



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 the Green Business Certification Inc. (GBCI®).

BRP Ciudad Juarez

Project ID 1000053102
Rating system & version LEED-CS v2009
Project registration date 12/16/2014



Certified (Certified)

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

LEED FOR CORE & SHELL DEVELOPMENT (V2009)

ATTEMPTED: 49, DENIED: 1, PENDING: 0, AWARDED: 48 OF 110 POINTS

SUSTAINABLE SITES 18 OF 28	
SSp1 Construction Activity Pollution Prevention	Y
SSc1 Site Selection	1 / 1
SSc2 Development Density and Community Connectivity	0 / 5
SSc3 Brownfield Redevelopment	0 / 1
SSc4.1Alternative Transportation-Public Transportation Access	6 / 6
SSc4.2Alternative Transportation-Bicycle Storage and Changing Room	2 / 2
SSc4.3Alternative Transportation-Low-Emitting and Fuel-Efficient V	3 / 3
SSc4.4Alternative Transportation-Parking Capacity	2 / 2
SSc5.1Site Development-Protect or Restore Habitat	0 / 1
SSc5.2Site Development-Maximize Open Space	0 / 1
SSc6.1Stormwater Design-Quantity Control	1 / 1
SSc6.2Stormwater Design-Quality Control	1 / 1
SSc7.1Heat Island Effect, Non-Roof	0 / 1
SSc7.2Heat Island Effect-Roof	1 / 1
SSc8 Light Pollution Reduction	0 / 1
SSc9 Tenant Design and Construction Guidelines	1 / 1

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

ENERGY AND ATMOSPHERE 12 OF 37	
EAp1 Fundamental Commissioning of the Building Energy Systems	Y
EAp2 Minimum Energy Performance	Y
EAp3 Fundamental Refrigerant Mgmt	Y
EAc1 Optimize Energy Performance	8 / 21
EAc2 On-Site Renewable Energy	0 / 4
EAc3 Enhanced Commissioning	2 / 2
EAc4 Enhanced Refrigerant Mgmt	2 / 2
EAc5.1Measurement and Verification-Base Building	0 / 3
EAc5.2Measurement and Verification-Tenant Submetering	0 / 3
EAc6 Green Power	0 / 2

MATERIALS AND RESOURCES 2 OF 13	
MRp1 Storage and Collection of Recyclables	Y
MRC1 Building Reuse-Maintain Existing Walls, Floors and Roof	0 / 5
MRC2 Construction Waste Mgmt	0 / 2

MATERIALS AND RESOURCES CONTINUED	
MRC3 Materials Reuse	0 / 1
MRC4 Recycled Content	0 / 2
MRC5 Regional Materials	2 / 2
MRC6 Certified Wood	0 / 1

INDOOR ENVIRONMENTAL QUALITY 4 OF 12	
IEQp1 Minimum IAQ Performance	Y
IEQp2 Environmental Tobacco Smoke (ETS) Control	Y
IEQc1 Outdoor Air Delivery Monitoring	0 / 1
IEQc2 Increased Ventilation	1 / 1
IEQc3 Construction IAQ Mgmt Plan-During Construction	1 / 1
IEQc4.1Low-Emitting Materials-Adhesives and Sealants	1 / 1
IEQc4.2Low-Emitting Materials-Paints and Coatings	1 / 1
IEQc4.3Low-Emitting Materials-Flooring Systems	0 / 1
IEQc4.4Low-Emitting Materials-Composite Wood and Agrifiber Products	0 / 1
IEQc5 Indoor Chemical and Pollutant Source Control	0 / 1
IEQc6 Controllability of Systems-Thermal Comfort	0 / 1
IEQc7 Thermal Comfort-Design	0 / 1
IEQc8.1Daylight and Views-Daylight	0 / 1
IEQc8.2Daylight and Views-Views	0 / 1

