Value Added General Contracting For LEED™ Rated Projects - A Method

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Abstract
The objective of the presentation will be to demonstrate how the General Contractor can substantially influence the LEED™ rating of a project and add additional value through proper project management aligned with the LEED™ goals of the project. The LEED™ rating for a project greatly depends on the skills of the General Contractor in organizing and managing the project around the LEED™ Goals of the project. Our experience in 8 LEED™ registered projects has enabled Clearview Project Services Company to develop a materials database and a series of checklists and guidelines to be used by General Contractors. These checklists enhance their contribution to the project, insure that the LEED™ goals of the project are realized and avoid potential roadblocks. Projects that have been constructed following these guidelines have significantly reduced the hours required to properly document a LEED™ rated project, have better informed the project team as to the status of the LEED™ rating and have avoided potential cost increases. Following this methodology enabled Clearview to easily convince two Owner's to register their projects as LEED™ rated projects. These projects were not originally designed to be LEED™ rated projects and did not result in significant cost increases on the projects.

The presentation will cover everything from the special bidding requirements LEED™ projects, building and educating the construction team and conclude with efficiently creating thorough submission documents. Examples of checklists and proper project organization will be presented to educate contractors as to how to achieve greater success on LEED™ rated projects and avoid potential barriers and cost increases. Case studies from each LEED™ rated project will be used for examples. Other items included in the presentation are:

- Understanding Integrated Design Concepts
- Bidding Considerations for LEED™ Rated Projects
- Project Team Building and Subcontractor Training
- Understanding New Sequences, Strategies and Staging
- Maximizing Results from Energy Modeling
- Finding Sources for Construction Waste Recycling
- The Art of Finding and Reusing Materials on Construction Projects
- IAQ Management and Safety
- Streamlining Materials Evaluations and Costs
- Submittals Management
- Change Orders Assessment and LEED™ Goals

The General Contractor is directly responsible for 20 LEED™ Credits in Version 2.1. These include credits as a result of the General Contractor’s actions and materials research and implementation. Another 21 credits can be gained through the understanding of systems and design integration that an insightful General Contractor can deliver. The presentation will focus on that delivery while maintaining the bottom line.

The white paper will provide additional detail.

Three primary learning objectives
1. LEED™ rated projects do not need to cost the General Contractor more to manage or build than conventional quality built construction. It is the methodology and the level of involvement that needs to change.
2. By understanding the LEED™ goals of the project and aligning his management with them, the GC bring additional value to the project and insure that the goals are realized, without increasing management costs.
3. Attendees will learn the common major roadblocks to success on a LEED™ rated project and be given examples of checklists and strategies that can be used to avoid them.

Keywords
General Contractors, Bidding LEED Projects, Managing LEED Projects

Bio
No bio on record