture of project types, a mixture of public and private projects and a mixture and LEED types (LEED-NC, LEED-EB, LEED-CI, LEED-CS pilot).

Funding

- Up to \$120,000 of grants will be awarded over the funding period.
- **Start-Up Funding** - \$5,000 of funds will be dispensed to successful applicants within forty-five days of award of grant.

Completion Funding - The balance of funds, if any, will be dispensed within forty-five days of award of LEED certification. If LEED Certified, the project will receive \$10,000 above the initial \$5,000. If LEED Silver \$15,000; if LEED Gold \$20,000; and if LEED Platinum \$25,000. Availability of funds depends on the number of projects receiving Start-Up funding and the completion Funding will be rewarded on a first-come basis.

If the project fails to achieve LEED certification within six months of the date of the Occupancy Permit the balance of funds may be retained for use on other projects.

Grants to participants will be available until funds are depleted.

Any questions about LEED Incentive Grant Program must be submitted in writing by mail, e-mail or fax to:

USGBC-STL

3617 Grandel Square

St. Louis, MO 63108

(314) 577-0298

usgbc-stl@mobot.org

All questions and answers will be posted regularly at

<http://www.earthwayscenter.org/usgbc.html>.

Document 2: Program Application Form

**Ameren/US Green Building Council – St. Louis Regional Chapter
LEED® Incentive Grant Program**

In addition to this application, please submit

- *A schedule of how grant funds will be used*
- *Verification of LEED registration*
- *LEED checklist of preliminary goals*
- *A one page project description – NO DRAWINGS OR GRAPHICS ACCEPTED.*
- *Signed Letter of Intent which commits grantees to achieving LEED certification; making their facilities available for green building tours; achieving LEED Energy & Atmosphere credit 1.1; and providing proof of LEED certification from the U.S. Green Building Council to receive full grant funds.*

Project Information

Project name: _____

Project address: _____

Project is: new construction renovation/remodel combination

Building type: _____

LEED standard being used: _____

Project Scale

Budget: _____

Square footage: _____

Height & number of stories: _____

Project Status

If new construction, has the site been purchased? yes no

If renovation/remodel, has the building been purchased? yes no

What phase of programming and design is the project in:

programming pre-design schematic design design development

Are any building permits secured? yes no

If yes, what type of permits? _____

Is financing secured? yes no

If no, is financing committed? yes no

Estimated start date: _____

Estimated completion date: _____

Applicant

Owner/authorized agent name(s): _____

Company name: _____

Mailing address: _____

State: _____ ZIP code: _____ Phone: _____ FAX _____
 _____ Email: _____

Building Design Decision Participants

	FIRM	PRIMARY CONTACT	PHONE	E-MAIL
FINANCING				
ARCHITECT				
CIVIL ENGINEER/ LANDSCAPE ARCHITECT				
MECHANICAL ENGINEER				
ELECTRICAL ENGINEER				
TENANT or TENANT REP				
FACILITY MANAGER or BUILDING OPERATOR				
OTHER (i.e. consultants)				
LEED Accredited Professional				

I, _____, owner/authorized agent of the property at _____ am applying to participate in the LEED™ INCENTIVE PROGRAM. I agree that, if my project is selected, I will execute a LEED™ INCENTIVE MEMORANDUM OF UNDERSTANDING WITH U.S. GREEN BUILDING COUNCIL – ST. LOUIS REGIONAL CHAPTER.

 Signature of Owner/Authorized Agent Date

Document 3: Program Answers to Frequently Asked Questions

Ameren/US Green Building Council – St. Louis Regional Chapter LEED Incentive Grant Program

Frequently Asked Questions

July 7, 2006

1) Is there a word version of the grant application form available so you can submit an application on line?

There is a MS Word version of the grant application available here: <http://www.earthwayshome.org/usgbc.html>. However, application packages must be submitted by US Mail to:

USGBC-STL
3617 Grandel Square
St. Louis, MO 63103

2) Are large corporations eligible for this grant?

Grants will be awarded to project owners or developers.

3) Would an energy efficient lighting retrofit project be eligible for this grant?