INNOVATION IN DESIGN 4 OF 6	
IDc1.1 Innovation in Design	0 / 1
IDc1.1 MRC5-Regional Materials	1 / 1
IDc1.2 WEc2- Innovative Wastewater Technologies	1 / 1
IDc1.2 Innovation in Design	0 / 1
IDc1.3 Innovation in Design	0 / 1
IDc1.3 IEQc3-Construction IAQ Mgmt Plan during construction	1 / 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 4	
SSc2 Development Density and Community Connectivity	0 / 1
SSc5.1Site Development-Protect or Restore Habitat	0 / 1
WEc2 Innovative Wastewater Technologies	1 / 1
EAc2 On-Site Renewable Energy	0 / 1
EAc3 Enhanced Commissioning	1 / 1
EAc5.2Measurement and Verification-Tenant Submetering	0 / 1

TOTAL 48 OF 110

CREDIT DETAILS



Project Information Forms

P1f1: Minimum Program Requirements

Approved

08/15/2016 DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation demonstrates compliance.

05/19/2016 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 2: USGBC Approved Data Template. The project is located in Ciudad Juarez, Mexico. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. Based on the site plan within P1f4: Schedule and Overview Documents, the LEED Project Boundary appears to include additional, potentially LEED-certifiable buildings located northwest and southwest of the LEED project building. As such, it is unclear if MPR 3: Must Use a Reasonable Site Boundary has been met. For additional information please refer to the Minimum Program Requirement Supplemental Guidance document available here: <http://www.usgbc.org/resources/leed-2009-mpr-supplemental-guidance-revision-2-september-2011>. Provide a detailed narrative which describes the LEED Project Boundary and the buildings that are not being certified, and confirming that the conditions outlined under "Special Allowed Exceptions" within the Supplemental Guidance Document have been met. If the LEED Project Boundary is revised to exclude the existing buildings, ensure that the boundary also excludes the proportion of the site that supports these buildings and provide a site plan identifying the revised boundary. Note that the project may need to pursue certification under the Application Guide for Multiple Buildings and Campuses (AGMBC), using a Master Site, if more than one certifiable building remains in the LEED Project Boundary. For additional information, refer to the AGMBC section of the USGBC website for additional information: <http://www.usgbc.org/resources/campus-guidance>.

P1f2: Project Summary Details

Approved

05/19/2016 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 two stories and 389,078.42 gross square feet.

P1f3: Occupant and Usage Data

Approved

05/19/2016 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form includes the required occupant and usage data. The project consists primarily of industrial manufacturing spaces. The average users value is 724, the peak users value is 738, and the FTE value is 714.

P1f4: Schedule and Overview Documents

Approved

08/15/2016 DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation demonstrates compliance.

05/19/2016 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form includes the design and construction schedule. The date of substantial completion is August 2, 2015. The required documents have been uploaded. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. It is unclear how the provided document complies with the tenant sales and/or lease agreement (TSLA) requirements, as it does not appear to be binding. Provide a legally binding TSLA signed by the project owner/developer and tenant(s) specifying the required performance measures in the anticipated tenant space(s). Alternatively, GBCI will accept a sample TSLA that specifies the required measures in the anticipated tenant space(s) along with a signed statement from the project Owner committing to incorporating the requirements outlined in the sample agreements into the final TSLA and stating that all tenants will be required to sign the agreements when they lease or purchase space in the building.

Pf5: Building System Control

Approved

05/19/2016 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form indicates the division of work throughout the project and which parties control the building systems included in the project scope.



Sustainable Sites

SSp1: Construction Activity Pollution Prevention

Awarded

05/19/2016 **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

05/19/2016 **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

Not Attempted

POSSIBLE POINTS: 5

SSc3: Brownfield Redevelopment

Not Attempted

POSSIBLE POINTS: 1

SSc4.1: Alternative Transportation-Public Transportation Access

Awarded: 6

POSSIBLE POINTS: 6

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

05/19/2016 **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: 2

POSSIBLE POINTS: 2

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

05/19/2016 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project complies with Case 2: Commercial or Institutional Projects Larger Than 300,000 Square Feet. Bicycle storage facilities have been provided to serve at least 3% of the LEED project occupants for the space up to 300,000 square feet, then an additional 0.5% for the occupants for the space over 300,000 square feet, and shower facilities have been provided for at least 0.5% 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

05/19/2016 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project complies with Option 1 and provides preferred parking spaces for low-emitting and fuel-efficient vehicles for 5.21% of the total parking capacity.

