



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.

40

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.

2

Rating This Project has achieved 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		
11	0	Sustainable Sites	Possible Points 14
0	0	Construction Activity Pollution Prevention	Prerequisite 1-Version 2.2
		Construction Application	6/6/2012
		<p>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 narrative describing the implemented erosion and sedimentation control measures, specific documentation demonstrating that the local standard is equal to or more stringent than the referenced NPDES program, and a copy of the project's erosion and sedimentation control plan have been provided.</p>	
1	0	Site Selection	Credit 1-Version 2.2
		Design Application	6/25/2009
		<p>The LEED Submittal Template has been provided stating that the project site does not meet any of the prohibited criteria.</p>	
1	0	Development Density and Community Connectivity	Credit 2-Version 2.2
		Construction Application Appeal	10/22/2012
		<p>The LEED Submittal Template has been provided stating that the project site is located within one half mile of a minimum of ten community services and an existing residential district with a minimum density of ten units per acre. Additionally, a listing of the neighborhood services has been provided on the template. The required site map showing the one half mile radius and the locations of the community services and the existing residential district has also been provided.</p>	
		<p>Note that the pedestrian access to some services is unclear and appears to be greater than one half mile. For future submittals ensure the pedestrian access to all services is clearly indicated.</p>	
		Brownfield Redevelopment	Credit 3-Version 2.2
1	0	Alternative Transportation: Public Transportation Access	Credit 4.1-Version 2.2
		Design Application	6/25/2009
		<p>The LEED Submittal Template has been provided stating that the project is served by only 1 bus lines within 0.25 miles of the project site.</p>	
		<p>However, the project must be located within 0.25 miles of TWO or more public or campus bus lines. The</p>	

Template indicates the bus line is a USCD Campus Loop which may meet the intent of the credit if the bus line connects to other mass transit options. It is unclear from the information provided if the bus line connects to other options.

TECHNICAL ADVICE:

Please provide a revised Template and a revised site map indicating two or more bus lines within 0.25 miles of the project or provide a detailed narrative and site map describing the routes and connection to other mass transit options of the campus loop bus.

Design Application

1/27/2010

A revised Submittal Template and vicinity map has been provided. The Template and vicinity map indicates 2 bus lines within 0.25 miles of the project site. Credit compliance has been demonstrated.

1

0

Alternative Transportation: Bicycle Storage and Changing Rooms

Credit 4.2-Version 2.2

Design Application

6/25/2009

The LEED Submittal Template has been provided stating that the project is non-residential. The Template states that bicycle storage facilities have been provided to serve 7.4% of FTE and Transient building occupants, measured at peak occupancy, and shower facilities for 0.5% of the FTE.

However, the plan provided showing the location of the bike storage facilities is unclear.

TECHNICAL ADVICE:

Please provide detailed drawing plans that show the location of the bicycle storage facilities.

Design Application

1/27/2010

A revised Submittal Template and drawings indicating the location of the bike storage facilities has been provided. Credit compliance has been demonstrated.

1

0

Alternative Transportation: Low-Emitting and Fuel Efficient Vehicles

Credit 4.3-Version 2.2

Design Application

6/25/2009

The LEED Submittal Template and project drawings have been provided stating that 2 preferred parking spaces for low-emitting and fuel efficient vehicles have been provided on site which represents 5% of the total onsite parking.

However, the documentation provided does not indicate how the preferred parking spaces will be designated

TECHNICAL ADVICE:

Please provide documentation verifying the means by which the spaces are designated as reserved for low-emitting and fuel-efficient vehicles (construction documents depicting signage or photographs of signage or pavement painting)."

Design Application

1/27/2010

A revised Submittal Template and a drawing indicating the preferred spaces will be identified by stripping and signage. Credit compliance has been demonstrated.

1	0	Alternative Transportation: Parking Capacity	Credit 4.4-Version 2.2
		Design Application	6/25/2009

The LEED Submittal Template has been provided stating that no new parking has been added to the site.

0	0	Site Development: Protect or Restore Habitat	Credit 5.1-Version 2.2
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1	0	Site Development: Maximize Open Space	Credit 5.2-Version 2.2
		Design Application	6/25/2009

The LEED Submittal Template has been provided stating that the project has been developed in an area with no minimum local zoning code requirements for open space. The Template further states that 30,004 sq. ft of dedicated open space, compared to 15,460 sq ft of the building footprint has been provided adjacent to the building. Site drawings have been provided in support of this credit.

