

LEED Expenditures: Who Profits and What Are the Benefits?

Cost Elements	Percentage of Construction Costs	Paid To:	Benefits
<u>Soft Costs</u>			
Design	0.4% to 0.6%	Architect, consulting engineers, LEED consultant or coordinator	None. Process likely to focus on “easiest” points rather than “best” points from environmental perspective
Commissioning	0.5% to 1.5%	Commissioning agent, LEED consultant or coordinator	None. Additional level of oversight on design, installation, and operation of building systems
Documentation and Fees	0.5% to 0.9%	Architect, consulting engineers, LEED consultant or coordinator Fees paid to USGBC for administration	None. Paper trail to demonstrate and evaluate compliance with selected criteria
Energy Modeling	0.1%	Consulting engineers, LEED consultant or coordinator	None. Demonstrate compliance with certification prerequisite
Subtotal	1.5% to 3.1%		
<u>Greening Costs</u>			
Premium over traditional construction costs to meet selected LEED criteria	3% to 8%	Contractors, subcontractors, material suppliers	Tangible economic benefits through reduced operating and maintenance costs Non-market benefits from natural resource savings, reduced water and energy consumption, <i>etc.</i> Theoretical benefits from improved interior environment
Total	4.5% to 11%		