



LEED for Commercial Interiors

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.
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.
Rating	This Project has achieved enough points for Gold Rating.
Official Scores	Official LEED v2 Scores: Certified: 21-26 Silver Rating: 27-31 Gold Rating: 32-41 Platinum Rating: 42+

Earned	Denied		Possible Points
1	0	Sustainable Sites	7
0	0	Site Selection	Credit 1-Version 2.0
0	0	Development Density and Community Connectivity	Credit 2-Version 2.0
0	0	Alternative Transportation, Public Transportation Access	Credit 3.1-Version 2.0
1	0	Alternative Transportation, Bicycle Storage and Changing Rooms	Credit 3.2-Version 2.0
		<p>Design Application 12/23/2009</p> <p>The LEED Submittal Template has been provided stating that secure bicycle storage with convenient changing/shower facilities (within 200 yards of the building) will be provided for at least 5% of tenant occupants. The Template calculations have been provided.</p> <p>However, project drawings highlighting the secure bicycle storage and its location have not been provided.</p> <p>TECHNICAL ADIVCE: Please provide project drawings highlighting the secure bicycle storage and its location.</p> <p>Construction Application 3/10/2010</p> <p>The project team has provided a site plan highlighting the location of the secure bicycle storage. The documentation demonstrates credit compliance.</p>	
0	0	Alternative Transportation, Parking Availability	Credit 3.3-Version 2.0

Earned	Denied		Possible Points
2	0	Water Efficiency	2
2	0	Water Use Reduction	Credit 1.1-1.2-Version 2.0
		<p>Design Application 12/23/2009</p> <p>The Submittal Template and water use calculation have been provided stating that, based on tenant occupancy</p>	

requirements; the project has reduced potable water use by 63.37% from the calculated baseline design fixture performance requirements established by the Energy Policy Act of 1992.

Earned	Denied		
9	1	Energy and Atmosphere	Possible Points 14
0	0	Fundamental Commissioning	Prerequisite 1-Version 2.0

Design Application 12/23/2009

The LEED Submittal Template has been provided stating that the fundamental commissioning requirements, for the project's energy related systems, have been completed. In addition an excerpt, or executive summary, of the commissioning report has been provided. The HVAC narrative has been provided. HVAC diagrams have been provided for EAc1.3, Optimize Energy Performance HVAC.

However, the HVAC narrative does not state if improvements were made in conjunction with the project by others to any common building systems supplying the tenant area. Also, the commissioning report does not indicate that the lighting controls have been commissioned and it is unclear if they were included in the project scope of work. Additionally, the commissioning report states that the Operations and Maintenance manuals are not specified to be produced by any particular party and they recommend that these be prepared by a company specializing in Operations and Maintenance Manuals.

TECHNICAL ADVICE:

Please provide the required HVAC narrative indicating if improvements were made in conjunction with the project by others to any common building systems supplying the tenant area. Also, please clarify if the lighting controls were included in the project scope of work, if they are included in the project scope of work, then please provide commissioning results for the lighting systems. Also, please provide documentation demonstrating that the Operations and Maintenance Manuals have been produced.

Construction Application 3/10/2010

The project team has provided a narrative stating that the HVAC equipment has been provided by the landlord. Also, the narrative states that operation of the lighting controls has been confirmed. Finally, the narrative states that the Operations and Maintenance Manuals have been produced. The documentation demonstrates credit compliance.

0	0	Minimum Energy Performance	Prerequisite 2-Version 2.0
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Design Application 12/23/2009

The LEED Submittal Template has been provided stating that the project complies with ASHRAE/IESNA 90.1-2004. ASHRAE compliance documentation, a power density table, and luminaire schedule have been provided in support of this credit.

0	0	CFC Reduction in HVAC and R Equipment	Prerequisite 3-Version 2.0
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Design Application

12/23/2009

The LEED Submittal Template has been provided stating that there are no CFC-based refrigerants used in the new tenant HVAC and R systems.

2

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Optimize Energy Performance - Lighting Power

Credit 1.1-Version 2.0

Design Application

12/23/2009

The LEED Submittal Template has been provided stating a 27.01% reduction in connected lighting power density, using the space-by-space method, over that allowed by ASHRAE/IESNA Standard 90.1-2004. The ASHRAE/IESNA Standard 90.1-2004 User's Manual, Lighting Compliance Documentation, calculations, a power density table, and luminaire schedule have been provided.

1

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Optimize Energy Performance - Lighting Controls

Credit 1.2-Version 2.0

Design Application

12/23/2009

The LEED Submittal Template has been provided stating that daylight responsive controls have been installed in all regularly occupied spaces within 15 feet of windows or under skylights. The narrative describing the lighting controls, the lighting control schedule, and the plan of lighting control zones showing each control device and the lighting equipment controlled have been provided.

