



LEED for New Construction

How to Interpret this Report

Purpose The Leadership in Energy and Environmental Design (LEED) Rating System was designed by the US Green Building Council to encourage and facilitate the development of more sustainable buildings.

Environmental Categories The report is organized into five environmental categories as defined by LEED including: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environm

LEED Prerequisites Prerequisites must be achieved. Non-compliant prerequisites must be resolved before a certification can be awarded.

LEED Credits The environmental categories are subdivided into the established LEED credits, which are based on desired performance goals within each category. An assessment of whether the credit is earned or denied is made and a narrative describes the basis for the assessment.

Achieved The applicant has provided the mandatory documentation which supports the achievements of the credit requirements, achieving the associated points. Currently the project has scored the adjacent points in this category.

41

Denied The applicant has applied for a point in a particular credit, but has misinterpreted the credit intent or cannot substantiate meeting the requirements. Currently the project has the adjacent points in this category.

0

Rating This Project has attempted enough points for Gold Rating.

Official Scores Official LEED v2 Scores: Certified: 26-32 Silver Rating: 33-38 Gold Rating: 39-51 Platinum Rating: 52+

Earned	Denied	Sustainable Sites		Possible Points
8	0			14
0	0	Construction Activity Pollution Prevention		Prerequisite 1-Version 2.2

Construction Application 9/14/2012

The LEED Submittal Template has been provided stating that the project has followed local erosion and sedimentation control standards and codes, which are more stringent than the NPDES program requirements. A copy of the project's erosion and sedimentation control plan and corresponding project drawings have been provided. Additionally, copies of the Inspection Reports and the Stormwater Pollution Prevention Plan have been provided.

However, specific documentation demonstrating that the local standard is equal to or more stringent than the referenced NPDES program has not been provided.

TECHNICAL ADVICE:

Please provide a narrative or specific documentation demonstrating that the local standard is equal to or more stringent than the referenced NPDES program.

1	0	Site Selection	Credit 1-Version 2.2
		Design Application	11/10/2010
The LEED Submittal Template has been provided stating that the project site does not meet any of the prohibited criteria. A wetlands document has been provided.			

1	0	Development Density and Community Connectivity	Credit 2-Version 2.2
		Design Application	11/10/2010
The LEED Submittal Template has been provided stating that the project site is located within 0.50 miles of 11 community services and one residential district with a minimum density of 10 units per acre. Additionally, a listing of the neighborhood services has been provided on the template. The required site map showing the 0.5 mile radius and the locations of the community services and residential district has also been provided.			

		Brownfield Redevelopment	Credit 3-Version 2.2
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0	0	Alternative Transportation: Public Transportation Access	Credit 4.1-Version 2.2
		Design Application	11/10/2010
The LEED Submittal Template has been provided stating that the project is served by one bus line within 0.25			

miles of the project site and that a shuttle service is used to access two more bus lines 0.4 miles from the project site. Bus route documents have been provided. However, the documentation is not complete. Please provide documentation to address the following two issues.

1. A scaled drawing showing the location of the transit stops with north indicator has not been provided as indicated on the Submittal Template.
2. Additional information is required to determine compliance for the shuttle service, including schedule and frequency of operation, and shuttle capacity. Additionally, this is an alternate compliance approach and must be so noted on the template.

TECHNICAL ADVICE:

1. Please provide a scaled drawing or map with north indicator clearly highlighting the location of the transit stops relative to the project site.
2. Provide additional information to determine compliance for the shuttle service, including schedule and frequency of operation, and shuttle capacity. Additionally, provide a revised template, appropriately marked to indicate that an alternate compliance approach is being used. Provide references to any applicable Credit Interpretation Rulings (CIRs) as necessary.

Design Application

1/14/2011

The response to the issues outlined in the Design Preliminary Review has been deferred to the Construction Review Phase.

1

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Alternative Transportation: Bicycle Storage and Changing Rooms

Credit 4.2-Version 2.2

Design Application

11/10/2010

The LEED Submittal Template has been provided stating that the project is non-residential. The template states that ten bicycle storage facilities have been provided to serve 5% of FTE and transient building occupants, measured at peak occupancy, and one shower facility has been provided for 0.5% of the FTE building occupants. Plans have been provided showing the location of the shower/changing facilities and the bike storage facilities. However, no visitors have been accounted for in the calculations, and per the project narrative, the project expects some visitors.

