



LEED Certification Review Report

This report contains the results of the technical review of an application for LEED® certification submitted for the specified project. LEED certification is an official recognition that a project complies with the requirements prescribed within the LEED rating systems as created and maintained by the U.S. Green Building Council® (USGBC®). The LEED certification program is administered by Green Business Certification Inc. (GBCI®).

Unisphere

Project ID 1000056187
Rating system & version LEED-NC v2009
Project registration date 03/23/2015



Certified (Platinum)

CERTIFIED: 40-49, SILVER: 50-59, GOLD: 60-79, PLATINUM: 80+

LEED 2009 NEW CONSTRUCTION

ATTEMPTED: 84, DENIED: 3, PENDING: 0, AWARDED: 81 OF 108 POINTS

SUSTAINABLE SITES		21 OF 26
SSp1	Construction Activity Pollution Prevention	Y
SSc1	Site Selection	1 / 1
SSc2	Development Density and Community Connectivity	5 / 5
SSc3	Brownfield Redevelopment	0 / 1
SSc4.1	Alternative Transportation-Public Transportation Access	6 / 6
SSc4.2	Alternative Transportation-Bicycle Storage and Changing Room	1 / 1
SSc4.3	Alternative Transportation-Low-Emitting and Fuel-Efficient V	3 / 3
SSc4.4	Alternative Transportation-Parking Capacity	2 / 2
SSc5.1	Site Development-Protect or Restore Habitat	0 / 1
SSc5.2	Site Development-Maximize Open Space	1 / 1
SSc6.1	Stormwater Design-Quantity Control	0 / 1
SSc6.2	Stormwater Design-Quality Control	0 / 1
SSc7.1	Heat Island Effect, Non-Roof	1 / 1
SSc7.2	Heat Island Effect-Roof	1 / 1
SSc8	Light Pollution Reduction	0 / 1

WATER EFFICIENCY		6 OF 10
WEp1	Water Use Reduction-20% Reduction	Y
WEc1	Water Efficient Landscaping	4 / 4
WEc2	Innovative Wastewater Technologies	0 / 2
WEc3	Water Use Reduction	2 / 4

ENERGY AND ATMOSPHERE		33 OF 35
EAp1	Fundamental Commissioning of the Building Energy Systems	Y
EAp2	Minimum Energy Performance	Y
EAp3	Fundamental Refrigerant Mgmt	Y
EAc1	Optimize Energy Performance	19 / 19
EAc2	On-Site Renewable Energy	7 / 7
EAc3	Enhanced Commissioning	0 / 2
EAc4	Enhanced Refrigerant Mgmt	2 / 2
EAc5	Measurement and Verification	3 / 3
EAc6	Green Power	2 / 2

MATERIALS AND RESOURCES		2 OF 14
MRp1	Storage and Collection of Recyclables	Y
MRC1.1	Building Reuse-Maintain Existing Walls, Floors and Roof	0 / 3
MRC1.2	Building Reuse - Maintain 50% of Interior Non-Structural Ele	0 / 1
MRC2	Construction Waste Mgmt	2 / 2
MRC3	Materials Reuse	0 / 2
MRC4	Recycled Content	0 / 2

MATERIALS AND RESOURCES		CONTINUED
MRC5	Regional Materials	0 / 2
MRC6	Rapidly Renewable Materials	0 / 1
MRC7	Certified Wood	0 / 1

INDOOR ENVIRONMENTAL QUALITY		13 OF 15
IEQp1	Minimum IAQ Performance	Y
IEQp2	Environmental Tobacco Smoke (ETS) Control	Y
IEQc1	Outdoor Air Delivery Monitoring	1 / 1
IEQc2	Increased Ventilation	0 / 1
IEQc3.1	Construction IAQ Mgmt Plan-During Construction	1 / 1
IEQc3.2	Construction IAQ Mgmt Plan-Before Occupancy	1 / 1
IEQc4.1	Low-Emitting Materials-Adhesives and Sealants	1 / 1
IEQc4.2	Low-Emitting Materials-Paints and Coatings	1 / 1
IEQc4.3	Low-Emitting Materials-Flooring Systems	1 / 1
IEQc4.4	Low-Emitting Materials-Composite Wood and Agrifiber Products	1 / 1
IEQc5	Indoor Chemical and Pollutant Source Control	0 / 1
IEQc6.1	Controllability of Systems-Lighting	1 / 1
IEQc6.2	Controllability of Systems-Thermal Comfort	1 / 1
IEQc7.1	Thermal Comfort-Design	1 / 1
IEQc7.2	Thermal Comfort-Verification	1 / 1
IEQc8.1	Daylight and Views-Daylight	1 / 1
IEQc8.2	Daylight and Views-Views	1 / 1

