



STRUCTURETONE
Building *Green* For Tomorrow



Introduction to Green Buildings

April 2008



**SAFETY EXECUTIVES
OF NEW YORK INC**



What is Green Building?

The design, construction and operation of buildings that are environmentally responsible, profitable, and healthy places to live and work.



Benefits of a Green Building

- Energy expenses reduced
- Healthier workplace, reduced absenteeism
- Reduced environmental impact
- Green building tax credits
- Attraction and retention of employees



Green Building Facts

- Over 8,000 LEED projects in the pipeline
- \$200 billion in construction projected for next five years
- 3.8 billion SF of LEED registered space constructed to date
- In NYC, buildings produce more pollution than automobiles
- Americans spend over 90% of their time indoors



Industry Trends

PLUS
 • How to make and how to make
 • Green Building
 • Green Building

GreenBuilder

DEFINING GREEN

INSIDE THE NEW COMPETITION

Does LEED certification signal a new future for housing?

INSIDE
 • How to make and how to make
 • Green Building
 • Green Building

COMPLIMENTARY MAILING PROVIDED TO OUR MEMBERS
 May 2007 www.greenbuilder.com

FORTUNE

REPLACES APRIL 6, 2007

The Coolest Company On The Planet

The story of how **patagonia** founder Yvon Chouinard took his passion for the outdoors and turned it into an amazing business.
 BY SUSAN CASEY (PAGE 62)

PLUS
 Who's to Blame for the Subprime Mortgage Mess? (PAGE 21)

THE ONLY GREEN ISSUE THAT MATTERS

"It would never be longer than 100 years ago that the world was a better place."
 — Yvon Chouinard

www.fortune.com

THE 7TH ANNUAL 101 DUMBEST MOMENTS FROM BY

BUSINESS 2.0

GO GREEN. GET RICH.

SAVING THE PLANET HAS SUDDENLY BECOME GOOD BUSINESS.
 MEET 9 COMPANIES LEADING THE CHARGE.
 (And learn how to get in on the action too.)

PAGE 68

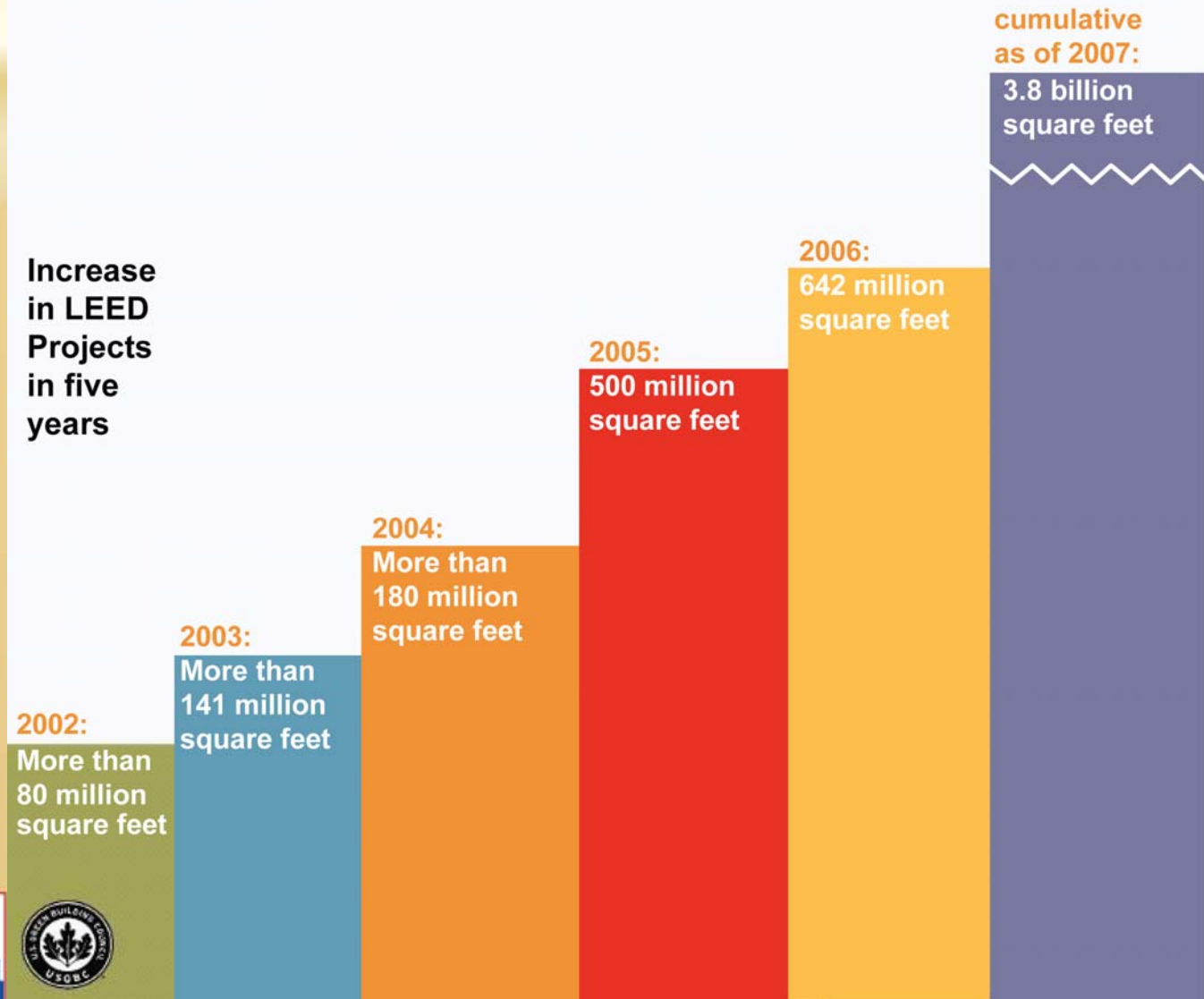
PLUS
FROM PALM TO BRAIN:
 How Jeff Hawkins's startup is teaching computers to think for themselves.
 PAGE 34