However, the documentation indicates that enclosed offices (211, 213) do not have the required daylight responsive controls. Wall switches and occupancy sensors are not daylight responsive controls.

TECHNICAL ADVICE:

Please provide documentation such as narrative, drawings, schedules, and cut sheets to demonstrate that the required daylight responsive controls have been installed in all regularly occupied areas within 15 feet of windows and under skylights.

Construction Application

3/10/2010

The project team has provide a narrative and a memo stating that the daylighting controls for the enclosed offices are integral with the luminaries in those spaces. The documentation demonstrates credit compliance.

2

0

Optimize Energy Performance - HVAC

Credit 1.3A-Version 2.0

Design Application

12/23/2009

The LEED Submittal Template has been provided stating that the Tenant Fit-out is zoned and controlled to meet the credit requirements for Option A. A narrative and drawings have been provided to demonstrate that every solar exposure has a separate control zone; interior spaces are separately zoned; private offices and specialty occupancies have active controls; and controls are capable of sensing space use and modulating the HVAC system in response to space demand. Additionally, the narrative description of the HVAC system serving the tenant space and the building level system as well as an explanation of how the zones were determined, the control logic and the potential energy savings has been provided.

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Optimize Energy Performance - HVAC

Credit 1.3B-Version 2.0

2	0
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Optimize Energy Performance - Equipment and Appliances

Credit 1.4-Version 2.0

Design Application

12/23/2009

The LEED Submittal Template has been provided stating that Energy Star-rated equipment and appliances equal to 96.54% by rated power are installed in the project. The narrative describing the equipment and appliances that will be installed in the project and the schedule of equipment have been provided.

Please note that when the ES-Rated power is adjusted to 0 for the second item on the list, reflecting the absence of ES-Rated Benq monitors, the updated percentage of Energy Star-rated equipment and appliances is 95.99%.

0	1
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Enhanced Commissioning

Credit 2-Version 2.0

Design Application

12/23/2009

The LEED Submittal Template has been provided stating that enhanced commissioning has been implemented. An organization chart, pre-construction documentation design review commissioning memo, and narrative stating that some of the pre-construction documentation design review deficiencies have been resolved have been provided.

However, confirmation that a review of the energy-related systems contractor submittals, with substantive comments, has not been provided. Also, the executive summary or excerpts from the recommissioning manual has not been provided. Also, confirmation that training was conducted for all commissioned features and systems that addresses the issues in table 5 of the LEED-CI Reference Guide v2.0, Third Edition has not been provided. Additionally, confirmation that a review of the tenant space operations will be conducted at 8-10 months has not been provided. Finally, EAp1, Fundamental Commissioning has not been achieved.

TECHNICAL ADVICE:

Please provide confirmation that a review of the energy-related systems contractor submittals, with substantive comments, occurred. Please provide the executive summary or excerpts from the recommissioning manual. If the re-commissioning manual is under contract provide an excerpt from the contract. Please provide confirmation that training was conducted for all commissioned features and systems that addresses the issues in table 5 of the LEED-CI Reference Guide v2.0, Third Edition. Additionally, provide confirmation that a review of the tenant space operations will be conducted at 8-10 months. Finally, please clarify the pending issues for EAp1.

Construction Application

3/10/2010

The project team has provided a narrative with attached memos stating that a review of the contractor submittals for the energy-related systems has occurred. Also, the narrative states that re-commissioning is not necessary due to the simplicity of the commissioned systems. In addition, confirmation of commissioned system training and an 8-10 month tenant operations review has been provided.

However, the executive summary has not been provided as required. The documentation does not demonstrate credit compliance.

1	0	Energy Use, Measurement and Payment Accountability	Credit 3-Version 2.0
		Design Application	12/23/2009
<p>The LEED Submittal Template has been provided stating that the project occupies less than 75% of the building and therefore applies Case A. A lease has been negotiated which provides for energy costs to be paid by the tenant and not included in the base rent. The lease has been provided.</p>			

1	0	Green Power	Credit 4-Version 2.0
		Design Application	12/23/2009
<p>The LEED Submittal Template has been provided stating that the project has a 2-year purchase agreement to procure 50% of the tenant's electricity that meets the Green-E definition for renewable power. The submitted documentation includes a copy of the two-year and 8 months Green-e certified Tradable Renewable Certificates contract. The purchase agreement states that 83 RECs have been purchased. Calculations have been provided for IDC1.2, Innovation in Design demonstrating that the project is using the Default Electricity Consumption method to determine the project's annual electricity consumption.</p>			