INNOVATION IN DESIGN		4 OF 6
IDc1.1	Innovation in Design - Daylight and Views - Daylight	1 / 1
IDc1.1	Innovation in Design	0 / 1
IDc1.2	Exemplary Performance - Renewable Energy	1 / 1
IDc1.2	Innovation in Design	0 / 1
IDc1.3	Innovation in Design - Optimize Energy Performance	1 / 1
IDc1.3	Innovation in Design	0 / 1
IDc1.4	Innovation in Design	0 / 1
IDc1.4	Innovation in Design	0 / 1
IDc1.5	Innovation in Design	0 / 1
IDc1.5	Innovation in Design	0 / 1
IDc2	LEED® Accredited Professional	1 / 1

REGIONAL PRIORITY CREDITS		2 OF 2
EAc1	Optimize Energy Performance	1 / 1
EAc2	On-Site Renewable Energy	1 / 1

TOTAL

81 OF 108

CREDIT DETAILS



Project Information Forms

Pif1: Minimum Program Requirements **Approved**

02/08/2019 DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation demonstrates compliance.

12/18/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project complies with all Minimum Program Requirements. The project will comply with MPR 6: Must Commit to Sharing Whole-Building Energy and Water Usage Data via Option 1. The project is located in Silver Spring, MD. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. It is unclear if the project complies with Minimum Program Requirement 2: Must Be a Complete, Permanent Building or Space. Based on the documents provided in Pif4: Schedule and Overview Documents, it appears that the existing building to which this project is attached is not LEED certified. As stated in Items 2 and 3 under "Buildings Attached to Non-LEED Certified Buildings" in the June 2011 version (and subsequent versions) of the Supplemental Guidance to the Minimum Program Requirements (MPRs) for MPR 2, if the existing building to which a LEED project is attached is not LEED certified, then the project name must include a word such as "addition" or "wing" or otherwise identify itself as separate from the rest of the building to which it is attached, and signage must be installed to mark the distinction between the LEED project and the existing non-LEED building to which it is attached.

Provide a narrative clarifying whether the existing, attached building is LEED certified. If the existing, attached building is not LEED certified, revise or clarify the LEED project title and provide documentation (example signage or narrative) that demonstrates how the LEED project will be distinguished from the existing non-LEED building. Examples of acceptable signage include providing the identifying project name and/or key plan adjacent to the LEED plaque display. If LEED certification will not be communicated for the project (for confidentiality reasons, or other) no additional distinction beyond the project name is necessary.

12/11/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project complies with all Minimum Program Requirements. The project will comply with MPR 6: Must Commit to Sharing Whole-Building Energy and Water Usage Data via Option 1. The project is located in Silver Spring, MD.

Pif2: Project Summary Details **Approved**

12/11/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form includes the required project summary details. There is one building in this LEED application with a total of 6 stories and 125,539 gross square feet.

Pif3: Occupant and Usage Data **Approved**

12/11/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form includes the required occupant and usage data. The project consists primarily of Office: Administrative/Professional spaces. The average users value is 65, the peak users value is 125, and the FTE value is 101.

Pif4: Schedule and Overview Documents **Approved**

12/11/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form includes the design and construction schedule. The date of substantial completion is August 31, 2018 and the date of occupancy is September 21, 2018. The required documents have been uploaded.



Sustainable Sites

SSp1: Construction Activity Pollution Prevention

Awarded

12/17/2018 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project has implemented an erosion and sedimentation control (ESC) plan that conforms to the 2003 EPA Construction General Permit (CGP).

SSc1: Site Selection

Awarded: 1

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

12/17/2018 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project site does not meet any of the prohibited criteria.

SSc2: Development Density and Community Connectivity

Awarded: 5

POSSIBLE POINTS: 5

ATTEMPTED: 5, DENIED: 0, PENDING: 0, AWARDED: 5

12/17/2018 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project complies with Option 2: Community Connectivity.