TECHNICAL ADVICE:

Please provide revised FTE and Transient building occupancy calculations that account for building visitors. The calculations should include the number of transient visitors expected to visit the building each day, as well as the average number of hours each transient will be in the building. Note that the building occupancy should be consistent across all credits.

Design Application

1/14/2011

The LEED Submittal Template has been revised to address the issues outlined in the Preliminary Review and states that 30 visitors have been accounted for in the calculations, and that 12 bicycle storage facilities have been provided to serve 5% of FTE and transient building occupants. Revised calculations and a floor plan showing the shower location have been provided. The documentation demonstrates credit compliance.

1

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Alternative Transportation: Low-Emitting and Fuel Efficient Vehicles

Credit 4.3-Version 2.2

Design Application

11/10/2010

The LEED Submittal Template and project drawings have been provided stating that seven preferred parking spaces for low-emitting and fuel efficient vehicles have been provided on site which represents 5.4% of the total onsite parking. A site plan has been provided showing the location of the preferred parking spaces.

1

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Alternative Transportation: Parking Capacity

Credit 4.4-Version 2.2

Design Application

11/10/2010

The LEED Submittal Template has been provided stating that the on-site provided parking does not exceed the minimum local zoning requirements and that car/van pool parking has been provided for 5.4% of the total provided parking spaces. A site plan has been provided showing the location of the preferred parking spaces.

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Site Development: Protect or Restore Habitat

Credit 5.1-Version 2.2

Construction Application

9/14/2012

The LEED Submittal Template has been provided stating that the site has been previously developed and that 55% of the site area that does not fall within the building footprint has been restored with native planting and/or protected in a natural state. Calculations have been provided stating that 633,409 square feet of the site area has been planted with native or adaptive species. The required site drawings have been provided showing this restored area. A narrative describing the project's approach to this credit has also been provided.

However, the lawn or other vegetation (e.g. mondo grass, Hameln fountain grass, etc) does not appear to be native or adapted. Per previous LEED Interpretations, lawn is acceptable if it: A) is not a monoculture; B) does not require regular maintenance or mowing; and C) does not include any non-native/adapted species.

TECHNICAL ADVICE:

Please provide a narrative clarifying that the lawn is not a monoculture, does not require regular maintenance or mowing, and that it does not include any non-native/adapted species. If the lawn does not meet these criteria, please submit revised calculations excluding these lawn areas.

1

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Site Development: Maximize Open Space

Credit 5.2-Version 2.2

Design Application

11/10/2010

The LEED Submittal Template has been provided stating that the project has provided open space to exceed local zoning requirements by 400%. The project has provided 633,409 square feet of open space. This is 400% more than the minimum code requirements. Site drawings have been provided in support of this credit. However, the LEED project boundary is not clearly shown on the provided plan. Additionally, the provided open space is not clearly indicated and credit compliance cannot be confirmed.

TECHNICAL ADVICE:

Please provide a revised site plan with the LEED project boundary and dedicated open space clearly highlighted to confirm credit compliance.

Design Application

1/14/2011

A revised site plan with the LEED project boundary and dedicated open space clearly highlighted has been

provided to address the issue outlined in the Preliminary Review. The LEED Submittal Template has also been provided. The documentation demonstrates credit compliance.

Stormwater Management: Quantity Control

Credit 6.1-Version 2.2

Stormwater Management: Quality Control

Credit 6.2-Version 2.2

Design Application

11/10/2010

The LEED Submittal Template has been provided stating that the project has implemented a stormwater management plan that reduces impervious cover, promotes infiltration, and captures and treats the stormwater runoff from 90% of the average annual rainfall using acceptable BMPs. The Submittal Template indicates that the project's BMPs are capable of removing 80% of the total suspended solids (TSS) from the average annual post-development runoff. Site plans and details have been provided. However, it is unclear if the 90% indicated for each control is percent of rainfall captured/treated or the percent of TSS removed by each control. Additionally, it is unclear whether the TSS removal rate has come from an approved source (although if it's infiltrated, then no source is necessary).

