The Benefits and Challenges to P3 to Advance Sustainability and Resilience

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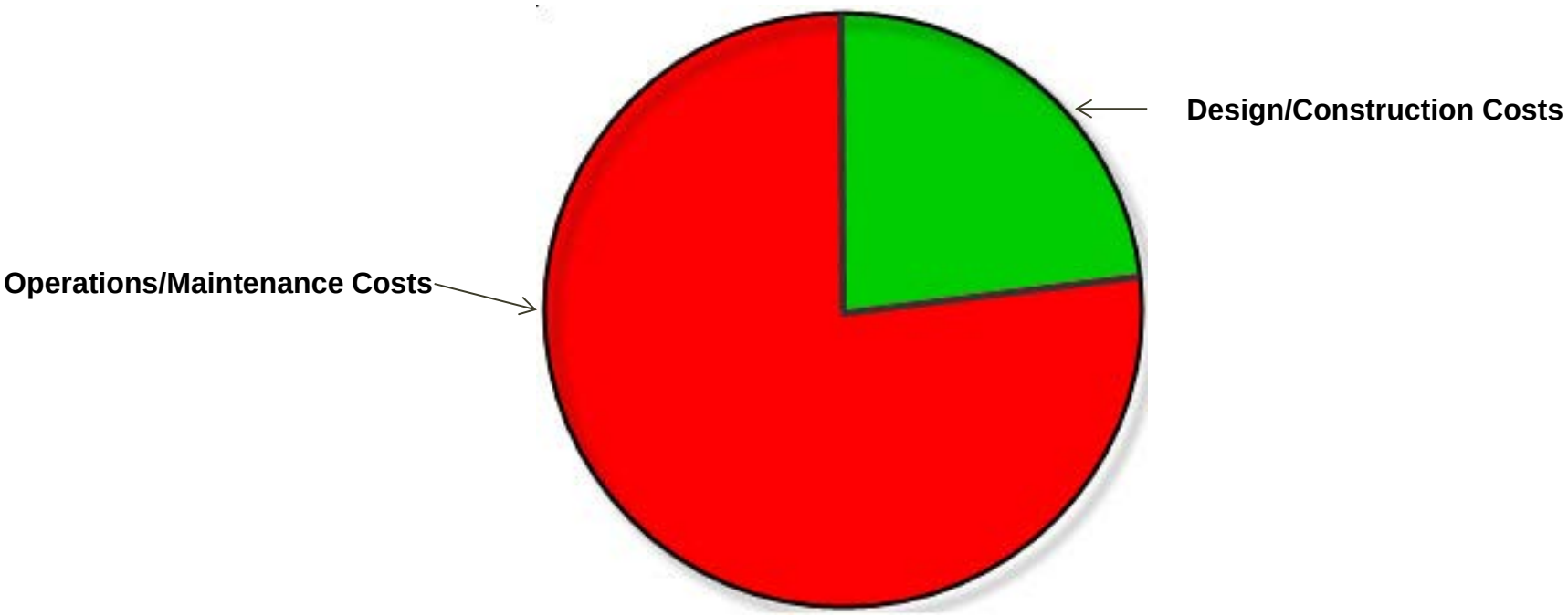
Advantages of P3

Life-Cycle Building Costs



Potential Magnitude

Recent Statistics:

- 72% of US buildings are 20 years old (energy standards today ≠ energy standards 20 years ago)
- 43% of all energy consumed in US comes from heating/cooling/powering buildings (75% when you consider *electricity* demand only!)
- 40% of all US carbon emissions in US comes from buildings

Beyond the lightbulbs…

Basic Design Strategies for Energy Efficiency:

- *Exterior shading devices*
- *Highly efficient building envelopes*
- *Triple glazing energy-efficient windows*
- *Lots of windows to allow for natural daylighting – minimizes need for electrical lighting*
- *Glass partition walls so that inner office spaces can be naturally lit*

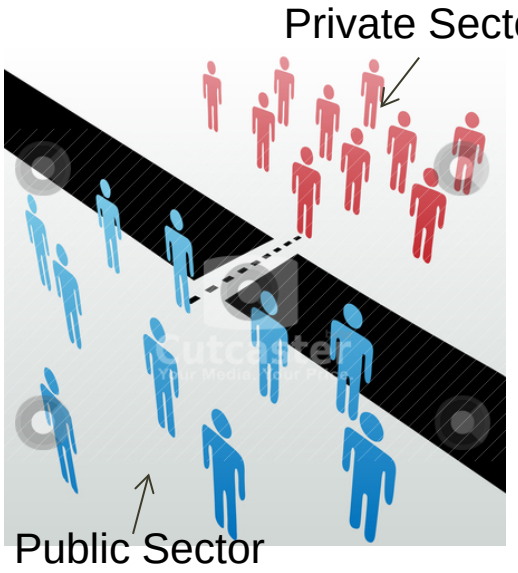
Basic Design Strategies for Resilience:

- *Near water? Design to anticipate sea-level rise (e.g. building above 500 year flood elevation*
- *Lower floors - should not be high impact in the event of flooding*
- *Operable, screened windows (key req'd) in the event of power outages*
- *Emergency generators located above possible flood levels*
- *Green roofs to absorb rainfall (reduce storm water runoff)*

Challenge with P3–Institutional Inertia

Political Implications

Knowledge Gap



Accounting Differences

AIA Legislative Resource Guide

http://info.aia.org/AIAP3LegislativeResourceGuide.aspx

Elements of a Successful P3 Framework

- P3 Oversight/Advisory Entity
- Infrastructure Planning
- Suitability Analysis
- Building in Public Capacity
- Qualifications-focused Process, not Low Bid
- Prohibiting Unsolicited Proposals, Allow Unsolicited Ideas/Concepts
- General Framework for P3 Contracts
- Public input and Transparency Provisions