SSc3: Brownfield Redevelopment

POSSIBLE POINTS: 1

Not Attempted

SSc4.1: Alternative Transportation-Public Transportation Access

Awarded: 6

POSSIBLE POINTS: 6

ATTEMPTED: 6, DENIED: 0, PENDING: 0, AWARDED: 6

12/17/2018 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project complies with Option 2: Bus Station Proximity and is located within one-quarter mile walking distance of one or more stops for two or more public, campus, or private bus lines usable by building occupants.

SSc4.2: Alternative Transportation-Bicycle Storage and Changing Rooms

Awarded: 1

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

12/17/2018 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project complies with Case 1: Commercial or Institutional Projects. Bicycle storage facilities have been provided to serve 6.4% of the LEED project FTE and transient occupants, measured at peak occupancy, and shower facilities have been provided for 6.15% of the LEED project FTE occupants.

SSc4.3: Alternative Transportation-Low-Emitting and Fuel-Efficient Vehicles

Awarded: 3

POSSIBLE POINTS: 3

ATTEMPTED: 3, DENIED: 0, PENDING: 0, AWARDED: 3

12/17/2018 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project complies with Option 2 and provides alternative-fuel fueling stations for 6.58% of the total parking capacity.

SSc4.4: Alternative Transportation-Parking Capacity

Awarded: 2

POSSIBLE POINTS: 2

ATTEMPTED: 2, DENIED: 0, PENDING: 0, AWARDED: 2

12/17/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project is non-residential and is pursuing Case 1 - Option 3. The project is located in an area that has no minimum local zoning requirement for parking; therefore, the number of parking spaces provided has been reduced by 59% from the number suggested by the 2003 Institute of Transportation Engineers (ITE) Parking Generation Study.

SSc5.1: Site Development-Protect or Restore Habitat
POSSIBLE POINTS: 1

Not Attempted

SSc5.2: Site Development-Maximize Open Space **Awarded: 1**

POSSIBLE POINTS: 1
ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

02/08/2019 DESIGN AND CONSTRUCTION FINAL REVIEW

The LEED Form has been revised and states that the open space provided is equal to 41.69% of the total site area. The additional documentation demonstrates compliance.

01/02/2019 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project complies with Case 3: Sites with Zoning Ordinances but No Open Space Requirements. The open space provided is equal to 39.21% of the total site area. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. The vegetated roof area presented here (598 square feet) differs substantially from that provided within SSc7.2: Heat Island Effect — Roof (2,273 square feet). Provide clarification on the area of the vegetated roof and revise the form as necessary.

SSc6.1: Stormwater Design-Quantity Control
POSSIBLE POINTS: 1

Not Attempted

SSc6.2: Stormwater Design-Quality Control
POSSIBLE POINTS: 1

Not Attempted

SSc7.1: Heat Island Effect, Non-Roof

Awarded: 1

POSSIBLE POINTS: 1
ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

12/17/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project complies with Option 2 and 100% of the base building on-site parking is located underground or under cover.

SSc7.2: Heat Island Effect-Roof

Awarded: 1

POSSIBLE POINTS: 1
ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

02/08/2019 DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation demonstrates compliance.

12/17/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project complies with Option 3 and the weighted average roof area for the combined SRI compliant and vegetated roofing surfaces is greater than or equal to the total building roof area. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. The vegetated roof area presented here (2,273 square feet) differs substantially from that provided within SSc5.2: Site Development — Maximize Open Space (598 square feet). Provide clarification on the area of the vegetated roof and revise the form as necessary.

SSc8: Light Pollution Reduction
POSSIBLE POINTS: 1

**Not
Attempted**



Water Efficiency

WEp1: Water Use Reduction-20% Reduction

Awarded

02/14/2019 DESIGN AND CONSTRUCTION FINAL REVIEW

The LEED Form has been revised and states that the project has reduced potable water use by 36.22%.

It is noted that the revised Water Use Reduction Calculator indicates that less than 100% of the occupants will be using the water closet fixture. The percent of occupants using each fixture type just equal 100% when summed in total for each fixture type (e.g. the male toilet, female toilet, urinal, lavatory, kitchen sink, and showerhead should each equal 100% in total). If project-specific special circumstances exist, a narrative and documentation/calculations must be provided to justify different usage rates.

When this issue is addressed and the form is modified the project has reduced potable water use by 33.1% and compliance is not affected.

It is noted that the LEED Form states a 39.51% reduction; in the case of this project the values in the Water Use Reduction Calculator are being taken as the accurate results for this project.