TECHNICAL ADVICE:

Please provide a detailed narrative (and revised template, if necessary) to confirm whether the project infiltrates all the runoff, and whether the 90% indicated for each control is percent of rainfall captured/treated or the percent of TSS removed by each control.

Design Application

1/14/2011

The LEED Submittal Template has been revised to address the issues outlined in the Preliminary Review and states that 90% of the average annual rainfall will be captured and treated. The BMPs used to treat the runoff were designed according to the Maryland Department of Environment standards and are capable of removing 80% of the average annual post development total suspended solids (TSS). Calculations and a copy of the project's SWM report have been provided. The documentation demonstrates credit compliance.

Heat Island Effect: Non-Roof

Credit 7.1-Version 2.2

Heat Island Effect: Roof

Credit 7.2-Version 2.2

Design Application

11/10/2010

The LEED Submittal Template has been provided stating that the roofing materials used on the project have a minimum SRI value of 99 for 100% of the roof surface. A roof plan and roofing data have been provided to support this claim.

Light Pollution Reduction

Credit 8-Version 2.2

Earned	Denied	Water Efficiency	Possible Points	5
5	0			
2	0	Water Efficient Landscaping		Credit 1.1-1.2-Version 2.2

Design Application 11/10/2010

The LEED Submittal Template has been provided stating that no permanent irrigation system has been installed, and a narrative has been provided describing the landscaping design strategies. Landscaping plans have been provided. However, the narrative does not describe the temporary irrigation strategy used during the initial plant establishment period. In addition, clarification is needed regarding the length of time that plantings will be watered.

TECHNICAL ADVICE:

Please provide a narrative explaining the temporary irrigation strategy for landscaping, including the length of time that plantings will be watered.

Design Application 1/14/2011

The LEED Submittal Template has been revised to address the issues outlined in the Preliminary Review and includes a narrative explaining the temporary irrigation strategy for landscaping, including the length of time that plantings will be watered. The documentation demonstrates credit compliance.

1	0	Innovative Wastewater Technologies		Credit 2-Version 2.2
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Design Application 11/10/2010

The LEED Submittal Template and water use calculations have been provided stating that the project has reduced potable water use for sewage conveyance by 119% from a calculated baseline design through the installation of low-flow water closets and urinals, and gray water re-use. A plumbing fixture document has been provided. However, the required narrative has not been provided. Additionally, no visitors have been accounted for in the calculations, and per the project narrative, the project expects some visitors.

TECHNICAL ADVICE:

Please provide a narrative describing the potable water reduction strategies employed by the project, including specific information regarding any reclaimed water usage. Additionally, provide revised FTE and Transient building occupancy calculations that account for building visitors. The calculations should include the number of transient visitors expected to visit the building each day, as well as the average number of hours each transient will be in the building. Note that the building occupancy should be consistent across all credits.

Design Application 1/14/2011

The LEED Submittal Template has been revised to address the issues outlined in the Preliminary Review and

states that the project has reduced potable water use for sewage conveyance by 116.7% from a calculated baseline design. A narrative describing the potable water reduction strategies employed by the project and revised FTE and Transient building occupancy calculations that account for building visitors have been provided. The documentation demonstrates credit compliance.

2	0
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Water Use Reduction

Credit 3.1-3.2-Version 2.2

Design Application

11/10/2010

The LEED Submittal Template has been provided stating that the project has reduced potable water use by 110.1% from a calculated baseline design through the installation of low-flow showers, sinks, lavatories, urinals, water closets, and gray water re-use. A plumbing fixture document has been provided. However, the project has not provided a narrative. Additionally, no visitors have been accounted for in the calculations, and per the project narrative, the project expects some visitors.

TECHNICAL ADVICE:

Please provide a narrative describing the potable water reduction strategies used by the project. For projects using non-potable water, include specific information regarding any reclaimed water usage. Additionally, provide revised FTE and Transient building occupancy calculations that account for building visitors. The calculations should include the number of transient visitors expected to visit the building each day, as well as the average number of hours each transient will be in the building. Note that the building occupancy should be consistent across all credits.