No. Only projects that are LEED registered between June 1, 2006 and December 31, 2006 are eligible.

4) How much money per project do you anticipate awarding?

Grants will be awarded to successful applicants as follows:

§ LEED Certified - \$15,000

§ LEED Silver - \$20,000

§ LEED Gold - \$25,000

§ LEED Platinum - \$30,000

\$5,000 of funds will be dispensed to successful applicants within forty-five days of award of grant. The balance of funds, if any, will be dispensed within forty-five days of award of LEED certification. Availability of funds depends on the number of projects receiving Start-Up funding and the completion Funding will be rewarded on a first-come basis.

5) What are the main costs and benefits involved with becoming LEED certified?

It is often said that green building costs more than conventional building. This statement can be true if one considers only the upfront costs of building. By using an integrated design process from the very beginning of the project and by factoring in the lifetime costs of owning and operating a building, green building can save money, time and natural resources.

The environmental and financial benefits of LEED certification include:

§ Green Buildings are **energy efficient**, reducing energy consumption by 20 – 50%. This saves money on energy bills and operating costs.

§ Green Buildings improve **indoor environmental quality** (i.e. higher indoor air quality, access to daylight and views, thermal comfort), which is often linked to improved employee health and attitude. This can translate into a decrease in sick building syndrome; a decrease in sick days; improved staff retention and reduced recruiting costs.

§ Green Buildings can have **reduced maintenance costs**.

§ Green Buildings have the **ability to obtain higher rents and higher occupancy rates** in leased spaces.

§ Green buildings provide a positive public image, as well as **marketing opportunities and advantages** for adapters and green building owners.

§ Green Buildings have a **positive social impact** providing benefits to all employees regardless of socioeconomic levels.

The cost of LEED registration and certification varies from building to building. Visit the USGBC website for more information:

<http://www.usgbc.org/DisplayPage.aspx?CMSPageID=65&>. Additional costs directly related to LEED certification may include daylighting simulation, additional energy analysis and commissioning.

Please consult the following studies for more information about the costs and benefits of LEED:

Green Building Costs & Financial Benefits, Gregory Kats

<http://www.cap-e.com/ewebeditpro/items/O59F3481.pdf>

Examining the Cost of Green, Davis Langdon

<http://www.davislangdon.com/pdf/USA/2004ExaminingCostGreen.pdf>

Making the Business Case for High Performance Green Building

http://www.wgba.org/artman/uploads/making_the_business_case-cd.pdf

6) Where can we find out more about the USGBC's LEED Rating System:

U.S. Green Building Council – www.usgbc.org

7) We just completed an energy audit at our school. Can we use funds to pay for the audit?

If an energy audit is part of a project's LEED certification, then it may be possible to use funds to pay for an energy audit.

8) Are grant funds to be used for energy retrofit, or hiring a USGBC architect, or is either OK?

Grant funds can be used for the "soft" costs associated with LEED projects, such as the LEED Certification fee; LEED documentation costs; building commissioning; professional services such as daylighting analysis, energy modeling and life cycle analysis; and building design charrettes led by a LEED Accredited Professional.

Grant funds may not be specifically used for an energy retrofit or to pay an architect for designing a building, systems, retrofit or renovation.

Please see the document on LEED Incentive Grant Program Eligibility here:

<http://www.earthwayscenter.org/publications/USGBC-STL-LEED-IncentiveGrantElig2.pdf>.

9) What is LEED Registration?

LEED registration is the first step towards earning LEED certification for a building project and provides access to LEED online.

For more on registering a project, go to:

<http://www.usgbc.org/DisplayPage.aspx?CMSPageID=65&>.

10) Are projects in Illinois eligible for the grant if they are within the US Green Building Council – St. Louis Regional Chapter territory?

No. Projects in Illinois are not eligible because they are not within the AmerenUE service area.

Appendix B: References

References for Appendix A:

Appendix A provides copies of the documents used by the St. Louis Chapter of the USGBC for their LEED incentive program funded by the utility serving the St. Louis area, AmerenUE.

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