12/18/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project has reduced potable water use by 34.68%. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. The percent of males expected to use restrooms with urinals in the Water Use Reduction Calculator is listed as 100% and has not been adjusted to reflect the male occupants' use of the unisex restrooms without urinals that are shown on the floor plans in PI4: Project Overview Documents.

Provide a revised Water Use Reduction Calculator with the percent of males expected to use restrooms with urinals adjusted to account for the male occupants' use of the restrooms without urinals. Note that when there is a mix of male or unisex restrooms with and without urinals, the usage should be estimated by the project team based on the project's restroom layout/anticipated usage patterns or weighted fixture counts.

2. The manufacturer documentation indicates that the project lavatories are autocontrol faucets but the flow rates have not been converted from gallons per minute (GPM) to gallons per cycle (GPC), and the fixture type has not been listed as Metering in the Flow Fixture Table. Revise the calculator to ensure that the autocontrol lavatory faucets are converted from GPM to GPC and listed in the calculator as Metering. Ensure that the design case calculations use the default 12-second duration when converting to GPC as outlined in Table 2 within the WEp1 section of the LEED BD+C v2009 Reference Guide. The duration column is not applicable in this case and therefore should not be modified. Refer to the Water Use Reduction Additional Guidance found on the USGBC website for additional information regarding autocontrol/metered lavatory faucets.

WEc1: Water Efficient Landscaping

POSSIBLE POINTS: 4

ATTEMPTED: 4, DENIED: 0, PENDING: 0, AWARDED: 4

Awarded: 4

12/18/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the landscaping does not use permanent irrigation systems and that all temporary irrigation systems used for plant establishment will be removed within 18 months of installation.

WEc2: Innovative Wastewater Technologies

POSSIBLE POINTS: 2

Not Attempted

WEc3: Water Use Reduction

POSSIBLE POINTS: 4

ATTEMPTED: 3, DENIED: 1, PENDING: 0, AWARDED: 2

Awarded: 2

02/08/2019 DESIGN AND CONSTRUCTION FINAL REVIEW

WEp1: Water Use Reduction has been modified and states that the project has reduced potable water use by 36.22%. When WEp1: Water Use Reduction was recalculated based on the issues noted there, the project has reduced potable water use by 33.1%.

12/18/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project has reduced potable water use by 35%. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. WEp1: Water Use Reduction is pending clarifications. Refer to the comments within WEp1 and resubmit this credit.



Energy and Atmosphere

EAp1: Fundamental Commissioning of the Building Energy Systems

Awarded

12/19/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that fundamental commissioning is complete. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. It is unclear if all required systems have been included within the commissioning scope of work. The provided contract states that the photovoltaic system was removed from the commissioning scope. All applicable systems installed as part of the LEED project scope of work must be included in the commissioning process. Provide documentation showing that the systems listed above have been commissioned.

EAp2: Minimum Energy Performance

Awarded

12/19/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project complies with Option 1: Whole Building Energy Simulation and has achieved an energy cost savings of 100%. The total predicted annual energy consumption for the project is net-zero.

EAp3: Fundamental Refrigerant Management

Awarded

12/19/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that there are no CFC-based refrigerants serving the project building.

EAc1: Optimize Energy Performance

**Awarded:
19**

POSSIBLE POINTS: 19

ATTEMPTED: 19, DENIED: 0, PENDING: 0, AWARDED: 19

12/19/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project has achieved an energy cost savings of 100%.

EAc2: On-Site Renewable Energy

Awarded: 7

POSSIBLE POINTS: 7

ATTEMPTED: 7, DENIED: 0, PENDING: 0, AWARDED: 7

12/19/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project complies with Option 1: Whole Building Energy Simulation and that the project has offset 129% of the total energy costs through renewable energy generated on-site.

EAc3: Enhanced Commissioning

Denied

POSSIBLE POINTS: 2

ATTEMPTED: 2, DENIED: 2, PENDING: 0, AWARDED: 0

02/11/2019 DESIGN AND CONSTRUCTION FINAL REVIEW

Although the team has provided the contract for commissioning of solar PV systems, the systems manual has not been updated with the required information about these systems. Therefore the credit is denied.

Because this credit has been denied after receiving two full rounds of review, an appeal will be necessary if the project wishes to further pursue the credit. When preparing documentation for an appeal, ensure that the clarification documentation includes a revised systems manual with the required information for all energy systems in the building. A separate, solar-only systems manual is also acceptable as a supplement to the current report.