Design Application

1/14/2011

The LEED Submittal Template has been revised to address the issues outlined in the Preliminary Review and states that the project has reduced potable water use by 110.1% from a calculated baseline design. A narrative describing the potable water reduction strategies employed by the project and revised FTE and Transient building occupancy calculations that account for building visitors have been provided. The template calculations do not account for student/visitor fixture usage. When the calculations are adjusted to account for student/visitor fixture usage, the project has reduced potable water use by 108.9% from a calculated baseline design. The documentation demonstrates credit compliance.

Earned	Denied
7	0
0	0

Energy and Atmosphere	Possible Points 17
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Fundamental Commissioning of the Building Energy Systems

Prerequisite 1-Version 2.2

Construction Application

9/14/2012

The LEED Submittal Template has been provided stating that the fundamental commissioning requirements

have been completed. In addition, a narrative describing the commissioned systems, as well as the results of the commissioning process, has been provided.

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Minimum Energy Performance

Prerequisite 2-Version 2.2

Design Application

11/10/2010

The LEED Submittal Template has been provided stating that the project complies with the mandatory provisions (Sections 5.4, 6.4, 7.4, 8.4, 9.4 and 10.4) of ASHRAE 90.1-2004, and has used a computer simulation model to document improved building energy performance under EA Credit 1. However, insufficient information has been provided to verify confirmation of at least two points achieved under EA Credit 1. Since the project was registered after 06/27/2007, it is required to achieve a minimum of 2 points to qualify for LEED certification based on the following document (<http://www.usgbc.org/ShowFile.aspx?DocumentID=2303>).

TECHNICAL ADVICE:

Please address the comments raised under EAc1 to document a minimum of two points achieved under EAc1.

Design Application

1/14/2011

Additional documentation has been provided for EAc1. The clarifications provided are sufficient to verify achievement of at least two points under EA Credit 1. This prerequisite is anticipated.

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Fundamental Refrigerant Management

Prerequisite 3-Version 2.2

Design Application

11/10/2010

The LEED Submittal Template has been provided stating that base building HVAC and R systems use no CFC-based refrigerants.

4

0

Optimize Energy Performance

Credit 1-Version 2.2

Design Application

11/10/2010

The LEED Submittal Template and supporting documentation have been provided stating that the project has achieved an energy cost savings of 21.7% using the ASHRAE 90.1-2004 Appendix G methodology. Energy efficiency measures incorporated into the building design include an improved thermal performance, high efficiency glazing, reduced interior and exterior lighting power density, geothermal heat pump system and ventilation systems with energy recovery.

However, the following ten issues must be addressed for the final review.

TECHNICAL ADVICE:

1. The Baseline SHGC does not meet the requirements of Table G3.1#5(Baseline)(c), which requires that all Baseline Vertical Fenestration (both North and Non-North facing glass) be modeled using the SHGCall values from Table 5.5-3 (0.39). Please revise all Baseline fenestration to reflect the SHGCall value for both North and non-North facing glass. Please update the LEED Submittal Template and simulation accordingly.

2. An energy savings is reflected for exterior lighting. Please verify that the Proposed Case exterior lighting reflects the actual building design, and the Baseline Case reflects the allowed lighting power from Section 9. Ensure that no credit is taken in the Proposed design case for lighting reductions on non-tradable surfaces per a

LEED?NCv2.2 EAc1 CIR dated 4/25/2007. Additionally, note that additional lighting power allowance cannot be claimed in the Baseline model for surfaces that are not provided with lighting in the actual design, and lighting fixtures cannot be double counted for different exterior surfaces. Please report the tradable and non?tradable surface lighting power separately (in units of Watts or Kilowatts) for both the Baseline and Proposed Case in Table 1.4, and verify that these values are appropriately reflected in the model outputs and LEED template Tables 1.8.1 and 1.8.2.

3. It is unclear whether the Baseline Case fan air flow rates were sized based on a 20 deg. F supply-air-to-room-air temperature difference for each Baseline system in accordance with Section G3.1.2.8, and whether the Proposed Case air flow rates were modeled as designed for each system. Please provide isolated input summary reports showing that the Baseline case air flow rates were sized based on a 20 deg. F supply-air-to-room-air temperature difference per G3.1.2.8, verify that the Proposed Case air flow rates reflect the actual building design, update the Template Table 1.4 to reflect the total Baseline and Proposed Case air flow, and update the Template Tables 1.8.1 and 1.8.2 and simulation outputs as needed to reflect any changes made.