SSc4.4: Alternative Transportation-Parking Capacity

Awarded: 2

POSSIBLE POINTS: 2

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

05/19/2016 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project is non-residential and is pursuing Case 1 - Option 1, Preferred parking. The minimum parking required by zoning is not exceeded. Although not required, spaces for car/vanpool vehicles have

been provided for 5.21% of the total parking capacity

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

Not Attempted

SSc5.2: Site Development-Maximize Open Space
POSSIBLE POINTS: 1

Not Attempted

SSc6.1: Stormwater Design-Quantity Control

Awarded: 1

POSSIBLE POINTS: 1

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

05/19/2016 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project complies with Case 1: Sites with existing imperviousness 50% or less, Option 2: Stream Channel Protection.

It is noted that provided narrative indicates that all stormwater will be infiltrated on site, whereas the form includes values for post-development stormwater runoff rate and quantity. In this case, it is apparent that all stormwater is infiltrated on site, resulting in no runoff. Compliance is not affected.

SSc6.2: Stormwater Design-Quality Control

Awarded: 1

POSSIBLE POINTS: 1

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

05/19/2016 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that storm water runoff from 90% of the average annual rainfall is captured and treated to remove 80% of the average annual post-development Total Suspended Solids (TSS).

Note that several of the site surface types listed in the form are not considered best management practices (BMPs), including concrete, asphalt, gravel, and stone. Refer to the LEED BD+C v2009 Reference Guide for a list of acceptable BMPs. The provided narrative clarifies that these areas channel 100% of stormwater generated on site into wet ponds to be infiltrated. Compliance is not affected in this case.

SSc7.1: Heat Island Effect, Non-Roof
POSSIBLE POINTS: 1

Not Attempted

SSc7.2: Heat Island Effect-Roof

Awarded: 1

POSSIBLE POINTS: 1

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

05/19/2016 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project complies with Option 1 and 95.74% of the building roof surface has a Solar Reflectance Index meeting the credit requirements.

SSc8: Light Pollution Reduction
POSSIBLE POINTS: 1

Not Attempted

SSc9: Tenant Design and Construction Guidelines

Awarded: 1

POSSIBLE POINTS: 1

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

05/19/2016 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project has developed Tenant Design and Construction Guidelines for the certifying project tenant spaces.



Water Efficiency

WEp1: Water Use Reduction-20% Reduction

Awarded

08/15/2016 DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation states that the project has reduced potable water use by 48.74%.

Note, as outlined in the Preliminary Review, Fixture groups are meant to define occupant groups (i.e. office, warehouse, retail, etc.) within the building that use a specific subset of flush and flow fixtures. If the project occupants have similar usage patterns, one fixture usage group may be used to represent the entire project occupancy. In this case, it appears that all occupants can be separated into two fixture groups, one with access to urinals and one without. When this issue is addressed and the calculation is revised to include only two fixture groups, the project has reduced potable water use by 48.18%. Compliance is not affected.

05/19/2016 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that there will be additional tenant work beyond the Core and Shell project scope and the performance calculations reflect the data specified in the tenant sales or lease agreement. The project has reduced potable water use by 48.7%. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. Refer to the comments provided for Plf4: Schedule and Overview Documents, and provide the legally binding tenant sales or lease agreement specifying the maximum flush/flow rates for the anticipated tenant installed plumbing fixtures.
2. Revise the total annual days of operation value (261), as necessary, for consistency with Plf4: Schedule and Overview Documents (254).
3. Fixture groups are meant to define occupant groups (i.e. office, warehouse, retail, etc.) within the building that use a specific subset of flush and flow fixtures. Revise the form to ensure that fixture groups have been defined to reflect the various occupant groups within the project that use a specific set of flush and flow fixtures. If the project occupants have similar usage patterns, one fixture usage group may be used to represent the entire project occupancy.
4. The provided narrative indicates that the project includes unisex restrooms that do not contain urinals (reception, security, medical offices, and kitchen). The calculations in the form automatically assume that 100% of male occupants will use restrooms that contain urinals. If a percentage of male occupants will not have access to or will not be expected to use restrooms with urinals, the default Total Daily Uses for water closets and urinals must be adjusted in the form accordingly. Provide a narrative and supporting daily use calculations to explain the anticipated urinal usage. Revise the form to ensure that the Total Daily Uses column for the water closets and urinals have been modified appropriately.