www.business.com



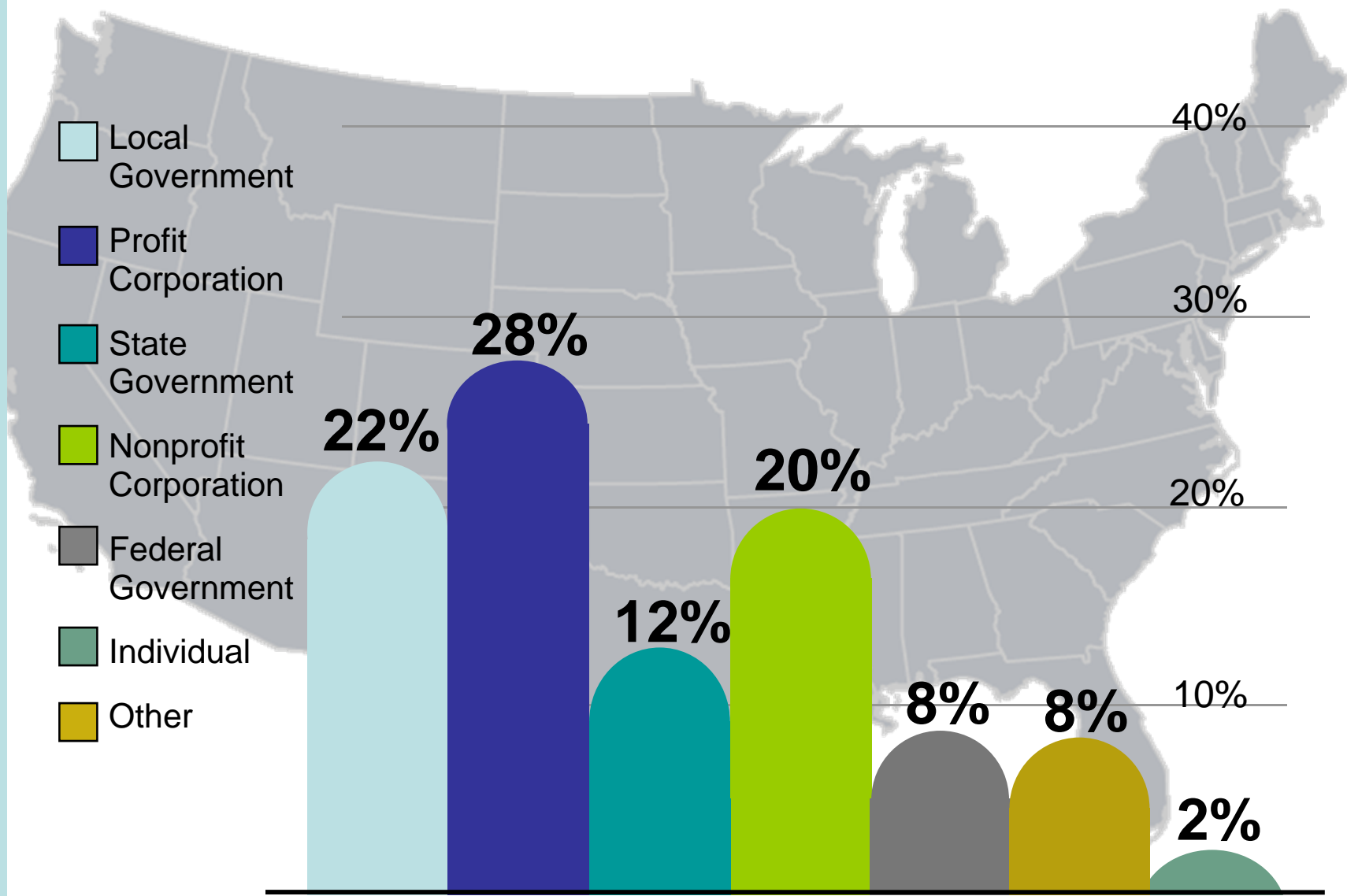


**Increase
in LEED
Projects
in five
years**

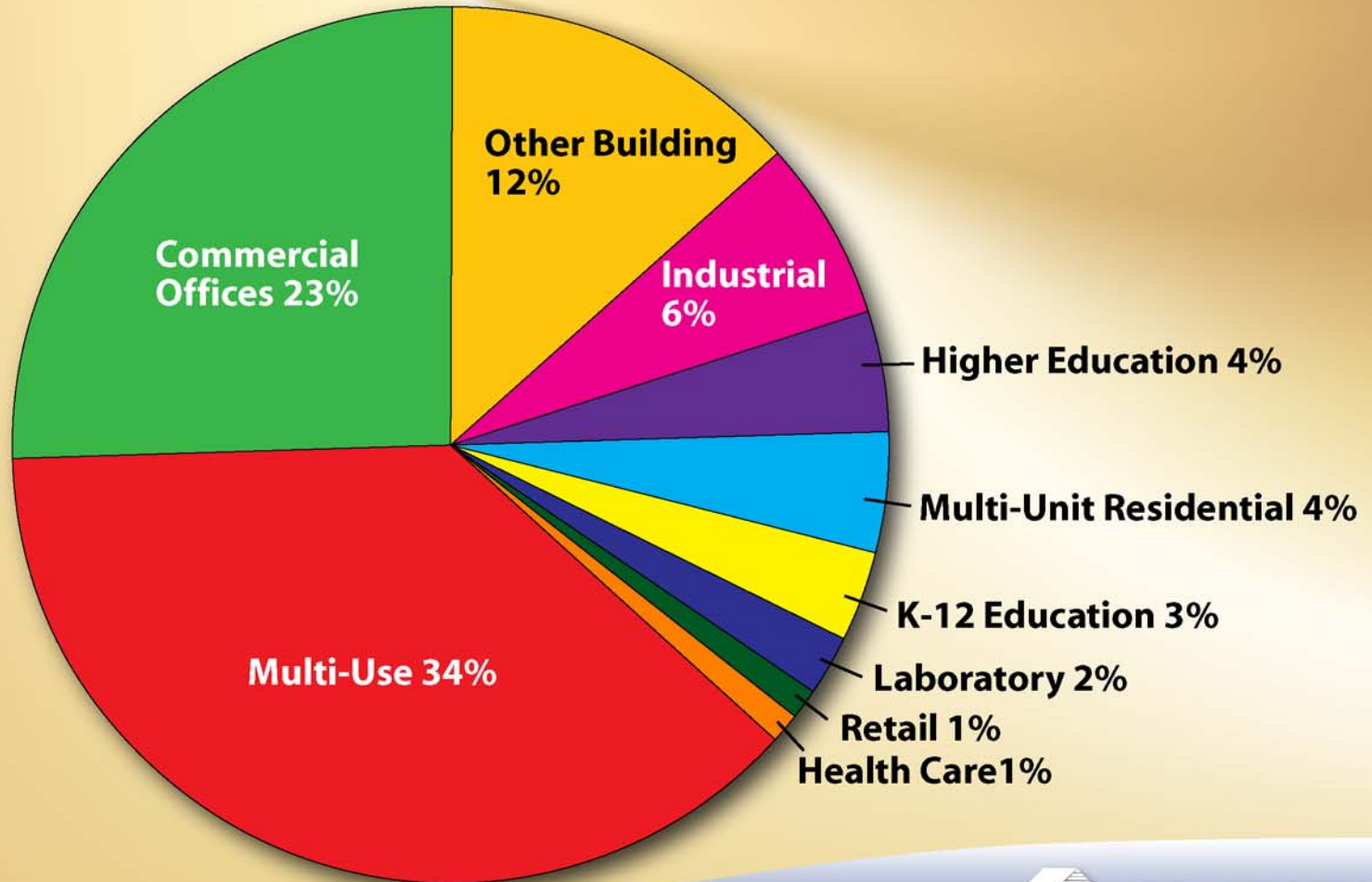




LEED-NC Projects By Owner



Green Markets by Sector





US Buildings Impact on Resources

- 39% of Total Energy Consumption
- 71% of Electrical Consumption
- 39% CO₂ Emissions
- 30% of Raw Materials Use
- 30% of Waste Output
- 12% of Potable Water Consumption



