



The Benefits of LEED™ Certification for Your Building *AI Tibbs, CIEC, CIAQT, CIAQM, LEED AP*

LEED-EB helps building owners and managers solve building problems, improve building performance, and maintain and improve this performance over time. LEED-EB reduces cost streams associated with building operations, reduces environmental impacts, creates healthier and more productive employee workspaces, and provides public recognition for leadership in sustainability.

C.L.I. Group, LLC is committed to promoting LEED-EB to our existing as well as new clients. The LEED-EB certification process makes sense from both an operations and financial standpoint. It allows building owners to promote a more active role in building performance, maintenance and comfort to employees. The result is a more productive, efficient and environmentally friendly workplace, which translates into increases in productivity and profit.



In addition to the benefits already listed, LEED-EB certification may also offer:

- Increased Building Valuation
- Liability Reduction
- Better Employee Relationships
- Reduction in Energy & Water Use
- Better Indoor Air Quality
- Reduced Maintenance & Operating Costs

It also promotes using materials made from recycled content, ensuring that spent materials are recycled and preserving the sustainability of the facility's site.

LEED-EB may be of interest to k-12 schools, universities, building owners, property managers, owners of private and institutional facilities, as well as to service providers, particularly from the perspective of operating costs. If your business entity makes provisions, as many do, to allow any energy cost savings resulting from LEED-EB to be rolled over each year into your LEED-EB program, your LEED-EB efforts can become virtually self sustaining.

Sustainability is important to everyone. Currently, the USGBC reports that the U.S. has 5% of the world's population and consumes 33% of the world's resources and produces 50% of the world's hazardous waste; that buildings account for 36% of total US primary energy usage, 65.2% of the total US electricity consumption, 30% of the total US greenhouse gas emissions, 40% of raw materials used globally, and 136 million tons of construction and demolition waste annually. The USGBC also reports that an average American uses 17.5 gallons of water per day to flush toilets, which is 12% of our potable water supply.

The above figures show the importance of sustainability. With current growth in populations and the industrialization of countries like China and India we now have more and more people competing for fewer and fewer resources. As our natural resources become increasingly scarce,

the prices of those natural resources will continue to rise. This is one of the most important reasons that LEED-EB certification makes sense. The ability to operate and maintain buildings using sustainable technologies will keep operating costs down and assure that we have efficient comfortable places to work and live in the future.

LEED-EB certified buildings may improve occupant health and productivity, reduce turnover, and assist in attracting and retaining employees. In addition, buildings actively tracking operational performance may find opportunities to reduce operating expenses, as well as putting owners in a position to avoid risk associated with sick building syndrome. LEED-EB also will help to foster On-going relationships between owners and developers with architects, engineers, and contractors.

The relationships that are built with performance contractors as a result of actively tracking the operations of your building can help to assure that all parties involved with the operations and maintenance of your building are on the same page. We often find that building performance is suffering as a direct result of contractors that are single system oriented with little regard for integration with other systems. This not only results in less than favorable performance, it may actually fuel additional and more costly problems.

The fundamental goal for LEED-EB is to help building owners and managers deliver a high quality indoor environment while reducing costs and environmental impacts by keeping buildings operating well over the long term. The key benefit of LEED-EB is that it helps avoid the all too frequent "Saw Tooth" approach to building performance ...upgrade, decline, upgrade, decline ... LEED-EB provides a framework for maintaining and improving building performance with an emphasis on continued building performance¹.

It is this long-term performance relationship that the C.L.I. Group, LLC is interested in cultivating through the LEED-EB certification process. Building a multi-talented team that understands the integrated components of a sustainable building will produce results that are attractive to other building managers and owners. This multi-talented approach involves training existing employees, using controls to measure and understand performance and using an integrated approach to building operations and maintenance when outside specialists are involved. The end result will be our best advertisement. The financial savings, reduced environmental impact, increased productivity, reduced liability for building owners and managers and a healthy, comfortable and productive atmosphere for employees. The benefits make LEED-EB certification a win-win situation for all of the parties involved.

C.L.I. Group, LLC is a Cleveland, Ohio based consulting, building performance and indoor air quality company. We have served the needs of commercial, residential, institutional and industrial clients since 1992 Our multi-disciplined team includes LEED Accredited Professionals, Commissioning Agents, Engineers, Architects, Indoor Air Quality and Test & Balance Professionals.



¹ http://www.managinggreen.com/Newsletters_2006/MG1006/ArmyArticle.html