WEc1: Water Efficient Landscaping

POSSIBLE POINTS: 4

Not Attempted

WEc2: Innovative Wastewater Technologies

POSSIBLE POINTS: 2

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

Awarded: 2

08/15/2016 DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation demonstrates compliance for reducing potable water use for sewage conveyance by 100%.

05/19/2016 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project complies with Option 1 and has reduced potable water for sewage conveyance by 100%. The reduction has been achieved by the use of high-efficiency flush fixtures and non-potable water sources. 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.

WEc3: Water Use Reduction

POSSIBLE POINTS: 4

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

Awarded: 4

08/15/2016 DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation states that the project has reduced potable water use by 48.7%. When WEp1: Water Use Reduction was recalculated based on the issues noted there, the project has reduced potable water use by 48.18%.

05/19/2016 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project has reduced potable water use by 49%. 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

05/19/2016 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that fundamental commissioning is complete.

EAp2: Minimum Energy Performance

Awarded

08/15/2016 DESIGN AND CONSTRUCTION FINAL REVIEW

The LEED Form has been revised to address the issues outlined in the Preliminary Review and states that the project has achieved an energy cost savings of 22.14%. The total predicted annual energy consumption for the project is 2,336,645 kWh/year of electricity and 13,685 therms/year of natural gas.

05/27/2016 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 20.87%. However, to demonstrate compliance, the following comments requiring a project response (marked as Mandatory) must be addressed for the Final Review. For the remaining review comments (marked as Optional), a project response is optional.

A Core and Shell modeling methodology has been posted on the USGBC website (<http://new.usgbc.org/resources/cs-2009-eap2-c1-acp>) titled CS 2009 EAp2-ACP, which may allow the project to achieve additional points under EAc1. The project is not required to apply this methodology; however, if the project opts to use this methodology, provide a copy of the spreadsheet entitled CS 2009 EAp2-ACP and simulation outputs with separate meters for developer-influenced energy consumption or supplemental calculations documenting how the percentage of energy consumption influenced by the owner/developer was determined.

TECHNICAL ADVICE

REVIEW COMMENTS REQUIRING A PROJECT RESPONSE (Mandatory)

1. Provide the following:

- a. A narrative response to each Preliminary Review comment below.
- b. A narrative describing any additional changes made to the energy models between the Preliminary and Final Review phases not addressed by the responses to the review comments. The mandatory comments are perceived to reduce the projected savings for the Proposed design. If the projected savings increase substantially in the Final submission, without implementing any optional comments that may improve performance, a narrative explanation for these results must be provided.

2. It does not appear that the electricity utility rate of \$0.11/kWh provided in Table EAp2-3 of the LEED Form matches the electricity rates used in the model of \$0.0469/kWh for the Baseline Case and \$0.0486/kWh for the Proposed Case. Update the model and/or LEED Form as necessary and ensure that the electrical utility rate is reported identically across documentation.

3. It is unclear if the proposed lighting levels reported in Table 1.4 for the Manufacturing-High Bay spaces provide sufficient illumination for performing the manufacturing tasks within the space. Provide a detailed narrative clarifying the types of tasks being performed in the manufacturing spaces, including justification that sufficient illumination is provided for these tasks. Note that if supplemental task lighting is included in the as-designed manufacturing space and this task lighting is required to meet the necessary visual acuity thresholds, this counts towards the overall Proposed Case lighting power density. Revise the Proposed Case lighting levels as necessary and provide input reports for the Proposed and Baseline Case model.