4. It is unclear whether the Baseline equipment capacities were based on sizing runs, and oversized by 25% for heating, and 15% for cooling in accordance with Section G3.1.2.2. If necessary, please revise the Baseline case heating and cooling capacities in accordance with ASHRAE Section G3.1.2.2 requirements. In Table 1.4, please list the total Baseline and Proposed Case cooling and heating capacities in Table 1.4, and the applicable capacity ranges for the systems used in the Baseline and Proposed Case (consistent with the ranges listed in Tables 6.8.1A through 6.8.1G).

5. The Baseline efficiencies for each piece of unitary cooling equipment do not appear to be correctly reported in the LEED Template Table 1.4. Please model each Baseline building system per ASHRAE 90.1-2004 Table 6.8.1A, and report all cooling capacities and efficiencies in Table 1.4.

6. The Baseline service water heating is modeled identically to the Proposed Case. It does not appear that the Baseline equipment was selected based on ASHRAE Table 7.8. Please revise the Baseline water heating equipment to be in accordance with Table 7.8 requirements, and report the Proposed and Baseline input capacities, storage volumes, and efficiencies on Table 1.4 of the Submittal Template.

7. From the PRM summary provided there appears to be an electric and natural gas component for space heating in both the Baseline and Proposed Case. In Table 1.8.1, only the natural gas portion is listed for the Base Case and in Table 1.8.2, only the electric portion is listed for the Proposed Case, indicating a savings of 86.2%. Please confirm the correct energy uses, and revise Table 1.8.1 and Table 1.8.2 as needed.

8. The Baseline energy costs reported in the Economics cost report do not appear to match the energy costs listed in Table 1.8.1b of the Submittal Template. Please confirm the correct energy costs, and revise Table 1.8.1b as needed.

9. The Proposed Case natural gas energy use was not listed in Table 1.8.2b, please list this value.

10. Additionally, please post the original documentation for this credit to LEED Online in a zip file for comparison in the next review phase. Please also upload a document that includes a narrative response to each preliminary review comment.

Design Application

1/14/2011

The LEED Submittal Template and supporting documentation have been provided stating that the project has achieved an energy cost savings of 21.9% using the ASHRAE 90.1-2004 Appendix G methodology. Energy

efficiency measures incorporated into the building design include an improved thermal performance, high efficiency glazing, reduced interior and exterior lighting power density, geothermal heat pump system and ventilation systems with energy recovery. The total predicted annual energy consumption for the project is 4,117 MBtu/year of electricity and 363 MBtu/year of natural gas.

EDUCATIONAL NOTES:

It appears that the new Baseline Case fan power was calculated using ASHRAE 90.1-2007 methodology. Please note that ASHRAE 90.1-2004 methodology was the minimum requirement for this calculation.

0	0	On-Site Renewable Energy	Credit 2-Version 2.2
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1	0	Enhanced Commissioning	Credit 3-Version 2.2
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Construction Application 9/14/2012

The LEED Submittal Template has been provided stating that the enhanced commissioning requirements have been completed. In addition, a narrative describing the enhanced commissioning processes that were employed on the project has been provided.

1	0	Enhanced Refrigerant Management	Credit 4-Version 2.2
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Design Application 11/10/2010

The LEED Submittal Template has been provided stating that the project selected refrigerants and HVAC and R equipment that minimize or eliminate the emission of compounds that contribute to ozone depletion and global warming. The completed Refrigerant Impact Calculation indicates that the project's total refrigerant impact is 33.7 per ton, which is less than the maximum allowable value of 100.

0	0	Measurement and Verification	Credit 5-Version 2.2
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1	0	Green Power	Credit 6-Version 2.2
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Construction Application 9/14/2012

The LEED Submittal Template has been provided stating that the project has purchased Green-e accredited Tradable Renewable Certificates (RECs) equal to 106% of the predicted annual electrical consumption over a two-year period. The submitted documentation states that Sterling Planet Inc. will provide RECs equal to 106% of the building's total annual electric energy usage and includes the term of the contract and a narrative.