Earned	Denied		
6	0	Materials and Resources	Possible Points 14
0	0	Storage and Collection of Recyclables	Prerequisite 1-Version 2.0
		Design Application	12/23/2009
<p>The LEED Submittal Template has been provided stating that the project has only provided appropriately sized dedicated areas for the collection and storage of certain materials for recycling. A letter from the tenant outlining the building's recycling program has been provided.</p>			

1	0	Tenant Space, Long Term Commitment	Credit 1.1-Version 2.0
		Design Application	12/23/2009
<p>The LEED Submittal Template has been provided stating that the building occupant has signed a lease for at least 10 years.</p>			

Building Reuse

Credit 1.2-1.3-Version 2.0

2 0

Construction Waste Management

Credit 2.1-2.2-Version 2.0

Design Application

12/23/2009

The LEED Submittal Template declares that the project has diverted 85.71% of on-site generated construction waste from landfill. Calculations have been provided to document the waste types and receiving agencies for the recycled materials for two points.

However, there are materials in the calculation indicated as "mixed waste."

TECHNICAL ADVICE:

Please provide a diversion report from the recycler to document the mixed items.

Construction Application

3/10/2010

The project team has provided a narrative and diversion information demonstrating that the project has diverted 88.23% of on-site generated construction waste from landfill. The documentation demonstrates credit compliance.

Resource Reuse

Credit 3.1-3.2-Version 2.0

0 0

Resource Reuse, 30% Furniture and Furnishings

Credit 3.3-Version 2.0

2 0

Recycled Content

Credit 4.1-4.2-Version 2.0

Design Application

12/23/2009

The LEED Submittal Template and calculations have been provided stating that 22.54% of the total building materials content, by value (combined post-consumer plus half of the pre-consumer recycled content); have been manufactured using recycled materials.

1 0

Regional Materials

Credit 5.1-5.2-Version 2.0

Design Application

12/23/2009

The LEED Submittal Template and calculation have been provided stating that 59.84% of the total building materials value is comprised of building materials and / or products that have been manufactured within 500 miles of the project site.

0 0

Rapidly Renewable Materials

Credit 6-Version 2.0

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Certified Wood

Credit 7-Version 2.0

Earned	Denied
12	0
0	0

Indoor Environmental Quality	Possible Points 17
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Minimum IAQ Performance Prerequisite 1-Version 2.0

Design Application 12/23/2009

The LEED Submittal Template has been provided stating that the building meets the minimum requirements of ASHRAE 62.1-2004. The installed mechanical ventilation systems perform according to the Ventilation Rate Procedure, and existing building outside-air (OA) ventilation distribution systems have been modified or maintained to supply at least the outdoor air ventilation rate required by ASHRAE Standard 62.1-2004. The calculation spreadsheet similar to Table 1 in the LEED-CI Reference Guide and necessary supplemental documentation have been provided.

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Environmental Tobacco Smoke (ETS) Control

Prerequisite 2-Version 2.0

Design Application 12/23/2009

The LEED Submittal Template has been provided stating that the project minimizes exposure to ETS-containing air by prohibiting smoking in the tenant space and by locating any exterior designated smoking areas at least 25 feet away from entries, outdoor air intakes, and operable windows. The narrative, drawing, and city smoking laws have been provided.

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Outside Air Delivery Monitoring

Credit 1-Version 2.0

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Increased Ventilation

Credit 2-Version 2.0

Design Application 12/23/2009

The LEED Submittal Template has been provided stating that the project has increased breathing zone outdoor air ventilation rates to all occupied spaces by at least 30% above the minimum rates required by ASHRAE Standard 62.1-2004 as determined by EQp1, Minimum IAQ Performance. Calculations demonstrating that design breathing zone ventilation rates exceed the minimum rates required by ASHRAE Standard 62.1-2004 by at least 30% have been provided.

1	0
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Construction IAQ Management Plan, During Construction

Credit 3.1-Version 2.0

Design Application

12/23/2009

The LEED Submittal Template has been provided stating that the project followed the five Design Approaches of SMACNA IAQ Guideline for Occupied Buildings under Construction, 1995, Chapter 3, which were used during construction. A narrative was provided detailing some of the important design approaches employed throughout the project. The documentation states that MERV 8 filters were used during construction and MERV 8 filters were installed at the end of construction.

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Construction IAQ Management Plan, Before Occupancy

Credit 3.2-Version 2.0

1

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Low-Emitting Materials, Adhesives and Sealants

Credit 4.1-Version 2.0

Design Application

12/23/2009

The LEED Submittal Template has been provided stating that all adhesive and sealant products comply with the VOC limits of the referenced standards for this credit. A summary of all interior adhesive and sealant products has been provided along with VOC data for each product confirming that they comply with the referenced VOC limits.

