



## Memorandum

Monday, January 23, 2017

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**To:** Randy Drumheller, Chatham County Schools  
**Job #:** 1626  
**Job Name:** Proposed Chatham County High School, Seaforth Road Site  
**RE:** LEED Certification Costs based on Industry Standards

The purpose of this memo is to provide a narrative on LEED certification and the sustainable systems required to achieve different levels of LEED certification.

We have researched several online sources of information regarding the cost of LEED certification, the construction costs and the soft costs associated with it. Below is a summary of the information assembled.

Below is a chart indicating the increase in construction costs of a LEED-certified building compared to a Non-LEED certified building. The information was gleaned from several different studies or sources.

Source	Silver Level	Gold Level	Platinum Level
GSA Study, October 2004	4.4%	8.1%	n/a
ZDNet Article, June 2010	3.3%	5.0%	8.5%
American Chemistry Council, April 2003	4.0%	6.6%	11.0%
FacilitiesNet Article, November 2008	3.3%	5.0%	8.5%
<u>"The True Cost of LEED", HPAC, January 2011</u>	<u>5.0%</u>	<u>9.0%</u>	<u>15.0%</u>
Average	4.0%	6.7%	10.8%

Below is a chart indicating the increase in soft costs (including LEED registration, LEED documentation, design, energy modeling and commissioning) of a LEED-certified building compared to a Non-LEED certified building. The information was gleaned from several different studies or sources.

Source	Silver Level	Gold Level	Platinum Level
GSA Study, October 2004	0.8%	1.5%	n/a
ZDNet Article, June 2010	1.0%	1.8%	n/a
American Chemistry Council, April 2003	1.5%	2.3%	3.1%
FacilitiesNet Article, November 2008	0.9%	1.3%	2.3%
<u>"The True Cost of LEED", HPAC, January 2011</u>	<u>1.6%</u>	<u>2.1%</u>	<u>3.0%</u>
Average	1.1%	1.8%	2.8%

Hopefully this information is useful moving forward on the high school and elementary school.

**Signed:** David M. Taylor, AIA