

SPLIT INCENTIVES

IDEAS TO PROMOTE COMMERCIAL GREEN IMPROVEMENTS AND LEASING

A TENANTS PERSPECTIVE

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OZ ARCHITECTURE



SPLIT INCENTIVES



TWO PERSPECTIVES:

TENANT

- SUSTAINABLE AND LEED STRATEGIES FOR LEASE NEGOTIATIONS
- BASE BUILDING COMPATIBILITY WITH LEED CI
- RESPECT FOR FACILITY DESIGN WHEN CONSIDERING LEED REVISIONS

LANDLORD

- MARKET SPACE AS LEED COMPATIBLE
- DESIGN TO FACILITATE LEED CI FOR TENANTS
- PROVIDE DOUCMENTATION TO SUPPORT SUSTAINABILITY CLAIMS



SPLIT INCENTIVES

OVERVIEW

CASE STUDY: OZ ARCHITECTURE STUDIO AT 29TH STREET

LEED CI SILVER

SUSTAINABLE SITES

BASE BUILDING SUSTAINABILITY

- DOCUMENTATION OF SUSTAINABLE FEATURES OF BASE BUILDING
- CAMPUS APPROACH VERSUS INDIVIDUAL TENANT DOCUMENTATION
- 5 POINTS UNDER LEED 2009

LEASE NEGOTIATIONS

- BIKE STORAGE
- PARKING CAPACITY
- CARPOOL AND LEV SPACES

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LESSONS LEARNED BY LEED CATEGORY

CASE STUDY: OZ ARCHITECTURE STUDIO AT 29TH STREET

LEED CI SILVER

WATER EFFICIENCY

COMMON AREA PLUMBING FIXTURES

- BASE BUILDING PROVIDES ADEQUATE PUBLIC FIXTURES
- LIMITED PLUMBING IN TI
- 11 POINTS UNDER LEED 2009



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LESSONS LEARNED BY LEED CATEGORY

CASE STUDY: OZ ARCHITECTURE STUDIO AT 29TH STREET

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ENERGY AND ATMOSPHERE

LIGHTING POWER REDUCTIONS

- DAYLIGHTING OPPORTUNITIES

HVAC ENERGY REDUCTIONS

- ADEQUATE ZONING IN BASE SYSTEM



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ENERGY AND ATMOSPHERE

ENERGY USE AND PAYMENT ACCOUNTABILITY

- NNN LEASE CONFLICT
- SUBMETERING OF SYSTEMS

GREEN POWER

- NNN LEASE CONFLICT
- MECHANISM FOR TENANTS TO PAY WIND
SOURCE PREMIUM



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LESSONS LEARNED BY LEED CATEGORY

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MATERIALS AND RESOURCES

CONSTRUCTION WASTE MANAGEMENT

- CONSIDER DUMPSTER LOCATIONS SO AS NOT TO AFFECT OTHER TENANTS

RECYCLED AND LOCAL BUILDING MATERIALS

- CONSIDER BUILDING STANDARDS TO SUPPORT THESE MATERIAL SELECTIONS



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LESSONS LEARNED BY LEED CATEGORY

CASE STUDY: OZ ARCHITECTURE STUDIO AT 29TH STREET

LEED CI SILVER

INDOOR ENVIRONMENTAL QUALITY

ETS CONTROL

- LEASE NEGOTIATIONS TO LOCATE SMOKING AREAS

OUTSIDE AIR MONITORING

- BASE BUILDING MECHANICAL SYSTEM DESIGN TO ACCOMMODATE OSA MONITORING



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INDOOR ENVIRONMENTAL QUALITY

IAQ MANAGEMENT PLAN DURING CONSTRUCTION

- BASE BUILDING SYSTEMS COMPATIBILITY
WITH MERV 8 FILTERS

INDOOR CHEMICAL AND POLLUTANT SOURCE CONTROL

- BASE BUILDING SYSTEM COMPATIBILITY
WITH MERV 13 FILTERS

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LESSONS LEARNED BY LEED CATEGORY

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INDOOR ENVIRONMENTAL QUALITY

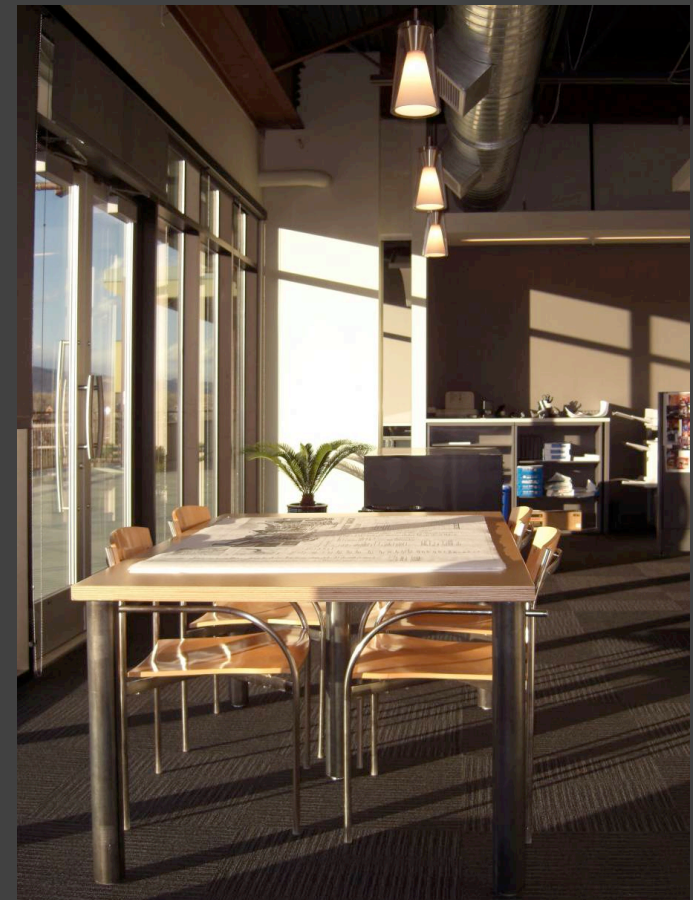
TEMPERATURE AND VENTILATION CONTROLS

- BASE BUILDING TO SUPPORT ADEQUATE ZONING

DAYLIGHT AND VIEWS

- BASE BUILDING DESIGNED TO SUPPORT THESE POINTS
- BAY DEPTH
- GLAZING HEIGHT

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INNOVATIONS

STAY LOCAL, REDUCE VEHICLE TRIPS

- BUS PASSES
- NEGOTIATED DISCOUNTS AT LOCAL MERCHANTS

GREEN HOUSEKEEPING

- CONSIDER SERVICES PROVIDED BY LANDLORD



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LESSONS LEARNED BY LEED CATEGORY

SUMMARY:

- DOCUMENT SUSTAINABLE STRATEGIES EVEN IF LEED ISNT PURSUED
- DESIGN MECHANICAL SYSTEMS FOR COMPATIBILITY WITH LEED POINTS
- CONSIDER LEED WHEN ESTABLISHING BUILDING STANDARDS
- UNDERSTAND LEED STRATEGIES EARLY, NEGOTIATE THEM INTO LEASE



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SUMMARY