



LEED IMPLEMENTATION GUIDE

FOR DESIGN PROFESSIONALS

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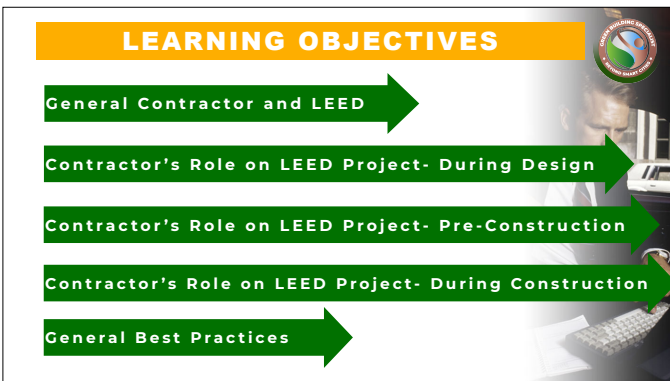


GENERAL CONTRACTORS AND LEED : CONTRACTOR'S ROLE

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LEARNING OBJECTIVES



- General Contractor and LEED
- Contractor's Role on LEED Project- During Design
- Contractor's Role on LEED Project- Pre-Construction
- Contractor's Role on LEED Project- During Construction
- General Best Practices

GENERAL CONTRACTORS AND LEED

The role of the General Contractor is fundamental to obtain the Leadership in Energy and Environmental Design (LEED) certification of a sustainable green building.

Because Contractors are engaged with the project from start to finish, they have special skills and familiarity with the project that no other team member has.

Contractors understand the integrations and interactions of systems. They can identify opportunities to save time and money through implementing high-performing building systems, reduced waste during construction, and maximizing the quality of the materials used during construction.

While the design team, owner, and sustainability consultants tend to set the majority of the project's LEED goals and credits, Contractors not only ensure that many of these strategies are executed effectively but can also support the development of these strategies and identify areas of opportunity based on current market conditions and resource supply in the regions where these projects will be built.



CONTRACTOR'S ROLE- DURING DESIGN

Perform constructability reviews, including the subcontractor team as much as possible (as subcontractor buyout timeline permits)

Participate in Integrative Design process (Eco-charrette/design workshop) and Survey existing site, if applicable

Identify materials availability for sustainable sourcing, and write specific products into specifications and subcontract agreements

Provide pre-construction cost estimates and provide value engineering input



CONTRACTOR'S ROLE- PRE-CONSTRUCTION

Cost reviews of different products & options to achieve sustainability goals, Finish Constructability reviews & provide feedback

Work scopes written to reflect LEED goals and requirements for documentation and develop a LEED-based project estimate

Train bidding subcontractors on documentation required and how to count costs and materials.

Align Contractor work scope packages to LEED credits /Verify LEED compliance with contractor purchases

Set up the LEED submittal register and templates, get buy-in from all parties on what requirements are (no surprises!)



CONTRACTOR'S ROLE-CONSTRUCTION

During Start-up/Mobilization: Develop LEED Certification Plan and Documentation

Monitor LEED goals & metrics established during pre-construction /Maintain field checklists

Train bidding subcontractors on documentation required and how to count costs and materials.

Monitor materials and activities onsite (construction waste management, construction IAQ management)

Periodic field meetings (i.e., internal project team, subcontractors)

Commissioning activities and support /Track updates required to LEED as design changes are issued

GENERAL BEST PRACTICES

Start early / Use experienced/trained staff. Designate a point person on the GC team to own the LEED process for the project. The point person and roles may change over the life of a project, so make sure there is a good framework in place to gather and track LEED documentation

Be organized / Carefully review the design and specifications early; consider things like product specifications and finish schedules when deciding how to bid a project. Review the level of commissioning required (fundamental or advanced), type of filtration needed for HVAC, and prepare a waste management plan early.

Closely monitor product purchases and subcontractor products brought on-site and verify that materials meeting LEED requirements are used and installed. Conduct LEED-specific meetings with all relevant parties to review credit requirements and stress roles in achieving the credits.