1	0	Stormwater Management: Quantity Control	Credit 6.1-Version 2.2
		Design Application	6/25/2009

The LEED Submittal Template has been provided stating that the project has implemented a stormwater management plan that results in a 29% decrease (rate and quantity) in runoff from calculated pre-project conditions. Calculations have been provided to demonstrate compliance with the requirements of this credit.

1	0	Stormwater Management: Quality Control	Credit 6.2-Version 2.2
		Construction Application	6/6/2012

The LEED Submittal Template has been provided stating that stormwater runoff from 90% of the average annual rainfall is captured or treated such that 80% of the average annual post-development Total Suspended Solids (TSS) is removed. The template lists the project BMPs and structural controls and describes the contribution to stormwater filtration of each. However, the TSS removal rate for each BMP and structural control has not been provided. In addition, the percent of annual rainfall treated by each BMP and structural control is unclear.

TECHNICAL ADVICE:

Please complete the Submittal Template by providing the TSS removal rate for each BMP and structural control as part of the contribution to stormwater filtration. As a reminder, the TSS removal rate must come from an approved source, including State or Local sources, National sources, in-field performance testing, or manufacturer's specifications.

Additionally, provide the percentage of average annual rainfall that each BMP and structural control has been designed for. Unless acting in series, each BMP and structural control should be sized for at least 90% of the average annual rainfall. Alternatively, since the template already requires confirmation that in aggregate, 90% of the average annual rainfall runoff is treated, providing the percentage of the runoff volume (generated from 90% of the average annual rainfall) that is treated by each BMP and structural control is acceptable. Unless acting in series, the total percentage treated should add up to 100%. Note that if any BMP's or structural controls listed

in the template are acting in series, provided additional explanation in the optional narrative space.

Construction Application

8/24/2012

The Submittal Template has been revised to address the issues outlined in the Preliminary Review comments and confirms the TSS removal rate for each BMP and structural control, confirming that 80% of the annual average post-development TSS is removed. The documentation demonstrates credit compliance.

1

0

Heat Island Effect: Non-Roof

Credit 7.1-Version 2.2

Construction Application

6/6/2012

The LEED Submittal Template has been provided stating that 53.44% of the site hardscape have been paved with highly reflective materials, will be shaded within five years, or have been paved with open grid pavement. The calculations provided in the template indicate that of the 31,776 square feet of total site hardscape, 13,782 square feet (43.37%) have been paved with non-colored concrete, 2,539 square feet (7.99%) will be shaded within five years, 661 square feet (2.08%) have been paved with open grid pavement. A site plan showing the paved areas has been provided.

However, the drawings do not clearly indicate the areas that are shaded or use open grid pavement.

TECHNICAL ADVICE:

Please provide revised drawings that highlight the areas that are shaded or use open grid pavement.

Construction Application

8/24/2012

The drawings have been provided to address the issues outlined in the Preliminary Review comments and shows the areas that are shaded or open grid pavement. The documentation demonstrates credit compliance.

1

0

Heat Island Effect: Roof

Credit 7.2-Version 2.2

Design Application

6/25/2009

The LEED Submittal Template has been provided stating that the roofing materials used on the project have a minimum SRI value of 78 for 100% of the roof surface.

0

0

Light Pollution Reduction

Credit 8-Version 2.2

Earned
4
2

Denied
0
0

Water Efficiency	Possible Points	5
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Water Efficient Landscaping

Credit 1.1-1.2-Version 2.2

Design Application

6/25/2009

The LEED Submittal Template has been provided stating that in addition to reducing potable water consumption by at least 50% (61.8%) from a calculated baseline case, the installed irrigation systems use only reclaimed water from the City of San Diego. A narrative has been included describing the landscape and irrigation design strategies employed by the project. Additional documentation includes irrigation details, notes, and legend, and irrigation plan.

However, specific information regarding source and available quantity of non-potable supplies has been provided.

TECHNICAL ADVICE:

Please provide documentation to verify the non-potable water supply will be coming from a reclaimed water supply from the City of San Diego.

Design Application

1/27/2010

The project team has provided a revised LEED Submittal Template, a copy of a contract with the City of San Diego indicating the non-potable water supply for the project. Additional documentation includes copies of irrigation detail drawings, irrigation plans, and site plans indicating water line locations. The project has demonstrated compliance with the credit requirements.