1

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Low-Emitting Materials, Paints and Coatings

Credit 4.2-Version 2.0

Design Application

12/23/2009

The LEED Submittal Template has been provided stating that all interior paints and coatings applied on-site comply with the VOC limits of the referenced standards. A summary of all interior paints and coatings has been provided along with VOC data for each product confirming that they comply with the referenced VOC limits.

1

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Low-Emitting Materials, Carpet Systems

Credit 4.3-Version 2.0

Design Application

12/23/2009

The LEED Submittal Template has been provided stating that the carpets meet or exceed the CRI Green Label Plus criteria, the carpet pad meets or exceeds the CRI Green Label criteria, and the adhesive used has a VOC level that complies with EQc4.1 (VOC level of less than 50 g/l). A summary of the products as well as information of all material compliance has been provided in the template.

1

0

Low-Emitting Materials, Composite Wood and Laminate Adhesives

Credit 4.4-Version 2.0

Design Application

12/23/2009

The LEED Submittal Template has been provided stating that all composite wood, agrifiber products, and laminate adhesives used in the building contain no added urea-formaldehyde resins. A product summary has been provided. Manufacturers' product data has been provided in support of this credit.

However, it is unclear why the millwork Nico Industries - vanity, and millwork Nico Industries - base cabinets listed in MRc4, Recycled Content and MRc5, Regional Materials have not been included in the product list.

TECHNICAL ADVICE:

Please provide a revised Template to include all composite wood, agrifiber products, and laminate adhesives installed on the project. Please provide manufacturers' product data for all listed products. 3/10/2010

The project team has provided a narrative and product photographs clarifying that the individual components of the vanity and millwork have been included in the Template. The documentation demonstrates credit compliance.

1

0

Low-Emitting Materials, Systems Furniture and Seating

Credit 4.5-Version 2.0

Design Application

12/23/2009

The LEED Submittal Template has been provided stating that the systems furniture and office seating are Greenguard certified, and these products met the testing requirements at the time of manufacture. The Greenguard certificates have been provided, and the table lists the product, date of manufacturing for the project, and dates of certification.

0

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Indoor Chemical and Pollutant Source Control

Credit 5-Version 2.0

1

0

Controllability of Systems, Lighting

Credit 6.1-Version 2.0

Design Application

12/23/2009

The LEED Submittal Template has been provided stating that lighting controls are provided to enable 90% of occupants to make adjustments to suit individual task needs and preferences and to permit transient groups to share lighting controls in all shared multi-occupant spaces. A floor plan has been provided.

However, the floor plan does not indicate the location of the task lighting.

TECHNICAL ADVICE:

Please provide a revised floor plan indicating the location of the task lighting for all individual workstations. The open office workstations, offices and reception workstation should be included as individual workstations.

Construction Application

3/10/2010

The project team has provided an interior floor plan indicating the location of the task lighting and demonstrating that lighting controls have been provided for at least 90% of occupants. The documentation demonstrates credit compliance.

Controllability of Systems, Temperature and Ventilation

Credit 6.2-Version 2.0

1

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Thermal Comfort - Compliance

Credit 7.1-Version 2.0

Design Application

12/23/2009

The LEED Submittal Template has been provided stating that the project space is in compliance with ASHRAE Standard 55-2004.

However, the narrative provided does not confirm compliance with ASHRAE 55-2004 Section 6.1.1. More

information regarding how the project established the thermal comfort criteria per the ASHRAE Standard 55-2004 requirements is needed.

TECHNICAL ADVICE:

Please provide a revised summary narrative to fully document compliance according to Section 6.1.1 of ASHRAE 55-2004. Please see pages 348-349 of the LEED-CI Reference Guide Third Edition for more information. Ensure that the narrative describes the specific environmental factors (air temperature, radiant temperature, relative humidity and air speed) and personal factors (metabolic rate and clothing level) used to determine the thermal comfort criteria for the project. Based on this information, demonstrate that the design indoor temperature and humidity setpoints fall within the established ASHRAE recommendations.

Construction Application

3/10/2010

The project team has provided a narrative describing the thermal comfort design criteria used to comply with ASHRAE 55-2004 Section 6.1.1. The documentation demonstrates credit compliance.

0

0

Thermal Comfort - Monitoring

Credit 7.2-Version 2.0

2

0

Daylight and Views: Daylighting

Credit 8.1-8.2-Version 2.0

Design Application

12/23/2009

The LEED Submittal Template has been provided stating that the project has achieved a minimum 2% glazing factor in 100% of all regularly occupied spaces. Calculations and a floor plan have also been provided.