12/19/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that enhanced commissioning has been implemented. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. As noted in EAp1: Fundamental Commissioning of Building Energy Systems, it is unclear that commissioning has been completed for the renewable energy system and this systems has not been included in the provided systems manual. Revise the systems manual to include all energy systems for the building, including the ones listed above.

2. The provided outline for the systems manual appears to be incomplete. Per the LEED Reference Guide, the systems manual should include the following for each commissioned system:

- Final version of the basis of design.

- System single-line diagrams.

- Recommended schedule for retesting of commissioned systems with blank test forms

from the original commissioning plan.

- Recommended schedule for calibrating sensors and actuators.

Provide revised documentation to confirm that the systems manual will include all required elements.

EAc4: Enhanced Refrigerant Management Awarded: 2

POSSIBLE POINTS: 2

ATTEMPTED: 2, DENIED: 0, PENDING: 0, AWARDED: 2

12/19/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project selected refrigerants and HVACR systems that minimize or eliminate the emission of compounds that contribute to ozone depletion and global climate change. Additionally, all fire suppression systems in the LEED project do not use ozone-depleting substances including CFCs, HCFCs, or halons. The refrigerant impact calculation indicates that the total refrigerant impact of the LEED project is 49.45 per ton, which is less than the maximum allowable value of 100.

EAc5: Measurement and Verification Awarded: 3

POSSIBLE POINTS: 3

ATTEMPTED: 3, DENIED: 0, PENDING: 0, AWARDED: 3

02/11/2019 DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation demonstrates compliance.

12/19/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project complies with Option 1 and has developed and implemented a Measurement and Verification (M&V) plan consistent with Option D: Calibrated Simulation (Savings Estimation Method) in the IPMVP Volume III: Concepts and Options for Determining Energy Savings in New Construction, April 2003. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

Update the M&V plan to include the following required elements:.

1. Documentation and specification of the baseline including a listing of all important assumptions and supporting rationale.
2. References to relevant sections of any energy efficiency standard or guide used in setting the baseline.
3. Specification of the methods to be used to deal with missing or lost metered data.
4. Specification of the set of conditions used for weather adjustments, including the period and/or weather data used, and any assumptions or interpolations made in the case of missing or incomplete data.
5. Specification of whether Method 1 or Method 2 will be used for savings estimation.

EAc6: Green Power Awarded: 2

POSSIBLE POINTS: 2

ATTEMPTED: 2, DENIED: 0, PENDING: 0, AWARDED: 2

12/19/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The credit is awarded via the LEEDv4 exception granting two points to net-zero building.



Materials and Resources

MRp1: Storage and Collection of Recyclables

Awarded

02/08/2019 **DESIGN AND CONSTRUCTION FINAL REVIEW**

The additional documentation demonstrates compliance.

12/18/2018 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project has provided appropriately sized dedicated areas for the collection and storage of materials for recycling. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. Provide a narrative that confirms that the recycling area is adequately sized by describing the expected volume generated by the project occupants and the pick-up frequencies.

MRc1.1: Building Reuse-Maintain Existing Walls, Floors and Roof

POSSIBLE POINTS: 3

Not Attempted

MRc1.2: Building Reuse - Maintain 50% of Interior Non-Structural Elements

POSSIBLE POINTS: 1

Not Attempted

MRc2: Construction Waste Management

POSSIBLE POINTS: 2

ATTEMPTED: 2, DENIED: 0, PENDING: 0, AWARDED: 2

Awarded: 2

12/18/2018 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project has diverted 94.64% of the on-site generated construction waste from landfill.

MRc3: Materials Reuse

POSSIBLE POINTS: 2

Not Attempted

MRc4: Recycled Content

POSSIBLE POINTS: 2

Not Attempted

MRc5: Regional Materials

POSSIBLE POINTS: 2

Not Attempted

MRc6: Rapidly Renewable Materials

POSSIBLE POINTS: 1

Not Attempted

MRc7: Certified Wood

POSSIBLE POINTS: 1

Not Attempted



Indoor Environmental Quality

IEQp1: Minimum Indoor Air Quality Performance

Awarded

12/19/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project is mechanically ventilated and that the ventilation system has met the minimum requirements of ASHRAE 62.1-2007.

