

CONCRETE SUMMIT ON SUSTAINABLE
DEVELOPMENT / SDC Session #21

A BUILDER'S PERSPECTIVE

Prepared for
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The Turner logo consists of three horizontal lines of varying lengths stacked vertically, followed by the word "Turner" in a bold, sans-serif font.

Turner

I would like to speak about:

- How (and why) Turner Construction has embraced green construction as a core value.
- Turner's Green experience - what we bring to the table
- Where we've been –raising the bar
- Where we are going – challenges for the future
- How concrete can contribute to sustainability.



“I have just one word for you Ben...”



Turner



 CARBON

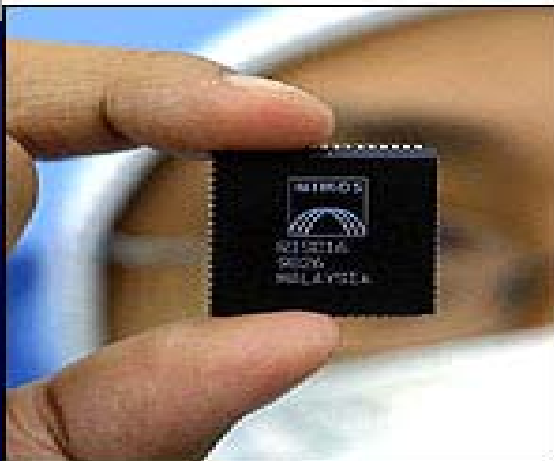
Turner

Then & Now



Turner

Then & Now



Look at Us!



As an industry, we tend to resist change

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Turner Green Building Experience

Since 1995

- Over 200 Projects with Green Building Elements Completed or Under Construction
- Construction value: Over \$12 Billion
- Over 55 million sq. ft.
- 38 LEED Certified Projects
- 65 LEED Registered Projects
- Over 260 LEED Accredited Professionals
- (and counting...)

Turner's Commitment to Green 2004

- Recycle Construction Waste on All Projects
- Greening our Field Offices
- USGBC Emerging Green Builders
- Online LEED Training
- Double LEED Accredited Professionals
- Green Advisory Board
- Center of Excellence

Projected Growth of Green Building

Turner Green Survey - 2004

- Surveyed 719 building owners, developers, architects, engineers and consultants
- Results show their Green Buildings workload is increasing
 - ◆ 39 percent of respondents said their Green workload increased substantially over the past three years
 - ◆ 51 percent said they expect their workload to increase substantially over the next three years
 - ◆ 43 percent said they expect their workload to increase somewhat over the next three years

Projected Growth of Green Building

March 8, 2007

Green Building Consultant Predicts \$30 Billion Green Building Market in 2007

Jerry Yudelson, principal at Yudelson Associates, projected the 2007 green building market at nearly \$30 billion. Based on market activity in the first two months of 2007, Yudelson now projects 1,700 new LEED project registrations, at a construction value of \$26 billion.

How Can We Help?

- Educate the Owner
- Educate the Vendor
- Educate Ourselves
- Know Current Costs
- Know Current Products

Challenges – Internal

- We are resistant to change.
(“We’ve always done it this way...”)
- We are a service provider. We follow the client’s lead.
(How far can we “push”?)
- We are builders, not clerks. (“No more forms!”)
- Selling is the easy part - Project delivery is hard
(How do we deliver operational excellence?)

Challenges – External

- Market resistance to change
(This is diminishing – the market is becoming the driver.)
- Misperceptions on Costs and Benefits
(Old ideas die hard. It does NOT cost 20% more.)
- Lack of Current Data
(We get new info all the time and must stay current)

Tools and Techniques :

Tools and techniques to maximize the sustainable aspects of all your projects

- ◆ LEED Project Checklist
- ◆ Materials Certification Form
- ◆ Recycled Content / Local/Regional Materials Spreadsheet
- ◆ Waste Management Monthly Project Report
- ◆ Erosion and Sediment Control Plan
- ◆ IAQ Plan During Construction
- ◆ Fundamental Commissioning Requirements

NOT REVOLUTION BUT EVOLUTION

Strategy for Success – Make Green Practice Standard Practice

- Be Aware of Green Strategies
- Provide Benefits to our Clients by “Buying Green”
- Green the Deal - Use the LEED Checklist
- Look at Life Cycle Costs – Not just First Costs
- Green the Supply Chain – this helps the vendor as well.
- Let Sustainability be the Differentiator
- GREEN PRACTICE = STANDARD PRACTICE

Turner's Commitment to Green 2007

Operational Excellence

- LEED AP Assigned to Every Green Job
- All Subs Must Take TKN On Line Course
- Green Operations Manual & Training
- Green Building Diagnostics
- GreenAccess (procurement)

Corporate Sustainability

- All Future Turner Offices Will be LEED
- Major Office Supplies Products Will be Green
- Corporate Sustainability Statement
- Join EPA Climate Leaders

What is The Future of Green?

ASHRAE 189 – Green written as code

Architecture2030 – Net zero emissions

Clinton Climate Initiative – Carbon reduction

Washington DC (a model for the future)

What does that mean for us?

Green building is not a value-added service.

Green building is a core competency.

How Concrete can Help

- Provide 21 LEED Points? I don't think so...BUT

You Can Contribute

(Remember how LEED works)

- Erosion and Sediment control
- Recycled Content (Slag, fly ash, rebar, aggregate)
- Locally / Regionally Manufactured
- Locally / Regionally Harvested
- CWM – RECYCLE !!
- Equipment – ultra-low sulfur diesel? Bio-diesel?

A PREDICTION

- The market will tell the tale.
- This will become code within 3-5 years.

BE PART OF THE SOLUTION:

- Know your part
- Do your part
- Provide timely and accurate documentation
- Stay in the game

- CARBON REDUCTION:
 - Manufacture, Transport, Operations

Benefits of Certification - Does it Matter?

- Issue: the cost/benefit of LEED Certification (versus the cost/benefit of green) – do you need to certify?
- What is the value of 3rd party certification? My building got LEED certified and all I got was this crummy plaque.
- If a tree falls in the forest when no one is around, is it FSC certified? Who can tell? Unverified claims are empty claims.



Any questions please send me an email
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