

**LEED-EB**  
**(See Schedule)**

- The first LEED-EB building (Capitol East End – Education Building) will be submitted to USGBC by May 15 and we anticipate a Platinum level rating by mid-June
- Six LEED-EB buildings will follow with anticipated completions throughout 2006-2007
- A management manual named "California Best Practice Manual, Better Buildings for a Better Tomorrow" will be completed by January of 2007
  - This Best Practice Manual will provide a master template for LEED management practices in State agencies and will help attain LEED certification in all targeted buildings
- By January 2007, DGS will begin the planning process with all State agencies to attain LEED-EB silver by 2015 for all buildings over 50,000 square
- DGS is developing a Management Memo requiring that new long term leases contain provisions specifying that buildings meet LEED-EB Silver
  - As a pilot, DGS is working with Jones Lang LaSalle (JLL), the management firm of the Ziggurat, to obtain LEED-EB certification for the building.
    - Jones Lang LaSalle Management Agrees to seek LEED Certification with State Support, including retro-commissioning
    - DGS will identify and Commit 1 FTE Position to be overall project lead
    - Costs will be shared as appropriate since DGS pays utility bill (i.e. Retro-commissioning benefits will accrue to the State, not the management firm).

This demonstration will provide important information about how to most appropriately incentivize lessors to achieve LEED certification