4. The HVAC Modeling Requirements at the bottom of Table 1.4.6 has not been completed. After making all required changes necessary to this table, click the "Refresh Modeling Requirements" button, complete all required items, and ensure that the model has been updated as necessary.

5. It is unclear whether the Proposed Case HVAC system was modeled as designed because of the following reasons:

a. It does not appear that the outside airflow rates have been modeled per the Plf4: Schedule and Overview Documents provided mechanical schedules. The mechanical schedules list an outdoor airflow for the Rooftop Package Units (UP-1 thru UP-17) of 25,720 cfm. While, the total outdoor airflow listed in Supplemental Table 1.4 is 22,773 cfm for all of the Rooftop Package Units and the 11 MiniSplits. It appears that the Proposed Case outside airflow rates are being modeled using minimum ASHRAE 62.1-2007 rates, when they should be modeled as designed.

b. It does not appear that the heating capacities have been modeled per the mechanical schedules. For example, UP-17 lists a heating capacity of 100 kBtu/h in the mechanical schedule, but Supplemental Table 1.4 lists a heating capacity of 75 kBtu/h. It appears that similar inconsistencies exist for the other Rooftop Package Units.

Table G3.1.10 (b)(Proposed) requires that the model be consistent with the design documents. Update the model so that all HVAC system parameters (e.g. fan volumes, fan powers, efficiencies, heating/cooling capacities, etc.) are consistent with the design documents, update Supplemental Table 1.4 to reflect all changes made, and update the form to reflect any changes made. Provide System Energy Reports to confirm that the Proposed Case is modeled as designed.

6. It seems that the building average equipment power density reported in Supplemental Table 1.4 is low for a building of this usage type at 0.07 W/SF. Refer to ASHRAE 90.1-2007 User's Manual and update the equipment power density to accurately reflect the Proposed design. Additionally, it is unclear if all manufacturing equipment is included in Table 1.4.4. Update Supplemental Table 1.4 and the Baseline and Proposed Case energy model as necessary to ensure that the process equipment is modeled per design.

REVIEW COMMENTS THAT DO NOT REQUIRE A PROJECT RESPONSE FOR THIS PROJECT, BUT SHOULD BE CONSIDERED AS EDUCATIONAL NOTES FOR FUTURE SUBMITTALS (Optional):

7. Electric heating is reported in Table EAp2-4 for the Baseline Case even though the Baseline system type is reported as System Type 5. This is unexpected. The hot water boiler must be modeled as a natural draft boiler and there should be no electric space heaters modeled in the Baseline Case. Revise the model and form and note whether Exception G3.1.1(a) applies for spaces greater than 20,000 square feet.

EAp3: Fundamental Refrigerant Management

Awarded

05/23/2016 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: 8

POSSIBLE POINTS: 21

ATTEMPTED: 8, DENIED: 0, PENDING: 0, AWARDED: 8

08/15/2016 DESIGN AND CONSTRUCTION FINAL REVIEW

Additional documentation has been provided for EAp2: Minimum Energy Performance claiming an energy cost savings of 22.14%.

05/23/2016 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project has achieved an energy cost savings of 20.87%. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. Refer to the comments within EAp2: Minimum Energy Performance and resubmit this credit.

EAc2: On-Site Renewable Energy

POSSIBLE POINTS: 4

Not Attempted

EAc3: Enhanced Commissioning

POSSIBLE POINTS: 2

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

Awarded: 2

05/23/2016 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that enhanced commissioning has been implemented.

EAc4: Enhanced Refrigerant Management

POSSIBLE POINTS: 2

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

Awarded: 2

05/23/2016 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 65 per ton, which is less than the maximum allowable value of 100.

**EAc5.1: Measurement and Verification-
Base Building**
POSSIBLE POINTS: 3

**Not
Attempted**

**EAc5.2: Measurement and Verification-
Tenant Submetering**
POSSIBLE POINTS: 3

**Not
Attempted**

EAc6: Green Power
POSSIBLE POINTS: 2

**Not
Attempted**



Materials and Resources

MRp1: Storage and Collection of Recyclables

Awarded

05/19/2016 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.