Earned	Denied		
5	0	Materials and Resources	Possible Points 13
0	0	Storage and Collection of Recyclables	Prerequisite 1-Version 2.2
		Design Application	11/10/2010
		The LEED Submittal Template has been provided stating that the project has provided appropriately sized dedicated areas for the collection and storage of recycling materials, including cardboard, paper, plastic, glass, and metals. Plans showing the location of the recycling collection area have been provided.	
[]	[]	Building Reuse	Credit 1.1-1.2-Version 2.2
[]	[]	Building Reuse, Non-Structural	Credit 1.3-Version 2.2
2	0	Construction Waste Management	Credit 2-Version 2.2
		Construction Application	9/14/2012
		The LEED Submittal Template has been provided stating that the project has diverted 4,169.42 tons (98.511%) of on-site generated construction waste from landfill. Calculations have been provided to document the waste types and receiving agencies for recycled materials. The Construction Waste Management Plan and supporting documentation from the receiving agencies have also been provided.	
[]	[]	Resource Reuse	Credit 3-Version 2.2
2	0	Recycled Content	Credit 4-Version 2.2
		Construction Application	9/14/2012
		The LEED Submittal Template has been provided stating that 29.51% of the total building materials content, by value, have been manufactured using recycled materials. Manufacturer documentation has also been provided.	
0	0	Regional Materials	Credit 5-Version 2.2
		Construction Application	9/14/2012
		The LEED Submittal Template has been provided stating that 28.57% of the total building materials value includes building materials and/or products that have been extracted, harvested or recovered, as well as manufactured within 500 miles of the project site.	

However, several products have the same manufacture and harvest distance. It is not clear that the materials/products would be manufactured and extracted from the same location. These materials include Re-Steel, Haydon, Dow, CMC and Fiberlite. Note that salvaged materials may contribute towards the requirements of this credit. Projects should use the location of salvage as the point of extraction and the location of the salvaged goods vendor/restoration location as the point of manufacturer (where applicable).

Please note that the documentation for Re-Steel indicates that reinforcing steel may come from a variety of locations some of which are not within 500 miles of the project site. The documentation from Haydon does not confirm the extraction and manufacturing distance indicated in the template. The documentation from Dow states that the materials may be extracted and manufactured locally but does not provide the location of the extraction and manufacturing. Several documents have been provided for CMC materials, however, the documents do not indicate the location of extraction or harvest and some indicate that 100% of the materials are not extracted or harvested within 500 miles which is not consistent with the template. The documentation for Fiberlite states that the extraction distance is n/a and therefore must be entered as 501 miles.

Additionally, a value of one mile has been entered for several extraction and or manufacturing distances. However, it is not clear that the materials were manufactured/extracted on-site or within one mile of the project site. For any products where the manufacture/extraction distance is unknown or outside of compliance, a value of 501 miles must be indicated. These materials include Essroc Concrete, Luck Stone Concrete, Aggregate Industries Concrete, Carolina State Concrete,

When recalculated the project demonstrates that greater than 10% of the total building materials value includes building materials and/or products that have been extracted, harvested or recovered, as well as manufactured within 500 miles of the project site which confirms compliance for one point.

TECHNICAL ADVICE:

Please provide documentation such as manufacturers' letters or cut sheets specifying that the materials listed above were manufactured and extracted within a 500 mile radius of the project. Recalculate the Submittal Template as necessary.

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Rapidly Renewable Materials

Credit 6-Version 2.2

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Certified Wood

Credit 7-Version 2.2

Construction Application

9/14/2012

The LEED Submittal Template has been provided stating that 86.71% of the total wood-based building materials are harvested from FSC certified forests. A minimum of 50% is required. Vendor invoices have been provided for 100% of FSC certified wood products.

For future submittals, please note that the invoices provided do not align with the values in the template. Invoices should be legible and should align with the value in the template. In this instance, credit compliance has been confirmed.

