



AIA San Antonio

Joint Position Paper with the U.S. Green Building Council Next Steps for the City Of San Antonio's Green Building Resolution

June 25, 2008



CENTRAL TEXAS
- BALCONES

The Green Building Resolution was unanimously approved by the City of San Antonio on April 19, 2007 whereby all new City-Owned Facilities are to attain LEED Silver Certification. Following are the next steps we advocate:

1. Educate others on how LEED certified buildings will save the City of San Antonio money.

- 30% to 60% energy savings
- 30% to 50% water use savings
- Increase in employee productivity by up to 15% due to enhanced occupant comfort and well-being
- Reduced absenteeism and employee turnover
- Reduced environmental health risk
- High performance schools payback \$12 per square foot in direct savings to the building owner over a 20-year period resulting in saving 4-times the initial investment. (Reference list of Cost Analysis Studies)
- Reduced insurance cost: Fireman's fund provides 5% discount for LEED certified buildings.
- Initial cost to achieve a LEED certified building averages less than 2% of the total cost of construction or about \$3 per square foot. (Reference list of Cost Analysis Studies)

2. "LEED" by example. District 1 has several opportunities to complete the first LEED Silver Certified Project for the City of San Antonio:

- Fire Station #19
- Fire Station #29
- Market Square El Mercado Phase II

3. Strive to attain LEED Silver Certification for all future substantial renovations of City-Owned Facilities and all City-Funded Projects (TIFF, TIRZ, & EZ), as well as new buildings.

- The City is moving forward with developing Green Codes for all private projects, which is in line with the effort of the Green Building Resolution.
- The City's substantial existing building stock should achieve the efficiency and health standards of LEED for Existing Buildings.
- TIFS, TIRZ, etc. funding could be contingent on each project being a high performance building and/or a sustainable development.

4. Ensure that schools within your district are healthy places for children to learn.

- Adopt a policy for High Performance Schools.
- More energy efficient schools means more money can be spent on education instead of operations.
- The benefits of High Performance, Green Schools to the students and the community far outweigh the up-front cost, (see "Greening American's Schools Costs and Benefits").

5. Utilize available resources to assist in the development and implementation of green building policy.

The American Institute of Architects (AIA) and the U.S. Green Building Council (USGBC) are non-profit organizations of experienced professionals with extensive backgrounds in green building. Our local chapter members are available to you and have access to a variety of information and tools regarding green buildings and green building policies.

What is LEED? Leadership in Energy and Environmental Design

LEED is a voluntary standards and certification program that defines high-performance building.

LEED promotes the use of proven strategies, guiding and measuring achievement in all areas of building impact such as site development, energy efficiency, water conservation, materials and resources.

LEED provides a roadmap for sustainable design and ensures building performance through third party verification.

Strong support for the USGBC LEED Rating System in Texas and throughout the U.S.

- All top 10 of the largest cities in the U.S. have requirements for LEED ratings for city buildings.
- Houston, Dallas, San Antonio, Austin, and Frisco, have joined 182 other communities and 28 state governments nation-wide that have strong LEED initiatives.
- Over 13,000 LEED certified and registered buildings World Wide
- Over 750 LEED registered projects in Texas
- Over 30 LEED registered projects in San Antonio including Tesoro Corporate Headquarters, Bulverde Green Elementary School, multiple Chase Bank branch buildings, Randolph Air Force Base Shopping Center, Lightner Residence Hall at Trinity University, and the ATT&T Center
- 2 LEED Gold certified projects in San Antonio: Zachry Construction Headquarters (LEED for New Construction) and a Department of Defense educational facility (LEED for Commercial Interiors)

Multiple Cost Analysis Studies collaborate that LEED certified buildings save money.

- *Green Building: What we have learned about costs, savings, and value* – Jim Broughton (NASA), 2007
- *Green Building SmartMarket Report 2006* – McGraw-Hill Construction, 2006
- *Green Buildings and the Bottom Line* – White Paper published annually, Building Design & Construction
- *Costing Green: A Comprehensive Cost Database & Budget Methodology* – David Langdon, 2004
- *GSA LEED Cost Study* – Steven Winter Associates, Inc., 2004
- *The Costs and Benefits of Green Buildings* – by CA's Sustainable Building Task Force, 2003

LEED Case Studies

Toyota Motor Sales, Torrance, California

- \$400,000 in annual energy savings
- 94% less potable water demand
- 95% of construction waste diverted from landfill

Fossil Ridge High School, Fort Collins, Colorado

- 60% more energy efficient
- \$11,500 in annual water savings
- \$0 additional cost for LEED

Texas Instruments Manufacturing Facility in Richardson, TX

- \$4,000,000 in annual operating cost savings
- \$600 million construction cost reduced by \$220 million