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Innovative Wastewater Technologies

Credit 2-Version 2.2

2	0
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Water Use Reduction

Credit 3.1-3.2-Version 2.2

Design Application

6/25/2009

The LEED Submittal Template has been provided stating that the project has reduced potable water use by 41.2% from a calculated baseline design through the installation of low-flow water closets, urinals and faucets. Please note, the Transient occupancy indicated may not be the same as the peak occupancy indicated in 5Sc4.2.

Earned	Denied
7	2
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

6/6/2012

The LEED Submittal Template has been provided stating that the fundamental commissioning requirements have been completed. In addition, a narrative was provided describing the commissioned systems, as well as the results of the commissioning process.

0	0
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Minimum Energy Performance

Prerequisite 2-Version 2.2

Design Application

6/25/2009

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. For projects pursuing points under EAc1, a computer simulation model may be used to confirm satisfaction of this prerequisite.

However, EAc1 has been denied pending clarification.

TECHNICAL ADVICE:

Please address all concerns raised in EAc1 Technical Advice. Keep in mind that this project was registered after 06/26/07 and is required to earn at least two points under EAc1. Failure to earn these points will result in denial of this prerequisite and eliminate the project's ability to achieve LEED certification.

Design Application

1/27/2010

Revised LEED Submittal Template and supporting documentation for EAc1 does not verify this prerequisite has been met.

Design Application Appeal

4/12/2010

Sufficient documentation has been provided under EAc1 to verify confirmation of credit. Therefore the project qualifies for the prerequisite as well.

0

0

Fundamental Refrigerant Management

Prerequisite 3-Version 2.2

Design Application

6/25/2009

The LEED Submittal Template states that CFC-based equipment is in use. However, the project has not provided a narrative describing a phase-out plan for the discontinuation of CFC-based equipment.

TECHNICAL ADVICE:

Please provide a narrative describing the phase out plan, including dates and refrigerant quantities as a percentage of the overall project equipment has been provided.

Design Application

1/27/2010

Revised LEED Submittal Template and supporting documentation verifies this prerequisite has been met.

5

0

Optimize Energy Performance

Credit 1-Version 2.2

Design Application

6/25/2009

The LEED Submittal Template and supporting documentation have been provided stating that the project has a Performance Rating of 21.3% using the Title 24-2005 methodology. Energy efficiency measures include improved thermal envelope, improved glazing, and reduced lighting power density.

However, additional information is required to confirm the projected level of savings:

TECHNICAL ADVICE:

1. It appears that this project was registered on 4/16/09. All projects registered after 06/26/07 are required to achieve at least two (2) points in EAc1 for certification. This requirement is stated in the second paragraph under Project Registration on the US Green Building Council website. Log into myUSGBC, and then use this link: <http://>

www.usgbc.org/DisplayPage.aspx?CMSPageID=65 to navigate directly to this page. Failure to meet this requirement would eliminate this project's ability to achieve LEED certification.

2. Tables 1.4, 1.8.1 and 1.8.2 omit a description of Exterior lighting, and consumptions and demands. However, Lighting Compliance Summary OLTG-2-C has been provided which includes a summary of the site lighting for the Baseline and the Proposed. Please provide a narrative describing the Exterior lighting used for the project, and update the Template including consumptions and demands for the Baseline and Proposed cases. Please update the Baseline and Proposed models, if necessary, and supporting documentation accordingly.

3. Tables 1.8.1 and 1.8.2 appear not to have included the unconditioned lighting consumptions reported in LTG-5-C. Please reference the Title-24 equivalence documentation at <http://www.usgbc.org/ShowFile.aspx?DocumentID=2255> and verify that all internal consumptions and loads are accounted for in the energy model as required, and update the Template and supporting documentation accordingly.

4. Table 1.4 omits description for the Receptacle Equipment Power Density. The footnote to Table 1.8.1 indicates the process energy accounts for less than 25% of the Baseline energy cost for the building. Please provide a narrative detailing the all end-use equipment and other end-use consumptions included in the receptacle load and justifying the use of a reduced process load. Please revise the models to include any process electric loads and update the Template. Please keep in mind that it is not the intention of LEED to arbitrarily set the receptacle load to 25% of the baseline cost, but that the anticipated process loads be modeled as realistically as possible.