Earned	Denied		
11	0	Indoor Environmental Quality	Possible Points 15
1	0	Minimum IAQ Performance	Prerequisite 1-Version 2.2
		Design Application	11/10/2010
<p>The LEED Submittal Template has been provided stating that the project complies with the minimum requirements of ASHRAE Standard 62.1-2004, Ventilation for Acceptable Indoor Air Quality, using the Ventilation Rate Procedure. A supplemental narrative to describe the project's ventilation design and a table with outdoor air calculations has been provided.</p>			
0	0	Environmental Tobacco Smoke (ETS) Control	Prerequisite 2-Version 2.2
		Design Application	11/10/2010
<p>The LEED Submittal Template has been provided stating that smoking is prohibited inside buildings within the project and that designated smoking areas have been located 25 feet away from building openings and air intakes. A copy of the project's smoking policy has been provided.</p>			
1	0	Outdoor Air Delivery Monitoring	Credit 1-Version 2.2
		Design Application	11/10/2010
<p>The LEED Submittal Template has been provided stating that carbon dioxide concentrations are monitored within all densely occupied spaces and that direct airflow measurement devices have been provided for each mechanical ventilation system serving non-densely occupied spaces. The template further states that monitoring equipment has been configured to generate an alarm when conditions vary by 10% or more from the setpoint. A narrative describing the project's ventilation design and CO2 monitoring system has been included, as required. Drawings have been provided documenting the location and type of installed sensors.</p>			
0	0	Increased Ventilation	Credit 2-Version 2.2
1	0	Construction IAQ Management Plan: During Construction	Credit 3.1-Version 2.2
		Construction Application	9/14/2012
<p>The LEED Submittal Template has been provided stating that the project developed and implemented a construction IAQ Management Plan that followed the referenced SMACNA Guidelines, that all air handlers operating during construction had filtration with a rating of at least MERV-8 present while operational and that the filtration media was replaced prior to occupancy. A copy of the project's IAQ Management Plan and photos highlighting the implemented IAQ measures have been provided.</p>			

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Construction IAQ Management Plan: Before Occupancy

Credit 3.2-Version 2.2

Construction Application

9/14/2012

The LEED Submittal Template has been provided stating that the project is performing a flush-out prior to occupancy by supplying a total air volume of 14,000 cubic feet of outdoor air per square foot of floor area while maintaining an internal temperature of 60 degrees F and relative humidity of 60%. A narrative describing the project's pre-occupancy flush-out process has been provided as required. The narrative includes data regarding the temperature, air flow, and duration of the flush-out.

1

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Low-Emitting Materials: Adhesives and Sealants

Credit 4.1-Version 2.2

Construction Application

9/14/2012

The LEED Submittal Template has been provided stating that all indoor adhesive and sealant products comply with the VOC limits of the referenced standards for this credit. The template includes a list of the required product details.

1

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Low-Emitting Materials: Paints and Coatings

Credit 4.2-Version 2.2

Construction Application

9/14/2012

The LEED Submittal Template has been provided stating that all indoor paint and coating products comply with the VOC limits of the referenced Green Seal and SCAQMD standards. The template includes a list of the required product details.

1

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Low-Emitting Materials: Carpet Systems

Credit 4.3-Version 2.2

Construction Application

9/14/2012

The LEED Submittal Template has been provided stating that the installed carpet complies with the testing and product requirements of the CRI Green Label Plus Program, there are no installed carpet cushions, and all carpet adhesives comply with the requirements of EQc4.1 Low-Emitting Materials-Adhesives and Sealants. The template includes a list of the required product details.

1

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Low-Emitting Materials: Composite Wood and Agrifiber

Credit 4.4-Version 2.2

Construction Application

9/14/2012

The LEED Submittal Template has been provided stating that all indoor composite wood and agrifiber materials used on the project contain no added urea-formaldehyde. The template includes a list of the required product details.

1

0

Indoor Chemical and Pollutant Source Control

Credit 5-Version 2.2

Design Application

11/10/2010

The LEED Submittal Template has been provided stating that the project has installed the required indoor chemical and pollutant source control measures required by this credit. A listing of each entryway product

installed for the building has been provided. Copies of the project's construction drawings have been provided to show the installed entryway systems, room separations and required ventilation systems. The Submittal Template also confirms that MERV 13 filtration media has been installed in all HVAC systems prior to occupancy.

1	0	Controllability of Systems: Lighting	Credit 6.1-Version 2.2
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		Design Application	11/10/2010
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The LEED Submittal Template has been provided stating that a sufficient quantity of lighting controls are provided for individual workstations, and states appropriate lighting controls are available for shared multi-occupant spaces. A narrative has been provided describing the project's lighting control strategy with a description of the type and location of the lighting controls.