Worldwide, Buildings Account For:

- 17% Fresh Water Withdrawals
- 25% Wood Harvest
- 33% CO₂ Emissions
- 40% Material and Energy Use



The Next Generation's Perspective Will Increase Green Building

- 89% Choose Brands Aligned with Social Cause
- 74% Listen to Brands Aligned with Social Cause
- 69% Shop for Brands Aligned with Social Cause
- 66% Recommend Brands Aligned with Social Cause



Perceived Advantages of Building Green

- 8–9% Decrease in Operating Costs
- 7.5% Increase in Building Values
- 6.6% Improvement in ROI
- 3.5% Increase in Occupancy
- 3% Rent Increase



Benefits Targeted by Typical Client

Planet Benefits

- Energy Use Reduction
- Water Use Reduction
- Material Resource Use Reduction
- Reduced Green House Gas Impacts

Profit Benefits

- Reduced Utility Costs (Energy and Water)
- Reduced Maintenance Costs

People Benefits

- Corporate Citizenship
- Increased Productivity
- Decreased Liability

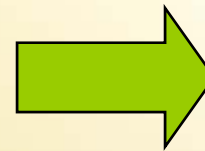


The LEED Rating System





Green Buildings Past and Present





USGBC—United States Green Building Council

- Promotes buildings that are environmentally responsible, profitable and healthy places to live and work
- Over 12,000 member organizations and 75 regional chapters
- Over 91,000 active individuals
- 42,512 LEED APs



LEED—Leadership in Energy & Environmental Design

- Nationally accepted benchmark for design, construction, and operation of high performance green buildings.
- LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas:
 - Sustainable Site Development
 - Water Savings
 - Energy Efficiency
 - Materials Selection
 - Indoor Environmental Quality.
- LEED provides a standard for measurement and documentation.



Categories of LEED Ratings & Future Programs



LEED-NC new construction

LEED-CI commercial interiors

For Tenant Improvement

LEED-EB existing buildings

LEED-CS core & shell

LEED-HOMES

LEED-ND neighborhood development

- Healthcare
- Laboratories
- Schools
- Retail
- Multi-building Campuses

LEED application guides

Rating Levels

Green buildings worldwide are certified with a voluntary, consensus-based rating system. USGBC has four levels of LEED.



LEED Rating System

LEED for New Construction v2.2 Registered Project Checklist

Items which are under direct control of the construction manager.

Items that require management of submittals and processing.

Items that require management of submittals and processing.

Items that require management of submittals and processing.

Sustainable Sites 14 Points

Construction Activity Pollution Prevention 14 Points

Item #	Item Description	Points
SS1	Site Selection	1
SS2	Development Density & Community Connectivity	1
SS3	Brownfield Redevelopment	1
SS4	Alternative Transportation, Public Transportation Access	1
SS5	Alternative Transportation, Bicycle Storage & Changing Rooms	1
SS6	Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles	1
SS7	Alternative Transportation, Parking Capacity	1
SS8	Alternative Transportation, Parking Prohibit	1
SS9	Alternative Transportation, Prohibit or Restrict Vehicle	1
SS10	Site Development, Maximize Open Space	1
SS11	Site Development, Maximize Open Space	1
SS12	Stormwater Design, Quantity Control	1
SS13	Stormwater Design, Quality Control	1
SS14	Stormwater Design, Non-Roof	1
SS15	Heat Island Effect, Roof	1
SS16	Heat Island Effect, Roof	1
SS17	Light Pollution Reduction	1

Water Efficiency 11 Points

Item #	Item Description	Points
WE1	Water Efficient Landscaping, Reduce by 50%	1
WE2	Water Efficient Landscaping, No Potable Use or No Irrigation	1
WE3	Innovative Wastewater Technologies	1
WE4	Water Use Reduction, 20% Reduction	1
WE5	Water Use Reduction, 30% Reduction	1