MRc1: Building Reuse-Maintain Existing Walls, Floors and Roof POSSIBLE POINTS: 5

Not Attempted

MRc2: Construction Waste Management POSSIBLE POINTS: 2

Not Attempted

MRc3: Materials Reuse POSSIBLE POINTS: 1

Not Attempted

MRc4: Recycled Content

Denied

POSSIBLE POINTS: 2

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

08/22/2016 DESIGN AND CONSTRUCTION FINAL REVIEW

Additional documentation has been provided stating that the project has installed recycled materials for 10.05% of the total building materials content, by value.

However, as outlined in the Preliminary Review, it is unclear if the pre-consumer content in the TGP Glass Fired product newly submitted during the Combined Final review meets the ISO 14021 definition of recycled content. Waste that is crushed, re-melted, and put back into the same manufacturing process may not be considered recycled content. The documentation does not demonstrate compliance.

05/27/2016 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that 12.54% of the total building materials content, by value, has been manufactured using recycled materials. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. It is unclear if the pre-consumer content in the AHMSA/CANO Steel products meets the ISO 14021 definition of recycled content. Waste that is crushed, re-melted, and put back into the same manufacturing process may not be considered recycled content. Provide a supporting letter to confirm that the qualifying component of this product meets the ISO 14021 definition of recycled and does not include waste that has been reincorporated into the same manufacturing process that generated it. Alternatively, if the recycled content is unknown for steel products, then the LEED default recycled content value (25% post-consumer) must be used.

MRc5: Regional Materials

Awarded: 2

POSSIBLE POINTS: 2

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

08/15/2016 DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation demonstrates compliance for installing regional materials for 48.21% of the total building materials content, by value.

05/27/2016 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that 38.27% of the total building materials value includes materials and products that have been manufactured and extracted within 500 miles of the project site. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. The supporting manufacturer's data provided for the AHMSA/CANO Steel products appears to contain extraction data for only the coal component and it is unclear how the extraction/harvest distances for the remainder of the steel components (recycled steel and other raw materials) have been determined. The point of extraction for a recycled item could include a recycling facility, scrap yard, depository, stockpile, or any other location where the

material was collected and packaged for market purchase before manufacturing. Therefore, the extraction location for a recycled material may or may not be the same as the manufacturing location. In most cases the extraction location for a recycled material will be a recycling facility or scrap yard. Provide documentation, such as manufacturers' letters or cut sheets, specifying that the materials listed above were manufactured and extracted within a 500 mile radius of the project. Ensure that the extraction location for the recycled content and the raw material content has been accounted for. Ensure that only the portion of the material where the extraction location is known is used toward compliance. Revise the form and LEED Materials and Resource Calculator if necessary.

MRc6: Certified Wood
POSSIBLE POINTS: 1

**Not
Attempted**



Indoor Environmental Quality

IEQp1: Minimum Indoor Air Quality Performance

Awarded

05/23/2016 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

05/19/2016 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that smoking is prohibited within 25 feet of entries, outdoor air intakes, and operable windows. Additionally, smoking is prohibited within the building.

IEQc1: Outdoor Air Delivery Monitoring POSSIBLE POINTS: 1

Not Attempted

IEQc2: Increased Ventilation

POSSIBLE POINTS: 1

Awarded: 1

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

05/23/2016 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project is mechanically ventilated and that the breathing zone outdoor air ventilation rates to all occupied spaces have been increased by at least 30% above the minimum rates required by ASHRAE 62.1-2007.

IEQc3: Construction IAQ Management Plan-During Construction

POSSIBLE POINTS: 1

Awarded: 1

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

05/19/2016 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.

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

POSSIBLE POINTS: 1

Awarded: 1

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

08/15/2016 DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation demonstrates compliance.

05/19/2016 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: subfloor adhesives, multipurpose construction adhesives, substrate adhesives, contact adhesives, duct sealants, plumbing adhesives and sealants, wall-covering adhesives, fiberglass panel adhesives, and aerosol 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. 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

05/19/2016 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 credit.

