

## The Path to LEED EB Operations & Maintenance Certification: The Monsanto Center



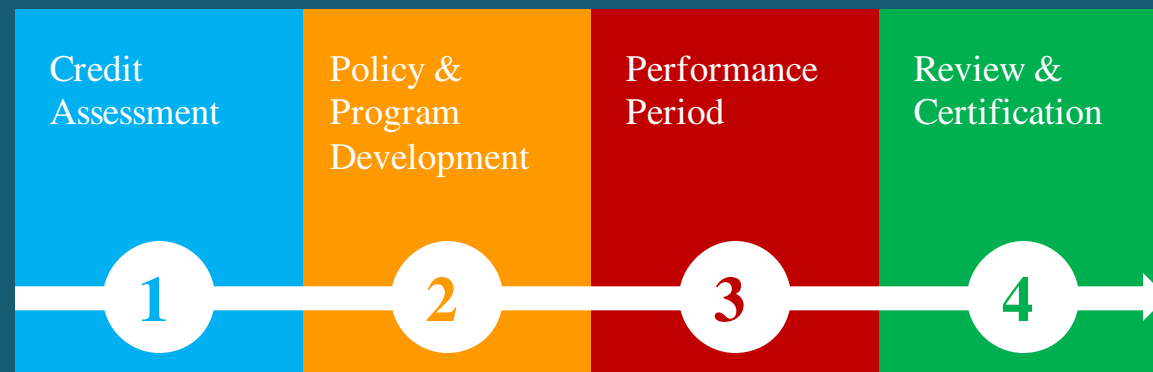
4500 Shaw Blvd - St. Louis

Owner: Missouri Botanical Garden (Paul Brockmann)  
LEED Consultant: Energy Solutions, Inc. (Michael Levinson)



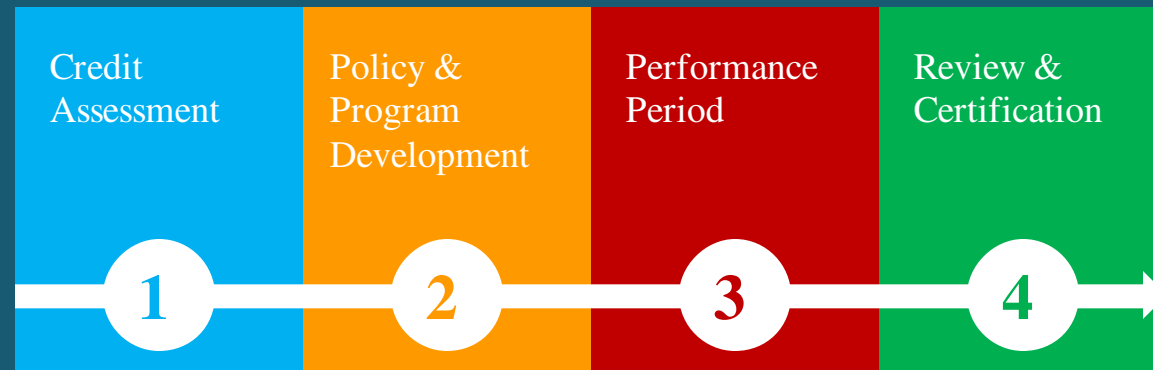
## First Steps

- Decision to pursue gold certification
- Assessment of possible credit score
- Initial attempt to develop required programs and policies stalled
  - LEED EB O&M very different from other LEED products
- Hired ESI to facilitate staff efforts



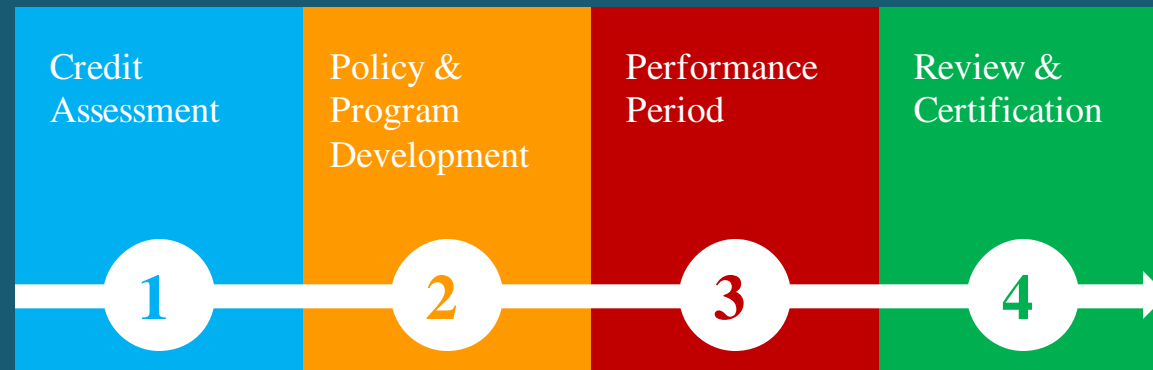
## Credit Illustration: Green Cleaning

- Purchasing of cleaning materials and equipment
- Standard operating procedures for hard and carpeted floor systems
- Guidelines for handling and storage of cleaning chemicals
- Training programs and staffing plans
- Feedback and complaint system for building occupants
- Logs and metrics
- Custodial effectiveness audit during performance period



# Credit Illustration: Alternative Transportation

- Educate all building occupants about alternative transportation
- Virtual resource center on Garden intranet
- On-line tracking of building occupant travel patterns
- Incentive programs to encourage participation
- Community collaboration
- Establishment of new position: Alternative Transportation Coordinator
- Survey during performance period



## LEED EB O&M: Pros and Cons

- Cons

- Incredibly time intensive for staff
- Lots of paperwork (policies, logs, reports)
- Efficiency credits not well designed for non-standard buildings
- Documentation requirements not always practical (e.g. waste stream)
- The first building is the most difficult

- Pros

- Meaningful credits (demand performance)
- Transforms operations & maintenance (roadmap to sustainability)
- Institutionalizes staff knowledge
- Sustainable performance metrics for management and reporting
- Path to recertification
- The first building is the most difficult