



Ceco Building Systems is a national provider of quality metal buildings for virtually any construction project. As an NCI affiliated company, Ceco has advantages over many others, such as nationwide manufacturing along with an extensive line of products and services. With the demands for green construction growing, Ceco is offering information, education, products and services that support sustainable buildings in both the near and long term.

LEED®-NC Metal Building Credit Guide <sup>1</sup>			
Name	Description	Number of Points <sup>2</sup>	Reason
SS Credit 5.1	Site Development: Protect or Restore Habitat	1	Being shop fabricated, Ceco metal buildings allow field assembly using a minimal work area.
SS Credit 7.1	Heat Island Effect: Non-roof	Up to 2 (1 plus 1 Exemplary Performance point <sup>4</sup> )	By deploying parking covers with Ceco roof products, 1 point is earned for 50% of spaces covered, and an exemplary performance point can be earned for 100% of spaces covered.
SS Credit 7.2	Heat Island Effect: Roof	1	Our Snow White and Polar White colors meet the low-slope requirement, and all Ceco colors meet the steep slope requirement of this credit.
EA Credit 1	Optimize Energy Performance	Up to 10	By utilizing Ceco cool roof colors <sup>3</sup> and insulated metal panels in your energy models, you can reduce external loads and downsize HVAC equipment to help get the most points possible.
MR Credit 4.1 and MR Credit 4.2	Recycled Content: 10% and 20%	Up to 2	Depending on the nature of the project, Ceco metal buildings will contain between 29% (BOF) and 73% (EAF) recycled steel by weight <sup>5</sup> (Post-consumer + 1/2 Pre-consumer). On a typical Ceco project, this will represent about 45% of our recycled value.
MR Credit 5.1 (under LEED-NC 2.0 and 2.1 only)	Regional Materials: 20% Manufactured Regionally	1	Ceco is a member of the NCI network of companies operating manufacturing facilities across the United States and Mexico. This network maximizes the amount of material manufactured within a 500 mile radius of most points in the US.
EQ Credit 8.1	Daylight and Views: Daylight 75% of spaces	1	The insulated light transmitting panels available from Ceco are excellent diffusers when utilized on the roof or walls.

- Notes:
1. This table assumes LEED-NC v2.2 unless otherwise noted.
  2. LEED requirements are based on all materials constructed under the project contract, of which the metal building is only a portion. Actual requirements may not be achieved once all materials are considered. Credit values shown on this table reflect those available, not necessarily those that are earned for a given project.
  3. The use of cool roof colors may actually not be allowed in the energy code used for your project. In colder climates, darker roof colors may result in optimal energy performance. Consult your design professional for local requirements.
  4. The claiming of Exemplary Performance points may be limited.
  5. Using the US Steel Recycling Institute industry averages for March, 2009.

To learn how Ceco can help you on your next project or for more information concerning green building advantages and LEED certification, please visit us at [www.cecobuildings.com](http://www.cecobuildings.com) or call 1-800-474-C-E-C-O. Or to learn more about NCI, visit [www.ncip.com](http://www.ncip.com).



## The Cost of LEED Certification

### What budget advice can estimators provide to their Clients for going green?

By Joseph J. Perryman MRICS MAPM

As more and more published articles appear that proudly state Projects have achieved LEED® certification, whether they be in newspapers or magazines, more and more Clients are asking their Design Team or Contractor, "Can we afford LEED certification for our Project?" What is the correct advice to give Clients?

In order to provide the advice, estimators must firstly understand the US Green Building Council's Leadership in Energy and Environmental Design (LEED) standard. Four levels of certification exist – certified, silver, gold, and platinum. Each level is reached by obtaining points from a LEED rating system that offers 7 prerequisite points and 69 elective points. To achieve any certification a Project must comply with the 7 prerequisite points. The elective points are what determine the LEED rating level with Certified requiring between 40 and 49 points, Silver requiring between 50 and 59 points, Gold requiring between 60 and 79 points, and Platinum, the highest level, requiring 80 points and above.

The key for estimators therefore is to (a) ascertain whether a particular point is achievable for their particular Project, and (b) evaluate what each valid point will cost. In order to ascertain whether a particular point is achievable, the estimator should join members of the Design Team in participating in a workshop to identify the potential for incorporation of each of the 69 points. This workshop should happen at the earliest opportunity in the design phase as this will allow suitable time for a smooth transition of the selected points into the Project's design. A significant amount of points are awarded for the designing of mechanical and plumbing systems therefore the mechanical engineer should play a pivotal role at the workshop.

Following the identification of the available points, the estimator can begin to evaluate the cost implications of incorporating each particular point. It is important to remember that the costs may either be pure additional costs, premium costs or may even have no cost implications. For example: incorporating bicycle racks and showers would be a pure additional cost, using certified wood in lieu of non-certified wood may be a premium cost, and proximity to mass transit will have no cost implications as this relates purely to the location of the Project site (unless of course the Project has options with regards to site location.)

The author has also found it to be the case that certain points are realized at no additional cost due to the high level construction performance that today's contractors insist upon as standard practice. Clearly, the higher the certification level, the more it is required to accept the points that have significant additional cost impact. The strategy therefore is to firstly seek the points that have no financial impact, followed by either the

insignificant premium costs or the insignificant additional costs. The expensive points are usually only sought when applying for Gold or Platinum certification. It is the author's experience that, with an early instruction from the Client to seek certification, certified and silver can be achieved at minimal cost however gold and platinum will typically have a significant cost implication.

Estimators should not forget about the administration costs associated with achieving LEED certification. Every point will be monitored during design and construction to ensure it is implemented into the building. Depending upon the contractual relationships that exist, the responsibility for incorporating LEED can lie with the Design Team, the Construction Manager, or the Client. Regardless of where the responsibility lies, the costs involved with writing Specifications, identifying costs within subcontractor bids, filing and management of necessary documentation for final application to the USGBC etc. will all have a cost impact.

Grants exist for Clients who seek LEED certification. The potential amount receivable may not be known at the early stages of a Project but these additional funds should not be forgotten about during presentation of the overall financial implication of seeking LEED certification.

To conclude, the cost of LEED certification depends upon: the level of certification sought, the particular Project demographics and characteristics, the availability of grants for achieving certification, the LEED experience of the Design Team, the LEED experience of the estimator, the stage in the design at which the Client makes the decision to seek certification (the earlier the better), and the Client's perception of the value and benefits of a more attractive building environment for their occupants. Whilst the factors above may seem numerous, they are quantifiable, they can be priced, and they can be managed.

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