IEQp2: Environmental Tobacco Smoke (ETS) Control

Awarded

12/18/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that smoking is prohibited on the project site. Additionally, smoking is prohibited within the building.

IEQc1: Outdoor Air Delivery Monitoring

Awarded: 1

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

12/19/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project is mechanically ventilated, that a CO2 sensor has been installed within each densely occupied space, that an outdoor airflow measurement device has been installed for all systems where 20% or more of the design supply airflow services non-densely occupied spaces, and these devices are programmed to generate an alarm when the conditions vary by 10% or more from the design value.

IEQc2: Increased Ventilation

POSSIBLE POINTS: 1

Not Attempted

IEQc3.1: Construction IAQ Management Plan-During Construction

Awarded: 1

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

12/18/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project reduces air quality problems resulting from construction to promote the comfort and well-being of construction workers and building occupants.

IEQc3.2: Construction IAQ Management Plan-Before Occupancy

Awarded: 1

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

12/19/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that an Indoor Air Quality (IAQ) Management Plan was developed and implemented and that the project complies with Option 2: IAQ Testing.

IEQc4.1: Low-Emitting Materials-Adhesives and Sealants

Awarded: 1

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

02/08/2019 DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation demonstrates compliance.

12/18/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that all adhesive and sealant products used on the inside of the weatherproofing system and applied on-site have been included in the tables and comply with the VOC limits of the referenced standards for this credit. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. It is unclear whether all adhesives and sealants used on the inside of the weatherproofing system and applied on-site have been included in the table. Based on the scope of work, the following adhesives and sealants appear to be missing: plumbing and HVAC adhesives and sealants, drywall and panel adhesives, and multipurpose construction adhesives. Refer to the referenced standards of this credit and confirm whether the comprehensive list of adhesives and sealants, as defined by the referenced standards, used on the inside of the weatherproofing system and applied on-site have been included in the table. The following are common products included in this credit: flooring adhesives, subfloor adhesives, drywall and panel adhesives, wall-base adhesives, multipurpose construction adhesives, structural glazing and wood adhesives, substrate adhesives, tile adhesives, contact adhesives, architectural sealants (including grouts, and polyurethane or plastic foams), duct sealants, plumbing adhesives and sealants, wall-covering adhesives, fiberglass panel adhesives, welding adhesives, and aerosol adhesives. Refer to the South Coast Air Quality Management District (SCAQMD) South Coast Rule 1168 (effective date of July 1, 2005 and rule amendment date of January 7, 2005) for the complete list and definitions. Consult AQMD and product manufacturers for assistance in properly classifying products. Revise the form, provide additional manufacturer documentation, and include a narrative to explain any special circumstances, if necessary. Ensure that all applicable products have been included in the documentation.

IEQc4.2: Low-Emitting Materials-Paints and Coatings **Awarded: 1**

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

12/18/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that all paint and coating products used on the inside of the weatherproofing system and applied on-site have been included in the tables and comply with the VOC limits of the referenced standards for this.

IEQc4.3: Low-Emitting Materials-Flooring Systems **Awarded: 1**

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

12/18/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that all interior flooring materials meet or exceed applicable criteria for the Carpet and Rug Institute, South Coast Air Quality Management District, the California Department of Health Standard, or FloorScore; the carpet adhesives used have a VOC level of less than 50 g/L; all floor finishes meet the requirements of SCAQMD Rule 1113; and all tile setting adhesives and grout meet SCAQMD Rule 1168.

IEQc4.4: Low-Emitting Materials-Composite Wood and Agrifiber Products **Awarded: 1**

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

02/08/2019 DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation demonstrates compliance.

12/18/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that all composite wood and agrifiber products used on the interior of the building and all laminating adhesives used to fabricate on-site and shop-applied composite wood and agrifiber assemblies contain no added urea-formaldehyde resins. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. Laminating adhesives have not been included in the table. Revise the form to include all laminating adhesives used to fabricate on-site and shop-applied composite wood and agrifiber assemblies. Provide additional manufacturer documentation and a narrative if necessary.

IEQc5: Indoor Chemical and Pollutant Source Control

POSSIBLE POINTS: 1

Not Attempted

IEQc6.1: Controllability of Systems-Lighting **Awarded: 1**

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

12/19/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that lighting controls are provided for 100% of building occupants and 100% of shared multi-occupant spaces to enable adjustments that meet needs and preferences.

