

# LEED O+M

Best-practice gap analysis, certification,  
and recertification



V1.0



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## What Is LEED O+M and Why Does It Matter?

**LEED O+M** (Leadership in Energy & Environmental Design for Operations + Maintenance) is a globally recognised **certification programme** initiated by the USGBC in 1998. It covers all asset types, aiming to transform **existing buildings** into sustainable spaces. It focuses on critical aspects like energy and water efficiency, waste management, regenerative material resource cycles, social equity, indoor environmental quality, and mitigating climate impact.

By adopting LEED O+M practices, asset owners and operators not only reduce their carbon footprint but also enhance marketability and asset value. That's a win-win for our environment and your bottom line.

Additionally, investing in **Green Building Certification** (GBC) offers **GRESB** participants several more advantages. This includes improved ratings, increased asset value, enhanced tenant engagement, and streamlined data collection with EVORA's support.

To achieve LEED O+M certification, projects must operate fully for at least **one year**. Given the significant impact of occupancy levels on meeting performance requirements, our GBC team can assess the status for projects with minimal or no occupants. The current LEED O+M version (4.1) features two rating systems:

1. **Existing whole buildings**
2. **Existing tenant spaces within an existing whole building**







## Phase 1

# LEED O+M Gap Analysis

At EVORA, we follow a structured **LEED O+M Gap Analysis** to gather essential data and assess your project accurately.

### Collect data

Compile comprehensive data to inform precise assessments: essential project information; evaluation of whether the project fulfils all prerequisites (mandatory requirements) for certification; and water, energy, waste, and indoor air quality performance.

### Conduct onsite inspections

Conduct optional onsite inspections to understand the current condition of assets in alignment with your organisation's objectives. We decide whether to conduct inspections during the assessment.

### Identify improvements

Analyse collected data to identify areas for improvement; identify opportunities for enhancing sustainability performance; and develop a clear roadmap to achieve high certification standards.







## Phase 2

### LEED O+M Certification

Our team diligently prepares your **LEED O+M Certification** submission.

#### Evaluate sustainability performance

Conduct detailed audits to assess asset sustainability performance comprehensively; engage stakeholders to gather valuable insights and ensure alignment with sustainability goals; and install monitoring systems to track performance metrics effectively.

#### Optimise certification score

Focus on optimising your final certification score and complete documentation required for submission.

#### Comply with GBCI standards

Ensure continuous compliance with LEED requirements and maintain thorough communication with **GBCI** (certification body for the LEED rating system) to streamline your submission process. GBCI also conducts beta certification reviews following their Guide to Certification for Commercial Projects.

Your initial LEED O+M (4.1) Certification is valid for **three years** from the date of acceptance. To keep your certification active, you must provide annual data updates and undertake **recertification**.







## Phase 3 LEED O+M Recertification

Planning for your **LEED O+M Recertification**.

### Identify eligibility

Recertification is available for projects previously certified under the Building Design and Construction (BD+C), Interior Design and Construction (ID+C), or Operations and Maintenance (O+M) LEED rating systems. This process encourages ongoing monitoring of asset performance data to demonstrate continued compliance with sustainability standards.

### Manage recertification: Arc

Arc serves as the platform for managing recertification. Data required for performance prerequisites and associated project information is uploaded and managed within the **Arc platform**. This involves updating performance data and reaffirming your commitment to environmental excellence and sustainable practices.

### Align with evolving standards

Similar to the initial certification process, we conduct thorough assessments and gather relevant information to compare against previous certifications. This ensures ongoing alignment with LEED standards and optimises your sustainability performance.

Recertification to LEED O+M (4.1) remains valid for **three years** from the date of certification acceptance. By undergoing recertification, your project continues to demonstrate its commitment to sustainability and environmental excellence, ensuring its ongoing compliance with LEED standards.







## How Can LEED O+M Certification Unlock Prospects?

Achieving **LEED O+M Certification** holds numerous advantages for your real assets.

### Marketability

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Showcase your commitment to sustainability, making your assets more appealing to environmentally conscious tenants and investors.

### Increased value

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Command higher rents and property values due to the perceived environmental and operational performance benefits of your certified assets.

### Cost savings

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Implementing sustainable practices to meet LEED O+M reduces operating costs through improvements in energy, water efficiency, waste reduction, and lower maintenance expenses.

### Tenant satisfaction

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Healthier indoor environments, enhanced thermal comfort, and better lighting achieves increased tenant satisfaction and retention.

### Regulatory compliance

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Adherence with environmental regulations and demonstrates proactive efforts to address sustainability requirements, reducing the risk of penalties or legal issues.

### Access to incentives

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Some jurisdictions offer inducements such as tax breaks, grants, or expedited permitting for LEED-certified assets, adding more financial benefits.

### Competitive advantage

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Stand out to gain a competitive edge over non-certified assets and improve your chances of securing leases or attracting new investors.

### Corporate social responsibility

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Align with corporate sustainability goals to enhance your public reputation as a responsible and sustainable business in real asset sustainability.







## EVORA: Your Partner for LEED O+M Certification

At EVORA, we're committed to being your dedicated partner for achieving **LEED O+M Certification**. Our specialised Green Building Certification team is equipped with the expertise to conduct thorough assessments and guide you through the process. By leveraging our experience, we help enhance the sustainability and financial value of your real assets.

With our meticulous **Gap Analysis**, **Certification**, and **Recertification** services, we ensure a smooth journey, instilling confidence in the transformation of your real assets into sustainable and valuable investments. Partner with EVORA to unlock your full potential and make a lasting positive impact on the environment.

To learn more about GBC and Social Wellbeing, please read our Product Brochures on **BREEAM In-Use** and **Fitwel Certification**.

**BREEAM In-Use**



**Fitwel Certification**







# Trust EVORA Global for Sustainable Assets

**We go beyond consultancy, serving as your trusted partner for sustainable real asset investments.**

With our unparalleled **Collaborative Expertise**, we provide actionable insights that empower your real asset community to thrive in sustainable investment.

Our proven expertise in strategic consulting, climate resilience, net zero, sustainable finance, infrastructure, reporting, and social wellbeing ensure your investments are aligned with environmental, social, and governance goals for a secure ROI.

# Driven by Collaborative Expertise

## STRATEGY

Driving value and impact with sustainable ESG strategies

## TECHNOLOGY

Streamlining operations and insights with advanced real asset technology, **SIERA**



## ADVISORY

Navigating sustainable solutions with expert real asset advice





## Our Mission

To establish sustainability and carbon as foundational factors for investment decisions.

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## Our Purpose

To accelerate the adoption of real asset sustainability and enhance the wellbeing of the planet and its people.

## Our Clients

**250+**  
CLIENTS

**45,000**  
ASSETS

**\$880 billion**  
AUM

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**EVORA's assurance support has been incredibly helpful to Bouwinvest. The process has not only helped us in sustaining the appropriate level of environmental data quality and secure maximum GRESB points relating to assurance, but it has also informed improvements in our data analysis and collection process.”**

**Micha Reusen**

Head of Sustainability & Innovation  
**Bouwinvest**



## Contact Us

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