IEQc4.3: Low-Emitting Materials-Flooring Systems

POSSIBLE POINTS: 1

Not Attempted

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

POSSIBLE POINTS: 1

Not Attempted

IEQc5: Indoor Chemical and Pollutant Source Control

POSSIBLE POINTS: 1

Not Attempted

IEQc6: Controllability of Systems-Thermal Comfort

POSSIBLE POINTS: 1

Not Attempted

IEQc7: Thermal Comfort-Design

POSSIBLE POINTS: 1

Not Attempted

IEQc8.1: Daylight and Views-Daylight

POSSIBLE POINTS: 1

Not Attempted

IEQc8.2: Daylight and Views-Views

POSSIBLE POINTS: 1

Not Attempted



Innovation in Design

IDc1.1: Innovation in Design
POSSIBLE POINTS: 1

**Not
Attempted**

IDc1.1: MRC5-Regional Materials
POSSIBLE POINTS: 1
ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

Awarded: 1

08/15/2016 DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation demonstrates compliance for installing regional materials for 48.21% of the total building materials content, by value.

05/27/2016 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project achieves exemplary performance for MRc5: Regional Materials. The requirement for exemplary performance is 30% and the project has documented 38.27%. However, the base credit has not been achieved.

TECHNICAL ADVICE

1. Refer to the comments within MRc5. Ensure that any issues noted there are addressed within the exemplary performance documentation when resubmitting this credit.

Alternatively, the project may pursue a different Innovation in Design strategy for the Final Review.

IDc1.2: WEc2- Innovative Wastewater Technologies
POSSIBLE POINTS: 1
ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

Awarded: 1

08/15/2016 DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation demonstrates compliance for reducing potable water use for sewage conveyance by 100%.

05/19/2016 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that there will be additional tenant work beyond the Core and Shell project scope and the performance calculations reflect the data specified in the tenant sales or lease agreement. The project has reduced potable water use by 48.7%. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. Refer to the comments provided for Plf4: Schedule and Overview Documents, and provide the legally binding tenant sales or lease agreement specifying the maximum flush/flow rates for the anticipated tenant installed plumbing fixtures.

2. Revise the total annual days of operation value (261), as necessary, for consistency with Plf4: Schedule and Overview Documents (254).

3. Fixture groups are meant to define occupant groups (i.e. office, warehouse, retail, etc.) within the building that use a specific subset of flush and flow fixtures. Revise the form to ensure that fixture groups have been defined to reflect the various occupant groups within the project that use a specific set of flush and flow fixtures. If the project occupants have similar usage patterns, one fixture usage group may be used to represent the entire project occupancy.

4. The provided narrative indicates that the project includes unisex restrooms that do not contain urinals (reception, security, medical offices, and kitchen). The calculations in the form automatically assume that 100% of male occupants will use restrooms that contain urinals. If a percentage of male occupants will not have access to or will not be expected to use restrooms with urinals, the default Total Daily Uses for water closets and urinals must be adjusted in the form accordingly. Provide a narrative and supporting daily use calculations to explain the anticipated urinal usage. Revise the form to ensure that the Total Daily Uses column for the water closets and urinals have been modified appropriately.

IDc1.2: Innovation in Design
POSSIBLE POINTS: 1

**Not
Attempted**

IDc1.3: Innovation in Design

Not

POSSIBLE POINTS: 1

Attempted

IDc1.3: IEQc3-Construction IAQ Management Plan during construction

Awarded: 1

POSSIBLE POINTS: 1

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

08/15/2016 DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation demonstrates compliance.

05/19/2016 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project achieves exemplary performance for IEQc3.1: Construction IAQ Management Plan During Construction, as specified in the LEED BD+C v2009 Reference Guide. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. Refer to the comments provided for Plf4: Schedule and Overview Documents, and provide the legally binding tenant sales or lease agreement specifying the performance requirements for the tenant work.