5. From the information in Table 1.4 it appears that the Proposed windows have been modeled using the center of glass U-value. Please make any necessary revisions to the performance factor used for the windows in the Proposed model, update the Template as required, and provide supporting documentation for the declared values used for the proposed windows.

6. Table 1.8.2 indicates a Proposed Pumping consumption savings of 70.5%, which is unexpected. Please provide justification for the consumption savings, provide a description of the pumping, and revise the models and Template accordingly.

7. Table 1.4 omits information for the Baseline and Proposed Fan Power, Heating and Cooling Efficiencies, Chilled and Hot water Parameters, and Domestic Hot water. Please update the Template to include information for both the Baseline and Proposed models, and update all supporting documentation accordingly.

8. Building Total Area from Table 1.2 is listed as 60,777 square feet, and does not match the 49,950 square feet noted within the uploaded Project Narrative, or 82,000 square feet within MRp1. All data must be reported consistently across all LEED credit submittals.

Please provide a narrative response to each of the issues raised above, revised energy modeling inputs, and outputs conforming to Title 24-2005 for the final review.

Design Application

1/27/2010

Additional documentation consists of a revised LEED Submittal Template, narrative responses, and a revised modeling report has been included. The declared level 22% of savings has not been awarded due to the following issue that could not be verified from the information provided:

1. The revised supporting narratives and Template indicate that the Project is using a central plant to provide heating and cooling, and is registered on 04/16/09. Please note that all projects registered with the USGBC on or after 05/28/2008, and using district thermal energy are required to follow the guidance of the "Required

Treatment of District Thermal Energy in LEED-NC version 2.2 and LEED for Schools", which can be found at the following link: <http://www.usgbc.org/ShowFile.aspx?DocumentID=4176>. However, this guidance does not appear to have been followed. If appealing the is credit, please revise all energy models following the "Required Treatment of District Thermal Energy in LEED-NC version 2.2 and LEED for Schools", provide the revised energy reports, update the supporting documents, and provide separate EAc1 Templates for Step 1 and Step 2 models.

Design Application Appeal

4/12/2010

The project team provided documentation per the guidance in the "Required Treatment of District Thermal Energy in LEED-NC version 2.2 and LEED for Schools". The provided documentation also addressed the following issues identified in the design prelim review - exterior lighting, unconditioned area lighting assumptions, receptacle equipment density, Proposed Case window assembly U-value, pump energy savings, and Base case fan power.

A mid-review clarification was issued to clarify the outstanding building area discrepancy issue from the preliminary review comments, and the following additional issues identified in the provided Appeal documentation - discrepancy between the stand-alone scenario Submittal Template output tables and the UTIL files, and high heating and cooling energy savings seen in the stand-alone scenario documentation.

In response to the MRC, the project team provided a detailed narrative, and a revised stand-alone scenario Submittal Template. The provided revised documentation adequately addresses the issues identified above, and shows 15.8% energy cost savings compared to Title 24 in the stand alone scenario, and 23.6% energy cost savings in the aggregate scenario.

The project is eligible to achieve the 4 points associated with the 23.6% energy cost savings. The total purchased annual energy consumption reported for the proposed case for the Step 2 model is 798,054 kWh/year of electricity and 13,332 therms/year.

Construction Application

6/6/2012

Construction Application Appeal

10/22/2012

The LEED Submittal Template Table 1.6 has been updated to include the claimed on-site renewable solar energy previously awarded in EAc2 On-site Renewable Energy (29,037 kWh). Including the on-site renewable solar energy within Table 1.6, the updated LEED Submittal Template is claiming a performance improvement of 26% using the ASHRAE 90.1-2004 Appendix G methodology. The total predicted annual energy consumption for the project is 769,017 kWh/year of electricity and 13,332 therms/year of natural gas.

For future submittals please provide a narrative description outlining any changes made to the LEED Submittal Template between phases of review.

1

0

On-Site Renewable Energy

Credit 2-Version 2.2

Construction Application

6/6/2012

The LEED Submittal Template has been provided stating that 3.1% of the project's energy cost is being offset by renewable energy generated onsite and that the project has used a computer model simulation to document improved building energy performance under EA Credit 1. Supporting calculations and narrative have been provided.