0	0	Controllability of Systems: Thermal Comfort	Credit 6.2-Version 2.2
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1	0	Thermal Comfort: Design	Credit 7.1-Version 2.2
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		Design Application	11/10/2010
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The LEED Submittal Template has been provided stating that the HVAC systems and building envelope have been designed to meet the requirements of the ASHRAE Standard 55-2004. The project team has provided a narrative describing the method used to establish thermal comfort criteria for the project and how the systems address the design criteria. Data has also been provided regarding the specific seasonal temperature and humidity design criteria.

1	0	Thermal Comfort: Verification	Credit 7.2-Version 2.2
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		Design Application	11/10/2010
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The LEED Submittal Template has been provided explaining that a thermal comfort survey will be distributed to building occupants within the first 6 to 18 months of occupancy. The narrative includes an appropriate corrective action plan if the survey results indicate that 20% of the building occupants are dissatisfied with thermal comfort based on the environmental variables outlined in ASHRAE 55-2004.

0	0	Daylighting and Views: Daylight 75% of Spaces	Credit 8.1-Version 2.2
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0	0	Daylighting and Views: Views for 90% of Spaces	Credit 8.2-Version 2.2
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Earned	Denied		
5	0	Innovation and Design Process	Possible Points 5

2/15/2011

Construction Application

Credit 1.1-Version 2.2

1

0

Innovation in Design**Construction Application**

9/14/2012

The LEED Submittal Template has been provided stating that the project achieves exemplary performance for EAc6 Green Power as specified in the LEED Reference Guide for New Construction v2.2, Third Edition. The requirement for exemplary performance in EAc6 is 70%. The project team has provided documentation demonstrating 106% of the total annual electricity consumption is provided by green sources which meets the exemplary performance requirement.

1

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Innovation in Design

Credit 1.2-Version 2.2

Construction Application

9/14/2012

The LEED Submittal Template has been provided stating that the project team has developed and implemented an ID credit proposal in compliance with LEED-EB v2 MRc6 (Additional Toxic Material Reduction: Reduced Mercury in Light Bulbs). The LEED-EB Submittal Template, the lighting fixture lamp count, and a lamp mercury calculator have been provided. The documentation states that the project average mercury content in picograms per lumen hour is 28.69, which is less than 80 as required.

1

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Innovation in Design

Credit 1.3-Version 2.2

Construction Application

9/14/2012

The LEED Submittal Template has been provided stating that the project achieves exemplary performance for MRc2 (Construction Waste Management) as specified in the LEED Reference Guide for New Construction v2.2, Third Edition. The requirement for exemplary performance in Construction Waste Management is to divert 95% or more of total construction waste. The project team has provided documentation demonstrating that the project has diverted 4,169.42 tons (98.511%) of on-site generated construction waste from landfill, which meets the exemplary performance requirement.

1

0

Innovation in Design

Credit 1.4-Version 2.2

Construction Application

9/14/2012

The LEED Submittal Template has been provided stating that the project team has developed and implemented a green housekeeping program. Green cleaning is detailed in LEED-NC v2.1 IDc1.1 CIR ruling dated 4/8/2004 (LEED Interpretation 766). To receive an innovation point, the project team must demonstrate that a comprehensive green cleaning / housekeeping program is in place with clear performance goals including: a statement of purpose; custodial training; the contractual or procedural requirements for operations staff; a clear set of acceptable performance standards by which to measure products, progress, and achievement of goals; and documentation of the program's housekeeping and environmental cleaning solution specifications. The Green Cleaning Plan within the Janitorial Services Performance Work Statement, the janitorial services agreement supplement, and the Prestige Maintenance Green Cleaning Program documents provided comply with the LEED Interpretation requirements.

1

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LEED Accredited Professional

Credit 2-Version 2.2

Construction Application

9/14/2012

The LEED Submittal Template has been provided stating that a LEED AP has been a participant on the project development team. A copy of the LEED AP award certification for Shawkat M. Shamaa has been included as required.

Earned	Denied	
0	0	Administrative Inquiries Possible Points 0