Energy & Atmosphere 11 Points

Prerequisite: Fundamental Commissioning of the Building Energy Systems

Prerequisite: Minimum Energy Performance

Prerequisite: Fundamental Refrigerant Management

Optimize Energy Performance

Item #	Item Description	Points
EA1	10.5% New Buildings or 3.6% Existing Building Renovations	1
EA2	14% New Buildings or 7% Existing Building Renovations	2
EA3	17.5% New Buildings or 10.5% Existing Building Renovations	3
EA4	21% New Buildings or 14% Existing Building Renovations	4
EA5	24.5% New Buildings or 17.5% Existing Building Renovations	5
EA6	28% New Buildings or 21% Existing Building Renovations	6
EA7	31.5% New Buildings or 24.5% Existing Building Renovations	7
EA8	35% New Buildings or 28% Existing Building Renovations	8
EA9	38.5% New Buildings or 31.5% Existing Building Renovations	9
EA10	42% New Buildings or 35% Existing Building Renovations	10
EA11	45.5% Renewable Energy	11
EA12	49% Renewable Energy	12
EA13	52.5% Renewable Energy	13
EA14	56% Renewable Energy	14
EA15	59.5% Renewable Energy	15

Enhanced Commissioning

Item #	Item Description	Points
EA16	Enhanced Commissioning	1
EA17	Enhanced Commissioning	1
EA18	Enhanced Commissioning	1
EA19	Enhanced Commissioning	1

LEED for New Construction v2.2 Registered Project Checklist

Items which are under direct control of the construction manager.

Items that require management of submittals and processing.

Materials & Resources 15 Points

Storage & Collection of Recyclables Required

Item #	Item Description	Points
MR1.1	Building Reuse, Maintain 75% of Existing Walls, Floors & Roof	1
MR1.2	Building Reuse, Maintain 100% of Existing Walls, Floors & Roof	1
MR1.3	Building Reuse, Maintain 50% of Interior Non-Structural Elements	1
MR2.1	Construction Waste Management, Divert 50% from Disposal	1
MR2.2	Construction Waste Management, Divert 75% from Disposal	1
MR3.1	Materials Reuse, 5%	1
MR3.2	Materials Reuse, 10%	1
MR4.1	Recycled Content, 10% (post-consumer + 1% pre-consumer)	1
MR4.2	Recycled Content, 20% (post-consumer + 1% pre-consumer)	1
MR5.1	Regional Materials, 10% Extracted, Processed & Manufactured Regionally	1
MR5.2	Regional Materials, 20% Extracted, Processed & Manufactured Regionally	1
MR6	Rapidly Renewable Materials	1
MR7	Certified Wood	1

Indoor Environmental Quality 16 Points

Prerequisite: Minimum IAQ Performance

Prerequisite: Environmental Tobacco Smoke (ETS) Control

Item #	Item Description	Points
EQ1	Outdoor Air Delivery Monitoring	1
EQ2	Increased Ventilation	1
EQ3.1	Construction IAQ Management Plan, During Construction	1
EQ3.2	Construction IAQ Management Plan, Before Occupancy	1
EQ4.1	Low-Emitting Materials, Adhesives & Sealants	1
EQ4.2	Low-Emitting Materials, Paints & Coatings	1
EQ4.3	Low-Emitting Materials, Carpet Systems	1
EQ4.4	Low-Emitting Materials, Composite Wood & Agrifiber Products	1
EQ5	Indoor Chemical & Pollutant Source Control	1
EQ6.1	Controllability of Systems, Lighting	1
EQ6.2	Controllability of Systems, Thermal Comfort	1
EQ7.1	Thermal Comfort, Design	1
EQ7.2	Thermal Comfort, Verification	1
EQ8.1	Daylight & Views, Daylight 75% of Spaces	1
EQ8.2	Daylight & Views, Views for 50% of Spaces	1

Innovation & Design Process 6 Points

Item #	Item Description	Points
ID1	Innovation in Design: Provide Specific Title	1
ID2	Innovation in Design: Provide Specific Title	1
ID3	Innovation in Design: Provide Specific Title	1
ID4	Innovation in Design: Provide Specific Title	1
ID5	Innovation in Design: Provide Specific Title	1
ID6	LEED® Accredited Professional	1

Project Totals (pre-certification estimates) 69 Points

Gold: 26-32 points, Silver: 33-38 points, Bronze: 39-51 points, Platinum: 52-69 points





Sustainable Sites

Sustainable Sites			14 Points
Y	Prereq 1	Construction Activity Pollution Prevention	Required
	Credit 1	Site Selection	1
	Credit 2	Development Density & Community Connectivity	1
	Credit 3	Brownfield Redevelopment	1
	Credit 4.1	Alternative Transportation, Public Transportation Access	1
	Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
	Credit 4.3	Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles	1
	Credit 4.4	Alternative Transportation, Parking Capacity	1
	Credit 5.1	Site Development, Protect or Restore Habitat	1
	Credit 5.2	Site Development, Maximize Open Space	1
	Credit 6.1	Stormwater Design, Quantity Control	1
	Credit 6.2	Stormwater Design, Quality Control	1
	Credit 7.1	Heat Island Effect, Non-Roof	1
	Credit 7.2	Heat Island Effect, Roof	1
	Credit 8	Light Pollution Reduction	1