		Enhanced Commissioning	Credit 3-Version 2.2
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0	1	Enhanced Refrigerant Management	Credit 4-Version 2.2
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Construction Application 6/6/2012

The LEED Submittal Template has been provided stating that the project selected refrigerants and HVAC that minimize or eliminate the emission of compounds that contribute to ozone depletion and global warming. However, the completed Refrigerant Impact Calculation indicates that the project's total refrigerant impact per ton is 1500.7, which is greater than the maximum allowable value of 100. In order to meet the requirements of this credit, the project's total refrigerant impact per ton must be equal to or less than 100. Therefore, the credit is denied.

Construction Application 8/24/2012

0	1	Measurement and Verification	Credit 5-Version 2.2
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Construction Application 6/6/2012

The LEED Submittal Template has been provided stating that the project has developed and implemented a measurement and verification plan consistent with Option B of the IPMVP. However, a copy of the project's Monitoring and Verification plan has not been provided.

TECHNICAL ADVICE:

Please provide a copy of the project's Monitoring and Verification plan. The Monitoring and Verification plan should clearly indicate the chosen option and compliance measures and cover a period of no less than one year of post-construction occupancy.

Construction Application 8/24/2012

No further information has been provided.

The documentation does not demonstrate credit compliance.

1	0	Green Power	Credit 6-Version 2.2
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Construction Application 6/6/2012

The LEED Submittal Template has been provided stating that the project has purchased Green-e accredited Tradable Renewable Certificates (RECs) equal to 35.1% of the predicted annual electrical consumption over a 2-year period. The submitted documentation states that Carbon Solutions Group, LLC will provide RECs equal to 35.1% of the building's total annual electric energy usage and includes the term of the contract and a narrative.

Earned	Denied	Materials and Resources	Possible Points
3	0		13

0

0

Storage and Collection of Recyclables

Prerequisite 1-Version 2.2

Design Application

6/25/2009

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. Additional documentation includes a narrative explaining the project's recycling strategy as an alternative approach through UC San Diego. Additional documentation includes downloaded internet references for the recycling content from UCSD.

However, it is unclear from the narrative that recycling containers within the project site have been dedicated to the storage of recycling the five required materials since the frequency of the recyclable pickup has not been indicated.

Though the project is seeking an alternative approach for recycling, the Template has not been completed to indicate there will be recyclable collection and storage areas for the project site including ease of accessibility for building occupants to dispose of recyclable content.

TECHNICAL ADVICE:

Please provide a narrative explaining the area(s) allocated to the storage of recyclables, and how these areas are capable of accommodating the quantity of plastics, metals, paper, cardboard, and glass generated by occupants, including ease of accessibility to the provided recycling collection containers/locations for occupants on all floors, along with one floor plan drawings clearly depicting dedicated area(s).

Design Application

1/27/2010

The project team has provided a revised LEED Submittal Template with a narrative to indicate co-mingling recycling materials will be collected with the comprehensive waste diversion program for the campus. The project has demonstrated compliance with the credit requirements.

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

6/6/2012

The LEED Submittal Template has been provided stating that the project has diverted 1,208.29 tons (88.74%) of on-site generated construction waste from landfill. Calculations have been provided to document the waste types and receiving agencies for recycled materials. A narrative has been provided describing the project's Construction Waste Management Plan.

However, there are materials in the calculation indicated as Comingled Waste.

TECHNICAL ADVICE:

Materials must be listed separately, by type, or project specific diversion rates of commingled debris must be provided. Please provide a narrative and supporting documentation to confirm the breakdown of recycled materials or a project specific diversion rate. If the materials were weighed off-site, please include the weigh tickets or a narrative from the hauler or recycler. If the value of waste was calculated using the average annual recycling rate for a specific sorting facility, it is acceptable as long as the facility's method of recording and calculating the recycling rate is regulated by a local or state government authority, per LEED Interpretation 3000. In this case, please provide either documentation from the sorting facility with the project specific diversion rates or a letter from the state-regulated sorting facility with the average rate of recycling for that sorting facility. Ensure that the documentation confirms that the sorting facility is state regulated as required.

Construction Application

8/24/2012

The narrative has been provided to address the issues outlined in the Preliminary Review comments and confirms how the waste diversion rates were determined. The documentation demonstrates credit compliance.

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Resource Reuse

Credit 3-Version 2.2

1	0
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Recycled Content

Credit 4-Version 2.2

Construction Application

6/6/2012

The LEED Submittal Template has been provided stating that 18.21% of the total building materials content, by value, have been manufactured using recycled materials.