**IEQc6.2: Controllability of Systems-
Thermal Comfort**

Awarded: 1

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

12/19/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that thermal controls are provided for 97.18% of building occupants and 100% of shared multi-occupant spaces to enable adjustments that meet needs and preferences.

IEQc7.1: Thermal Comfort-Design

Awarded: 1

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

12/19/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the mechanically ventilated and mechanically conditioned project space is in compliance with ASHRAE 55-2004.

IEQc7.2: Thermal Comfort-Verification

Awarded: 1

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

12/19/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that a permanent monitoring system will be installed and a thermal comfort survey of building occupants will be conducted between six and 18 months after occupancy.

IEQc8.1: Daylight and Views-Daylight

Awarded: 1

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

12/19/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project has achieved the daylighting requirements in 98.78% of all regularly occupied spaces via Option 2, Prescriptive.

IEQc8.2: Daylight and Views-Views

Awarded: 1

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

12/19/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project has provided direct line of sight views from 98.75% of all regularly occupied spaces.



Innovation in Design

IDc1.1: Innovation in Design - Daylight and Views - Daylight **Awarded: 1**

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

12/19/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project achieves exemplary performance for IEQc8.1: Daylight and Views-Daylight. The requirement for exemplary performance is 90% and the project has documented 98.75%.

IDc1.1: Innovation in Design

POSSIBLE POINTS: 1

Not Attempted

IDc1.2: Exemplary Performance - Renewable Energy

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

Awarded: 1

12/19/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project achieves exemplary performance for EAc2: On-site Renewable Energy. The requirement for exemplary performance is 15% and the project has documented 129%.

IDc1.2: Innovation in Design

POSSIBLE POINTS: 1

Not Attempted

IDc1.3: Innovation in Design - Optimize Energy Performance

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

Awarded: 1

12/19/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project achieves exemplary performance for EAp2: Minimum Energy Performance. The requirement for exemplary performance is 50% and the project has documented 100%.

IDc1.3: Innovation in Design

POSSIBLE POINTS: 1

Not Attempted

IDc1.4: Innovation in Design

POSSIBLE POINTS: 1

Not Attempted

IDc1.4: Innovation in Design

POSSIBLE POINTS: 1

Not Attempted

IDc1.5: Innovation in Design

POSSIBLE POINTS: 1

Not Attempted

IDc1.5: Innovation in Design

POSSIBLE POINTS: 1

Not Attempted

IDc2: LEED® Accredited Professional

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

Awarded: 1

12/11/2018 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that a LEED AP has been a participant on the project development team.



Regional priority

EAc1: Optimize Energy Performance

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: , PENDING: , AWARDED: 1

EAc2: On-Site Renewable Energy

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: , PENDING: , AWARDED: 1

TOTAL

108

84

3

0

81

REVIEW SUMMARY

Review			POINTS:			
	SUBMITTED	RETURNED	SUBMITTED	DENIED	PENDING	AWARDED
Design and Construction Preliminary	12/07/2018	01/02/2019	84	0	12	72