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

Awarded: 1

POSSIBLE POINTS: 1

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

05/19/2016 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

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



Regional priority

WEc2: Innovative Wastewater Technologies

POSSIBLE POINTS: 1

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

EAc3: Enhanced Commissioning

POSSIBLE POINTS: 1

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

TOTAL

110

49

1

0

48

REVIEW SUMMARY

Review			POINTS:			
	SUBMITTED	RETURNED	SUBMITTED	DENIED	PENDING	AWARDED

Design and Construction Preliminary	05/09/2016	05/27/2016	48	0	21	27
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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	Not Approved		0	0	0	0
PIf5: Building System Control	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
SSc4.1: Alternative Transportation-Public Transportation Access	Awarded	Design	6	0	0	6
SSc4.2: Alternative Transportation-Bicycle Storage and Changing Rooms	Awarded	Design	2	0	0	2
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
SSc6.1: Stormwater Design-Quantity Control	Awarded	Design	1	0	0	1
SSc6.2: Stormwater Design-Quality Control	Awarded	Design	1	0	0	1
SSc7.2: Heat Island Effect-Roof	Awarded	Design	1	0	0	1
SSc9: Tenant Design and Construction Guidelines	Awarded	Design	1	0	0	1
WEp1: Water Use Reduction-20% Reduction	Pending	Design	0	0	0	0
WEc2: Innovative Wastewater Technologies	Pending	Design	3	0	3	0
WEc3: Water Use Reduction	Pending	Design	4	0	4	0
EAp1: Fundamental Commissioning of the Building Energy Systems	Awarded	Construction	0	0	0	0
EAp2: Minimum Energy Performance	Pending	Design	0	0	0	0
EAp3: Fundamental Refrigerant Management	Awarded	Design	0	0	0	0
EAc1: Optimize Energy Performance	Pending	Design	7	0	7	0
EAc3: Enhanced Commissioning	Awarded	Construction	3	0	0	3
EAc4: Enhanced Refrigerant Management	Awarded	Design	2	0	0	2
MRp1: Storage and Collection of Recyclables	Awarded	Design	0	0	0	0
MRC4: Recycled Content	Pending	Construction	1	0	1	0
MRC5: Regional Materials	Pending	Construction	2	0	2	0
IEQp1: Minimum Indoor Air Quality Performance	Awarded	Design	0	0	0	0
IEQp2: Environmental Tobacco Smoke (ETS) Control	Awarded	Design	0	0	0	0
IEQc2: Increased Ventilation	Awarded	Design	1	0	0	1

IEQc3: Construction IAQ Management Plan-During Construction	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
IDc1.1: MRC5-Regional Materials	Pending	Construction	1	0	1	0
IDc1.2: WEc2- Innovative Wastewater Technologies	Pending	Design	1	0	1	0
IDc1.3: IEQc3-Construction IAQ Management Plan during construction	Pending	Construction	1	0	1	0
IDc2: LEED® Accredited Professional	Awarded	Construction	1	0	0	1

Credit	STATUS	TYPE	POINTS: ATTEMPTED	DENIED	PENDING	AWARDED
PIf1: Minimum Program Requirements	Approved		0	0	0	0
PIf4: Schedule and Overview Documents	Approved		0	0	0	0
WEp1: Water Use Reduction-20% Reduction	Awarded	Design	0	0	0	0
WEc2: Innovative Wastewater Technologies	Awarded	Design	3	0	0	3
WEc3: Water Use Reduction	Awarded	Design	4	0	0	4
EAp2: Minimum Energy Performance	Awarded	Design	0	0	0	0
EAc1: Optimize Energy Performance	Awarded	Design	8	0	0	8
MRC4: Recycled Content	Denied	Construction	1	1	0	0
MRC5: Regional Materials	Awarded	Construction	2	0	0	2
IEQc4.1: Low-Emitting Materials-Adhesives and Sealants	Awarded	Construction	1	0	0	1
IDc1.1: MRC5-Regional Materials	Awarded	Construction	1	0	0	1
IDc1.2: WEc2- Innovative Wastewater Technologies	Awarded	Design	1	0	0	1
IDc1.3: IEQc3-Construction IAQ Management Plan during construction	Awarded	Construction	1	0	0	1