However, the submitted drawings indicate that some of the project's interior spaces, Office (208, 209, 210) are receiving daylight using borrowed light strategies (i.e. sidelights, glazed transoms, etc.). The glazing factor calculation is designed for simple geometries and provides default data to support a simplified analysis. For a more detailed analysis, a daylight simulation or light measurements are appropriate means to demonstrate meeting the credit's requirements. To document compliance using a simulation model or light measurements, projects must document that a minimum of 90% of the occupied space achieves a minimum 25 footcandles at 30 inches above the floor. Also, the calculation spreadsheet and/or drawings indicate that the circulation space around the workstations has not been included in the Open Office square footage, and therefore are excluded from the daylight calculations. Although corridors may be excluded, the circulation space around open office workstations must be included.

TECHNICAL ADVICE:

Please provide the results of a daylight simulation model or actual light meter readings for spaces that utilize borrowed light strategies for achievement of this credit. It is acceptable to utilize a combination of daylight factor calculations, for simple room geometries, and simulation or measurements to document compliance with this credit. Only support areas such as copy rooms, storage, mechanical rooms, laundry, and restrooms may be excluded from the calculation. Please provide a revised calculation spreadsheet and highlighted plan to include all regularly occupied spaces including the circulation space around the workstations.

Construction Application

3/10/2010

The project team has provided a narrative, a floor plan, and daylighting calculations demonstrating that 90.72% of all regularly-occupied spaces have achieved a minimum 2% glazing factor. The calculations also state that daylight meters have been used to determine the daylighting of areas using borrowed light. The documentation demonstrates credit compliance for two points.

1

0

Daylight and Views - Views for 90% of Spaces

Credit 8.3-Version 2.0

Design Application

12/23/2009

The LEED Submittal Template has been provided stating that the project has provided direct line of sight views from 90% of all regularly occupied seated spaces. Calculations and copies of applicable project drawings highlighting the direct line of sight through exterior windows from 42 inches above the floor have been provided.

Earned	4
Denied	0

Earned	1
Denied	0

Innovation in Design Process	Possible Points	5
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Innovation in Design

Credit 1.1-Version 2.0

Design Application

12/23/2009

The LEED Submittal Template has been provided stating that the project achieves exemplary performance for WEc1, Water Use Reduction as specified in the LEED Reference Guide. The guideline for exemplary performance in WEc1 is 40%. The project team has provided documentation demonstrating reduced potable water use of 63.37% which meets the exemplary performance requirement.

1

0

Innovation in Design

Credit 1.2-Version 2.0

Design Application

12/23/2009

The LEED Submittal Template has been provided stating that the project achieves exemplary performance for EAc4, Green Power as specified in the LEED Reference Guide. The guideline for exemplary performance in EAc4, Green Power is 100% over 2 years.

However, it appears from the 3 Degrees contract that only 83 total RECs have been purchased (not 83 each year for two years). If this is the case, this amount would not meet the exemplary performance requirement since the project is required to purchase 132 RECs total (66 RECs each year for 2 years). Also, it is unclear if the project is attempting to make up the difference by purchasing 54 mWh of carbon offsets provided by 3 Phases. If so, confirmation is needed that these offsets are Green-e certified or meet the Green-e definition of renewable power.

TECHNICAL ADVICE:

Please demonstrate that the project has purchased at least 132 RECs / mWh (66 each year, for 2 years) from 3 Degrees, and /or that the power purchased from 3 Phases is Green-e certified or meets the Green-e definition of renewable power. Alternatively, the project team may submit a different Innovation in Design credit for the Final Review.

Construction Application

3/10/2010

A narrative has been provided stating that the project team has purchased 83 RECs per year for two years. Also, a copy of the contract has been provided. The documentation demonstrates credit compliance.

1	0
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Innovation in Design

Credit 1.3-Version 2.0

Design Application

12/23/2009

The LEED Submittal Template has been provided stating that the project achieves exemplary performance for MRc5.1, Regional Materials: Manufactured Regionally as specified in the LEED Reference Guide. The guideline for exemplary performance in MRc5.1 is 40%. The project team has provided documentation demonstrating regionally manufactured materials of 59.84% which meets the exemplary performance requirement.

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Innovation in Design

Credit 1.4-Version 2.0

1	0
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LEED? Accredited Professional

Credit 2-Version 2.0

Design Application

12/23/2009

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 Shelley Penner has been included as required.

Earned	Denied
0	0

Administrative Inquiries	Possible Points	0
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