

LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN

Though there are many paths for integrating sustainability into design, arguably the most prominent and well recognized is the LEED rating system. **LEED**, which stands for **Leadership in Energy and Environmental Design**, is a green building rating system which provides objectives on how to incorporate sustainability into building design, construction, and operations.

Strang has helped our clients complete over 8+ LEED projects . . . and counting!



WHY CHOOSE LEED?

Besides LEED's major focus on reducing the carbon footprint of building construction and operations, LEED Certified buildings offer numerous other advantages.



For **building owners**, LEED Certified buildings are geared to lower operating costs and design is approached holistically in order to optimize performance. Water and energy systems are carefully weighed against baseline systems to make thoughtful selections on how to best save utility costs throughout the building.

Furthermore, requirements involving commissioning processes ensure the building is functionally tested and all systems are operating as designed, resulting in a high-performing building. Energy and water meter reporting requirements help maintain awareness on how the building is performing and can alert building operators to possible issues.



Building tenants also benefit from LEED Certified projects as credit requirements exist to create a safer and healthier environment for occupants. Emphasis is placed on using toxin free materials in construction and finishes to deliver cleaner indoor air. This is linked to improving productivity, focus, and reducing respiratory illnesses of occupants. Special attention is paid to human comfort in the building's engineered systems. Thermal, visual, and acoustic comfort contribute to high indoor environmental quality which decreases absenteeism, improves a building's value, and reduces liability for building designers and owners.



For **employers**, the commitment to sustainability and having a LEED Certified project is an advantage that can help attract new talent and contribute to employee retention. Superior indoor environments help protect a building's most valuable asset – **its people**.

OUR APPROACH

1 LISTEN

First, we'll meet with your team to understand your sustainability aspirations, areas of interest, and understand how sustainability relates to your overall vision and brand. We want to hear your business and performance goals and what is driving your desire to integrate sustainable design into your project.

2 DISCOVER

The discovery phase is where we begin exploring which LEED criteria are most applicable to your sustainability journey. This process starts with a design charrette to discuss the feasibility of various LEED Credit options.

Here, the LEED scorecard is introduced, showing all available credits. As we focus on specific project goals, the team will go through each credit, weighing its feasibility by identifying both opportunities and limitations. Potential credit strategies and available incentives are also evaluated during this phase. A preliminary scorecard is filled out before design commences.

3 DESIGN

Here, the preliminary LEED scorecard is further vetted and team members perform added research and analysis to allow for analysis refinement, cost evaluation, and generation of additional ideas. The project team then reassembles to discuss findings, possible overlapping benefits, and any new opportunities, all while preparing conceptual cost estimates of sustainability-specific work. At the end of the Schematic Design Phase, a final team meeting is held to solidify the LEED scorecard and ensure clear sustainability goals. The project is then registered with the U.S. Green Building Council (USGBC).

During the Design Development Phase, the LEED design and construction objectives are integrated into the design development drawings and preliminary specifications. At this stage, a building energy model will be developed to help inform design decisions and ensure the project's energy goals are on target.

During the Construction Document Phase, all LEED-related design and construction elements are finalized within the document package. Final construction specifications are written, including sustainability specifications and the LEED scorecard for contractor bidding and implementation.

4 EVALUATION

Lastly, Strang's LEED Administrator collects the required documentation and a quality assessment review is performed before ultimately submitting to the U.S. Green Building Council. Your project is then examined and, pending scorecard evaluation, is awarded a LEED accreditation.

LEED RATING SYSTEM



Certified 40-49 pts



Silver 50-59 pts



Gold 60-79 pts



Platinum 80+ pts

LEED is a global leader amongst green building rating systems. Your LEED participation highlights your own role as a sustainable leader now and into the future. Not only are LEED spaces benefiting both humans and the environment, they are creating a lasting outcome for many years to come.

Strang is here to support your sustainable journey!