0	0
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Regional Materials

Credit 5-Version 2.2

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Rapidly Renewable Materials

Credit 6-Version 2.2

0	0
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Certified Wood

Credit 7-Version 2.2

Earned	Denied
10	0
1	0

Indoor Environmental Quality	Possible Points 15
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Minimum IAQ Performance

Prerequisite 1-Version 2.2

Design Application

6/25/2009

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 has been provided to describe the project's ventilation design. The narrative also includes specific information regarding fresh air intake volumes.

0

0

Environmental Tobacco Smoke (ETS) Control

Prerequisite 2-Version 2.2

Design Application

6/25/2009

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.

1

0

Outdoor Air Delivery Monitoring

Credit 1-Version 2.2

Design Application

6/25/2009

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.

However, drawings have not been provided documenting the location and type of installed sensors in all spaces. Additionally, the mounting height given for the CO2 sensor is incorrect and it appears that all densely occupied spaces may not have been listed. It is unclear what the Dyad Rooms are and if they would be considered densely occupied. If so, they will require CO2 sensors within the spaces.

TECHNICAL ADVICE:

Please provide project drawings documenting the location and type of installed sensors. Confirm that CO2 monitoring has been provided within all densely occupied spaces and centered between 3 and 6 feet above the floor. Please note, some of the rooms listed in the narrative as having CO2 sensors did not appear to show them on the provided drawings. Please correct this for the next submission.

Design Application

1/27/2010

The project team has supplied a revised narrative and multiple ventilation drawings depicting the rooms containing CO2 sensors. All outstanding issues raised by the preliminary review comments have been addressed. Credit compliance has been demonstrated.

1

0

Increased Ventilation

Credit 2-Version 2.2

Design Application

6/25/2009

The LEED Submittal Template has been provided stating that the project has increased breathing zone outdoor air ventilation rates to all occupied spaces by 30% above the minimum rates required by ASHRAE Standards 62.1-2004 as determined by EQp1. A detailed narrative has been provided describing the project's ventilation system design. Specific information regarding the fresh air intake volumes for each occupied zone has been provided.

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|---|---|--|---|
| 1 | 0 | <p>Construction IAQ Management Plan: During Construction</p> <p>Construction Application</p> <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> | <p>Credit 3.1-Version 2.2</p> <p>6/6/2012</p> |
| 1 | 0 | <p>Construction IAQ Management Plan: Before Occupancy</p> <p>Construction Application</p> <p>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.</p> | <p>Credit 3.2-Version 2.2</p> <p>6/6/2012</p> |
| 1 | 0 | <p>Low-Emitting Materials: Adhesives and Sealants</p> <p>Construction Application</p> <p>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.</p> | <p>Credit 4.1-Version 2.2</p> <p>6/6/2012</p> |
| 1 | 0 | <p>Low-Emitting Materials: Paints and Coatings</p> <p>Construction Application</p> <p>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.</p> | <p>Credit 4.2-Version 2.2</p> <p>6/6/2012</p> |
| 1 | 0 | <p>Low-Emitting Materials: Carpet Systems</p> <p>Construction Application</p> <p>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.</p> | <p>Credit 4.3-Version 2.2</p> <p>6/6/2012</p> |

However, the form only lists carpet glue, which is covered under EQc4.1, rather than the actual carpet products.

TECHNICAL ADVICE:

Please provide a revised form listing the carpet products used for the project, confirming that they meet the requirements of the CRI Green Label Plus Program.

Alternatively, LEED Interpretation 6027 allows this credit to be achieved by meeting the requirements for the use of rubber flooring:

1. 100% of the non-carpet finished flooring (including rubber flooring) must be FloorScore-certified
2. Non-carpet finished flooring must comprise of at least 25% of the finished floor area.

Construction Application

8/24/2012

The Submittal Template has been revised to address the issues outlined in the Preliminary Review comments and includes carpet products used for the project. The documentation demonstrates credit compliance.

1

0

Low-Emitting Materials: Composite Wood and Agrifiber

Credit 4.4-Version 2.2

Construction Application

6/6/2012

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.

However, it is unclear whether all products have been included.

TECHNICAL ADVICE:

Please provide information for laminate adhesives, plywood, doors, and any other composite wood or agrifiber products within the scope of work that may not be listed and/or a narrative explaining why these items were not used. Note that several wood products listed under MRc4 were not listed under EQc4.4. To support the information, provide documentation confirming that the products contain no added urea-formaldehyde resins.