Water Efficiency

Water Efficiency			5 Points
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.1 Water Efficient Landscaping, Reduce by 50% 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.2 Water Efficient Landscaping, No Potable Use or No Irrigation 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2 Innovative Wastewater Technologies 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.1 Water Use Reduction, 20% Reduction 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.2 Water Use Reduction, 30% Reduction 1



Energy & Atmosphere

Energy & Atmosphere 17 Points

Y	Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required
Y	Prereq 2	Minimum Energy Performance	Required
Y	Prereq 3	Fundamental Refrigerant Management	Required

**Note for EAc1: All LEED for New Construction projects registered after June 26th, 2007 are required to achieve at least two (2) points under EAc1.*

Credit 1	Optimize Energy Performance	1 to 10
	10.5% New Buildings or 3.5% Existing Building Renovations	1
	14% New Buildings or 7% Existing Building Renovations	2
	17.5% New Buildings or 10.5% Existing Building Renovations	3
	21% New Buildings or 14% Existing Building Renovations	4
	24.5% New Buildings or 17.5% Existing Building Renovations	5
	28% New Buildings or 21% Existing Building Renovations	6
	31.5% New Buildings or 24.5% Existing Building Renovations	7
	35% New Buildings or 28% Existing Building Renovations	8
	38.5% New Buildings or 31.5% Existing Building Renovations	9
	42% New Buildings or 35% Existing Building Renovations	10
Credit 2	On-Site Renewable Energy	1 to 3
	2.5% Renewable Energy	1
	7.5% Renewable Energy	2
	12.5% Renewable Energy	3
Credit 3	Enhanced Commissioning	1
Credit 4	Enhanced Refrigerant Management	1
Credit 5	Measurement & Verification	1
Credit 6	Green Power	1





Materials & Resources

			Materials & Resources	13 Points	
Y			Prereq 1	Storage & Collection of Recyclables	Required
			Credit 1.1	Building Reuse, Maintain 75% of Existing Walls, Floors & Roof	1
			Credit 1.2	Building Reuse, Maintain 100% of Existing Walls, Floors & Roof	1
			Credit 1.3	Building Reuse, Maintain 50% of Interior Non-Structural Elements	1
			Credit 2.1	Construction Waste Management, Divert 50% from Disposal	1
			Credit 2.2	Construction Waste Management, Divert 75% from Disposal	1
			Credit 3.1	Materials Reuse, 5%	1
			Credit 3.2	Materials Reuse, 10%	1
			Credit 4.1	Recycled Content, 10% (post-consumer + ½ pre-consumer)	1
			Credit 4.2	Recycled Content, 20% (post-consumer + ½ pre-consumer)	1
			Credit 5.1	Regional Materials, 10% Extracted, Processed & Manufactured Region	1
			Credit 5.2	Regional Materials, 20% Extracted, Processed & Manufactured Region	1
			Credit 6	Rapidly Renewable Materials	1
			Credit 7	Certified Wood	1



Deconstruction vs. Demolition

- Ceiling tile
- Carpet
- Raised floor
- Doors & frames
- Metal & glass
- Furniture
- Mongo



Waste Management Plan

- Site specific waste management plan
- Monthly waste removal & recycling reports
- Tickets from carting vendor
- Site specific log detailing dates of removal
- Subcontractor/client meeting minutes detailing the waste management plan