Credit	STATUS	TYPE	POINTS: ATTEMPTED	DENIED	PENDING	AWARDED
PIf1: Minimum Program Requirements	Not Approved		0	0	0	0
PIf2: Project Summary Details	Approved		0	0	0	0
PIf3: Occupant and Usage Data	Approved		0	0	0	0
PIf4: Schedule and Overview Documents	Approved		0	0	0	0
SSp1: Construction Activity Pollution Prevention	Awarded	Construction	0	0	0	0
SSc1: Site Selection	Awarded	Design	1	0	0	1
SSc2: Development Density and Community Connectivity	Awarded	Design	5	0	0	5
SSc4.1: Alternative Transportation-Public Transportation Access	Awarded	Design	6	0	0	6
SSc4.2: Alternative Transportation-Bicycle Storage and Changing Rooms	Awarded	Design	1	0	0	1
SSc4.3: Alternative Transportation-Low-Emitting and Fuel-Efficient Vehicles	Awarded	Design	3	0	0	3
SSc4.4: Alternative Transportation-Parking Capacity	Awarded	Design	2	0	0	2
SSc5.2: Site Development-Maximize Open Space	Pending	Design	1	0	1	0
SSc7.1: Heat Island Effect, Non-Roof	Awarded	Construction	1	0	0	1
SSc7.2: Heat Island Effect-Roof	Pending	Design	1	0	1	0
WEp1: Water Use Reduction-20% Reduction	Pending	Design	0	0	0	0
WEc1: Water Efficient Landscaping	Awarded	Design	4	0	0	4
WEc3: Water Use Reduction	Pending	Design	3	0	3	0
EAp1: Fundamental Commissioning of the Building Energy Systems	Pending	Construction	0	0	0	0
EAp2: Minimum Energy Performance	Awarded	Design	0	0	0	0
EAp3: Fundamental Refrigerant Management	Awarded	Design	0	0	0	0
EAc1: Optimize Energy Performance	Awarded	Design	20	0	0	20
EAc2: On-Site Renewable Energy	Awarded	Design	8	0	0	8
EAc3: Enhanced Commissioning	Pending	Construction	2	0	2	0
EAc4: Enhanced Refrigerant Management	Awarded	Design	2	0	0	2
EAc5: Measurement and Verification	Pending	Construction	3	0	3	0
EAc6: Green Power	Awarded	Construction	2	0	0	2
MRp1: Storage and Collection of Recyclables	Pending	Design	0	0	0	0
MRc2: Construction Waste Management	Awarded	Construction	2	0	0	2
IEQp1: Minimum Indoor Air Quality Performance	Awarded	Design	0	0	0	0
IEQp2: Environmental Tobacco Smoke (ETS) Control	Awarded	Design	0	0	0	0
IEQc1: Outdoor Air Delivery Monitoring	Awarded	Design	1	0	0	1

IEQc3.1: Construction IAQ Management Plan-During Construction	Awarded	Construction	1	0	0	1
IEQc3.2: Construction IAQ Management Plan-Before Occupancy	Awarded	Construction	1	0	0	1
IEQc4.1: Low-Emitting Materials-Adhesives and Sealants	Pending	Construction	1	0	1	0
IEQc4.2: Low-Emitting Materials-Paints and Coatings	Awarded	Construction	1	0	0	1
IEQc4.3: Low-Emitting Materials-Flooring Systems	Awarded	Construction	1	0	0	1
IEQc4.4: Low-Emitting Materials-Composite Wood and Agrifiber Products	Pending	Construction	1	0	1	0
IEQc6.1: Controllability of Systems-Lighting	Awarded	Design	1	0	0	1
IEQc6.2: Controllability of Systems-Thermal Comfort	Awarded	Design	1	0	0	1
IEQc7.1: Thermal Comfort-Design	Awarded	Design	1	0	0	1
IEQc7.2: Thermal Comfort-Verification	Awarded	Design	1	0	0	1
IEQc8.1: Daylight and Views-Daylight	Awarded	Design	1	0	0	1
IEQc8.2: Daylight and Views-Views	Awarded	Design	1	0	0	1
IDc1.1: Innovation in Design - Daylight and Views - Daylight	Awarded	Design	1	0	0	1
IDc1.2: Exemplary Performance - Renewable Energy	Awarded	Design	1	0	0	1
IDc1.3: Innovation in Design - Optimize Energy Performance	Awarded	Design	1	0	0	1
IDc2: LEED® Accredited Professional	Awarded	Construction	1	0	0	1

Design and Construction Final

01/31/2019

02/14/2019

12

3

0

9

Credit

	STATUS	TYPE	POINTS: ATTEMPTED	DENIED	PENDING	AWARDED
PIf1: Minimum Program Requirements	Approved		0	0	0	0
SSc5.2: Site Development-Maximize Open Space	Awarded	Design	1	0	0	1
SSc7.2: Heat Island Effect-Roof	Awarded	Design	1	0	0	1
WEp1: Water Use Reduction-20% Reduction	Awarded	Design	0	0	0	0
WEc3: Water Use Reduction	Awarded	Design	3	1	0	2
EAp1: Fundamental Commissioning of the Building Energy Systems	Awarded	Construction	0	0	0	0
EAc3: Enhanced Commissioning	Denied	Construction	2	2	0	0
EAc5: Measurement and Verification	Awarded	Construction	3	0	0	3
MRp1: Storage and Collection of Recyclables	Awarded	Design	0	0	0	0
IEQc4.1: Low-Emitting Materials-Adhesives and Sealants	Awarded	Construction	1	0	0	1
IEQc4.4: Low-Emitting Materials-Composite Wood and Agrifiber Products	Awarded	Construction	1	0	0	1