Agenda

- Brief Project Review
- Energy Usage Update
- Living Building Feasibility
- Wins & Losses
- Lessons Learned
Bullitt Points

- “Greenest Commercial Building In the World”
- Smart Building Design
- Rainwater Collection
- Natural Light
- Net-Negative Energy Use
- Efficient Heating & Cooling
Energy Use

- Creating Much More Than It Consumes
- PV Cells Generate 230,000 kWh annually
- Excess is Sold Back Into the Grid
- No Cost To Tenants if in Budget

Source: Joe David, Point 32, Bullitt Center
Feasibility

- Depends on Investor Expectations
- Best for Long-Term Operators
- Maximizes NOI Capture
- Cost ~25% More than Comparable Class A Office
- Minor Changes Could Add to Appeal

Source: Joe David, Point 32
Pic: Bullitt Center
What Has Worked

- Solar Energy Production
- Sub Metering
- Highly Efficient Insulation
- Radiant Floor Heating & Cooling
- Conforming Tenant Behavior

Source: Joe David, Point 32   Photo: Bullitt Center
Less Than Stellar

- Composting Toilets
- Gray Water System Microbes
- Multiple Building Control Systems

Source: Joe David, Point 32
Photo: Bullitt Center
Lessons Learned

- Permitting Creates Challenges
- Low Flow Water Fixtures Save Brain Cells
- Tenants Will Conform
- Automation Helps Everyone
Thank You

Questions?