Waste Management

STRUCTURE TONE CONSTRUCTION WASTE MANAGEMENT MONTHLY PROJECT PROGRESS REPORT												
Project Title:				Structure Tone Superintendent				John Lydon				
Project Size:				CWM Contractor:				Waste Solutions, Inc.				
Project Address: 100 Federal Street, Boston, MA				Month/Year:				June - September 2007				
Project Number:												
Container or ticket number	Mail Date	Total Tonnage (sum of concrete, metal, wood, other and residual)	Concrete Tonnage (diverted)	Metal Tonnage (diverted)	Wood Tonnage (diverted)	Paper and Cardboard Products Tonnage (diverted)	Other Diverted/Recycled Tonnage (diverted)	Total Diverted Tonnage	Residual or Trash Tonnage (total of rest)	% Recycled/Diverted Material	Name and location material was sent to. (If Other Recycled Material please also include description of material (e.g. Clean Gypsum, Drywall, Glass, Etc.)	Comments. If landfilled, please explain why material was not diverted. If large amount appears as "Other" please explain contents.
190568	6/25/2007	0.27	0.83	0.83	6.38	0.41	0.83	7.44	0.83	90.00%	Pond View Recycling	
192948	7/11/2007	1.35	0.00	1.35	0.00	0.00	0.00	1.35	0.00	100.00%	Spiegel Metal Recycling	
191147	7/13/2007	7.27	0.73	0.73	4.36	0.36	1.09	6.18	1.09	85.00%	LLRS Wood Recycling	
193038	7/25/2007	4.70	0.47	0.47	3.05	0.24	0.47	4.23	0.47	90.00%	Pond View Recycling	
193432	7/27/2007	2.32	0.00	2.32	0.00	0.00	0.00	2.32	0.00	100.00%	Spiegel Metal Recycling	
192438	7/31/2007	14.00	0.00	0.00	14.00	0.00	0.00	14.00	0.00	100.00%	Cypsum Recycle America	
194759	8/6/2007	3.39	0.34	0.34	2.03	0.17	0.61	2.88	0.61	86.00%	LLRS Wood Recycling	
194432	8/7/2007	14.00	14.00	0.00	0.00	0.00	0.00	14.00	0.00	100.00%	Norlitage Recycling	
194769	8/9/2007	0.85	0.00	0.00	0.85	0.00	0.00	0.85	0.00	100.00%	Cypsum Recycle America	
195197	8/16/2007	0.82	0.00	0.00	0.00	0.62	0.00	0.62	0.00	100.00%	FCR	
194635	8/16/2007	2.50	0.00	2.50	0.00	0.00	0.00	2.50	0.00	100.00%	Spiegel Metal Recycling	
194633	8/16/2007	1.89	0.23	0.21	1.04	0.04	0.38	1.51	0.38	80.00%	Stoughton Recycling	
195082	8/16/2007	0.40	0.00	0.00	0.00	0.40	0.00	0.40	0.00	100.00%	FCR	
195927	8/21/2007	0.75	0.00	0.00	0.75	0.00	0.00	0.75	0.00	100.00%	Cypsum Recycle America	
193496	8/22/2007	2.13	0.26	0.23	1.17	0.04	0.43	1.70	0.43	80.00%	Stoughton Recycling	
195034	8/23/2007	1.73	0.21	0.19	0.95	0.03	0.35	1.36	0.35	80.00%	Stoughton Recycling	
194833	8/25/2007	2.85	0.34	0.31	1.57	0.08	0.67	2.28	0.67	80.00%	Stoughton Recycling	
195031	8/28/2007	0.59	0.00	0.00	0.00	0.59	0.00	0.59	0.00	100.00%	FCR	
194667	8/30/2007	1.52	0.18	0.17	0.84	0.03	0.30	1.22	0.30	80.00%	Stoughton Recycling	
195837	9/1/2007	3.67	0.44	0.40	2.02	0.07	0.73	2.94	0.73	80.00%	Stoughton Recycling	
196630	9/4/2007	0.60	0.00	0.00	0.00	0.60	0.00	0.60	0.00	100.00%	FCR	
195344	9/7/2007	1.49	0.18	0.16	0.82	0.03	0.30	1.19	0.30	80.00%	Stoughton Recycling	
197285	9/12/2007	3.67	0.44	0.40	2.02	0.07	0.73	2.94	0.73	80.00%	Stoughton Recycling	
196338	9/13/2007	1.45	0.00	1.45	0.00	0.00	0.00	1.45	0.00	100.00%	Spiegel Metal Recycling	
196632	9/16/2007	1.76	0.21	0.19	0.98	0.04	0.36	1.40	0.36	80.00%	Stoughton Recycling	
196105	9/17/2007	1.13	0.00	0.00	1.13	0.00	0.00	1.13	0.00	100.00%	Cypsum Recycle America	
197637	9/19/2007	0.65	0.00	0.00	0.00	0.65	0.00	0.65	0.00	100.00%	FCR	
197431	9/20/2007	2.04	0.00	0.00	2.04	0.00	0.00	2.04	0.00	100.00%	Paint Recycling	
196127	9/21/2007	1.97	0.24	0.22	1.08	0.04	0.39	1.58	0.39	80.00%	Stoughton Recycling	
197935	9/22/2007	1.95	0.22	0.20	1.02	0.04	0.37	1.40	0.37	80.00%	Stoughton Recycling	
197449	9/25/2007	1.82	0.19	0.18	0.89	0.03	0.32	1.30	0.32	80.00%	Stoughton Recycling	
196141	9/25/2007	2.37	0.26	0.26	1.30	0.05	0.47	1.90	0.47	80.00%	Stoughton Recycling	
197362	9/27/2007	1.64	0.18	0.17	0.85	0.03	0.31	1.23	0.31	80.00%	Stoughton Recycling	
197367	9/29/2007	2.43	0.29	0.27	1.34	0.05	0.49	1.94	0.49	80.00%	Stoughton Recycling	
TOTALS		99.38	20.28	13.58	51.48	4.89	9.39	89.97	9.39	90.55%		
Business Unit Name:		Year										
JOB NAME		2007										
CONCRETE		20.28										
METAL		13.58										
WOOD		51.46										
PAPER/CARDBOARD		4.89										
OTHER DIVERTED		9.39										
SUBTOTAL DIVERTED		89.97										
RESIDUAL/TRASH		9.39										
SUBTOTAL		99.38										
% of Recycled Material		90.55%										