Construction Application

8/24/2012

The Submittal Template has been revised to address the issues outlined in the Preliminary Review comments and a narrative has been provided to confirm the products used on the project do not contain added urea-formaldehyde. The documentation demonstrates credit compliance.

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Indoor Chemical and Pollutant Source Control

Credit 5-Version 2.2

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Controllability of Systems: Lighting

Credit 6.1-Version 2.2

Controllability of Systems: Thermal Comfort

Credit 6.2-Version 2.2

1

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Thermal Comfort: Design

Credit 7.1-Version 2.2

Design Application

6/25/2009

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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Construction Application 6/6/2012

The LEED Submittal Template has been provided stating 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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		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

1	0	Innovation in Design	Credit 1.1-Version 2.2
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Design Application 6/25/2009

The LEED Submittal Template has been provided stating that the project achieves exemplary performance for WEc3 as specified in the LEED-NCv2.2 Reference Guide by providing a reduction in potable water use by 41.2% from a calculated baseline design.

1	0	Innovation in Design	Credit 1.2-Version 2.2
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Construction Application 6/6/2012

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 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 Program provided comply with the LEED Interpretation requirements.

1

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Innovation in Design

Credit 1.3-Version 2.2

Construction Application

6/6/2012

The LEED Submittal Template has been provided stating that the project team has developed and implemented a Transportation Management Plan based on LEED Interpretation 532. In addition to a comprehensive plan (more two components), the project earned at least three SSc4 credits. An overview narrative has been provided, and the project has earned SSc4.1, SSc4.2, and SSc4.3 as required.

However, the project must provide official documentation for at a least a five-year commitment to the programs and documentation for the number of employees that are initially provided program information, and project documentation of the policies/procedures that ensure the same service for new employees has been provided.

TECHNICAL ADVICE:

Please provide documentation showing a five-year commitment to the programs and documentation showing the number of employees that have been provided program information as well as confirmation that the same service is provided for new employees.

Construction Application

8/24/2012

Revised documentation has been provided to address the issues outlined in the Preliminary Review comments and confirms that a five-year commitment is in place. The documentation demonstrates credit compliance.

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Innovation in Design

Credit 1.4-Version 2.2

Construction Application

6/6/2012

The LEED Submittal Template has been provided stating that the project team has developed and implemented a tree salvage strategy. The project has relocated trees that were removed during demolition.

However, Innovation in Design credits are not awarded when the strategy aids in the achievement of an existing LEED credit (even if the credit was not applied in the project). This strategy is included in SSc5.1 Site Development: Protect and Restore Habitat. Therefore, the credit is denied.

TECHNICAL ADVICE:

The project may apply for an alternative ID credit for the Final Review.

Construction Application

8/24/2012

The former proposal for tree location has been replaced with a proposal for a Wellness Program. The LEED Submittal Template has been provided stating that the project team has developed and implemented a strategy to improve employee health and wellness. A narrative and drawings have been provided stating that lactation rooms, a fitness center, and a wellness center with examination rooms are available on the campus. A wellness strategy is applicable for an ID credit.

However, the strategy must be quantified, comprehensive, and pertain to the LEED building and site under review. The documentation falls short of those requirements.

For future submittals, please provide documentation to demonstrate a quantified, comprehensive wellness strategy pertaining to the LEED building and site under review. Include documentation such as the relevant ongoing program or policy, confirmation of occupant participation, and other supporting documentation

Construction Application Review

applicable to the project strategy. For more information on Active Design strategies for buildings and sites, visit <http://ddcftp.nyc.gov/adg/downloads/adguidelines.pdf>.

Note that for-fee services do not count toward compliance. Additionally, due to the distance of the lactation rooms from the project building, they may not count toward credit compliance.

Construction Application Appeal

10/22/2012

The former proposal for a Wellness Program has been replaced with Green Power Exemplary Performance in EAc6.

With the revised invoice and purchase order provided, it is indicated that the building owner has purchased Green-e accredited tradable renewable energy certificates equal to 70% of the EA Credit 1 calculated Proposed case electrical energy use over a two-year period. The threshold for exemplary performance in EAc6 is 70.0%.

The documentation demonstrates credit compliance.

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LEED Accredited Professional

Credit 2-Version 2.2

Construction Application

6/6/2012

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 Sayaka Komago has been included as required.

Earned	Denied
0	0

Administrative Inquiries	Possible Points	0
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