Indoor Environmental Quality

Indoor Environmental Quality			15 Points
Y	Prereq 1	Minimum IAQ Performance	Required
Y	Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
	Credit 1	Outdoor Air Delivery Monitoring	1
	Credit 2	Increased Ventilation	1
	Credit 3.1	Construction IAQ Management Plan, During Construction	1
	Credit 3.2	Construction IAQ Management Plan, Before Occupancy	1
	Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	1
	Credit 4.2	Low-Emitting Materials, Paints & Coatings	1
	Credit 4.3	Low-Emitting Materials, Carpet Systems	1
	Credit 4.4	Low-Emitting Materials, Composite Wood & Agrifiber Products	1
	Credit 5	Indoor Chemical & Pollutant Source Control	1
	Credit 6.1	Controllability of Systems, Lighting	1
	Credit 6.2	Controllability of Systems, Thermal Comfort	1
	Credit 7.1	Thermal Comfort, Design	1
	Credit 7.2	Thermal Comfort, Verification	1
	Credit 8.1	Daylight & Views, Daylight 75% of Spaces	1
	Credit 8.2	Daylight & Views, Views for 90% of Spaces	1



Indoor Environmental Quality

- HVAC Protection
- Source Control
- Pathway Interruption
- Housekeeping
- Scheduling





IEQ Management Plan *(1 of 2)*

- Site specific IEQ management plan
- Control measures schedule
- Meeting minutes detailing IEQ plan
- Filter cuts and replacement schedules
- IEQ testing reports from outside agency
- Photographs



IEQ Management Plan (2 of 2)

- HVAC protection - duct sealing
- Source control – low VOC products
- Pathway interruption - pressurization
- Site housekeeping
- IEQ final air quality testing
- Sequencing & scheduling



Submittal Process

- Separate submittal process that go to consultant
- Create binders for each subcontractor broken down by specification section
- EMRF form for each specification section
- MSDS & Data sheet for each submittal



Code Implications

- GSA has adopted LEED for all projects
- Cities which have, or are preparing to, adopt LEED as part of their local codes:
 - Chicago
 - Los Angeles & San Francisco
 - Boston
 - Baltimore & Washington
- New York City funded projects must be LEED
- ASHRAE is developing Standard 189P, creating a national green standard in conjunction with the USGBC



What Does Sustainable Construction Mean to the CM

- Preconstruction/ Estimating Concerns
 - Increased costs for specialized materials
 - Proper bid packages, subcontractor evaluation, and purchasing
 - Additional cost from the subcontractors due to unfamiliarity with LEED program
 - Project cost & schedule impact for commissioning procedures and verification
 - Cost & schedule for specific construction processes



What Does Sustainable Construction Mean to the CM

- Construction/Logistics/Schedule
 - Availability of specialized materials
 - Follow up with the subcontractors for proper verification of materials
 - Maintaining a clean project site
 - Verification of waste recycling
 - Air quality during & after construction
 - Additional time for start-up and commissioning



What Does Sustainable Construction Mean to the CM

- Post Construction
 - Pre-occupancy IAQ
 - Final Cleaning
 - Final sign off from architect, engineer, commissioning agent and ownership
 - Final point tally and LEED certification from USGBC



Wrap Up

- Protect ecosystems
- Reduce solid waste
- Conserve natural resources
- Increase property values
- Improve employee productivity
- Enhance occupant comfort and health
- Improve indoor air, thermal and acoustic environment
- Reduce strain on existing infrastructure
- Protect the future



Q&A



STRUCTURETONE

Building Green For Tomorrow



**build green,
everyone profits.**