



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®).

Vesta Oficinas Queretaro

Project ID 1000030816
Rating system & version LEED-NC v2009
Project registration date 02/25/2013



Certified (Gold)

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

LEED FOR NEW CONSTRUCTION & MAJOR RENOVATIONS (V2009)

ATTEMPTED: 63, DENIED: 3, PENDING: 0, AWARDED: 60 OF 107 POINTS

Category	Points Available	Points Earned	Percentage
SUSTAINABLE SITES	15 OF 26	15	58%
SSp1 Construction Activity Pollution Prevention	1	1	100%
SSc1 Site Selection	1	1	100%
SSc2 Development Density and Community Connectivity	0	0	0%
SSc3 Brownfield Redevelopment	0	0	0%
SSc4.1 Alternative Transportation-Public Transportation Access	6	6	100%
SSc4.2 Alternative Transportation-Bicycle Storage and Changing Room	1	1	100%
SSc4.3 Alternative Transportation-Low-Emitting and Fuel-Efficient V	3	3	100%
SSc4.4 Alternative Transportation-Parking Capacity	2	2	100%
SSc5.1 Site Development-Protect or Restore Habitat	0	0	0%
SSc5.2 Site Development-Maximize Open Space	1	1	100%
SSc6.1 Stormwater Design-Quantity Control	0	0	0%
SSc6.2 Stormwater Design-Quality Control	0	0	0%
SSc7.1 Heat Island Effect, Non-Roof	0	0	0%
SSc7.2 Heat Island Effect-Roof	1	1	100%
SSc8 Light Pollution Reduction	0	0	0%
MATERIALS AND RESOURCES	CONTINUED		
MRc5 Regional Materials	2	2	100%
MRc6 Rapidly Renewable Materials	0	0	0%
MRc7 Certified Wood	1	1	100%
INDOOR ENVIRONMENTAL QUALITY	8 OF 15	8	53%
IEQp1 Minimum IAQ Performance	1	1	100%
IEQp2 Environmental Tobacco Smoke (ETS) Control	1	1	100%
IEQc1 Outdoor Air Delivery Monitoring	0	0	0%
IEQc2 Increased Ventilation	1	1	100%
IEQc3.1 Construction IAQ Mgmt Plan-During Construction	0	0	0%
IEQc3.2 Construction IAQ Mgmt Plan-Before Occupancy	0	0	0%
IEQc4.1 Low-Emitting Materials-Adhesives and Sealants	1	1	100%
IEQc4.2 Low-Emitting Materials-Paints and Coatings	1	1	100%
IEQc4.3 Low-Emitting Materials-Flooring Systems	0	0	0%
IEQc4.4 Low-Emitting Materials-Composite Wood and Agrifiber Products	0	0	0%
IEQc5 Indoor Chemical and Pollutant Source Control	0	0	0%
IEQc6.1 Controllability of Systems-Lighting	1	1	100%
IEQc6.2 Controllability of Systems-Thermal Comfort	1	1	100%
IEQc7.1 Thermal Comfort-Design	1	1	100%
IEQc7.2 Thermal Comfort-Verification	1	1	100%
IEQc8.1 Daylight and Views-Daylight	1	1	100%
IEQc8.2 Daylight and Views-Views	0	0	0%
WATER EFFICIENCY	0 OF 10	0	0%
WEp1 Water Use Reduction-20% Reduction	1	0	0%
WEc1 Water Efficient Landscaping	0	0	0%
WEc2 Innovative Wastewater Technologies	0	0	0%
WEc3 Water Use Reduction	0	0	0%
ENERGY AND ATMOSPHERE	26 OF 35	26	74%
EAp1 Fundamental Commissioning of the Building Energy Systems	1	1	100%
EAp2 Minimum Energy Performance	1	1	100%
EAp3 Fundamental Refrigerant Mgmt	1	1	100%
EAc1 Optimize Energy Performance	19	19	100%
EAc2 On-Site Renewable Energy	7	7	100%
EAc3 Enhanced Commissioning	0	0	0%
EAc4 Enhanced Refrigerant Mgmt	0	0	0%
EAc5 Measurement and Verification	0	0	0%
EAc6 Green Power	0	0	0%
MATERIALS AND RESOURCES	5 OF 14	5	36%
MRp1 Storage and Collection of Recyclables	1	1	100%
MRc1.1 Building Reuse-Maintain Existing Walls, Floors and Roof	0	0	0%
MRc1.2 Building Reuse - Maintain 50% of Interior Non-Structural Ele	0	0	0%
MRc2 Construction Waste Mgmt	1	1	100%
MRc3 Materials Reuse	0	0	0%
MRc4 Recycled Content	1	1	100%
INNOVATION IN DESIGN	5 OF 6	5	83%
IDc1.1 Innovation in Design - SSc5.2 Maximize	1	1	100%
IDc1.1 Innovation in Design	0	0	0%
IDc1.2 Innovation in Design-Green Education	0	0	0%
IDc1.2 Innovation in Design	0	0	0%
IDc1.3 Innovation in Design - EP - EAc1	1	1	100%
IDc1.3 Innovation in Design	0	0	0%
IDc1.4 Innovation in Design - Green Cleaning	1	1	100%
IDc1.4 Innovation in Design	0	0	0%
IDc1.5 Innovation in Design - EAc2	1	1	100%
IDc1.5 Innovation in Design	0	0	0%
IDc2 LEED® Accredited Professional	1	1	100%
REGIONAL PRIORITY CREDITS	1 OF 1	1	100%
EAc1 Optimize Energy Performance	1	1	100%
TOTAL	60 OF 107		

CREDIT DETAILS



Project Information Forms

P1f1: Minimum Program Requirements **Approved**

11/20/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

This Project Information form was previously awarded in the Preliminary Review. No changes have been made.

09/10/2014 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 Santa Rosa Jauregui, Mexico.

P1f2: Project Summary Details **Approved**

11/20/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

This Project Information Form was previously approved in the Design Preliminary Review. The form has been revised to report a hardscape area of 13,559.28 square feet (was previously 11,216.13 square feet).

09/10/2014 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 2,698.63 gross square feet.

P1f3: Occupant and Usage Data **Approved**

11/20/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

This Project Information Form was previously approved in the Design Preliminary Review. No changes have been made.

09/10/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form includes the required occupant and usage data. The project consists primarily of office spaces. The average users value is 15, the peak users value is 30, and the FTE value is 8.

P1f4: Schedule and Overview Documents **Approved**

11/20/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

This Project Information Form was previously approved in the Design Preliminary Review. No changes have been made.

09/11/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form includes the design and construction schedule. The date of substantial completion is Nov. 1, 2013, and the date of occupancy is Dec. 1, 2013. The required documents have been uploaded.



Sustainable Sites

SSp1: Construction Activity Pollution Prevention

Awarded

09/11/2014 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

09/11/2014 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

09/11/2014 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

09/12/2014 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 20% of the LEED project FTE and transient occupants, measured at peak occupancy, and shower facilities have been provided for 12.5% 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

11/20/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation demonstrates compliance.

09/12/2014 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 5.88% of the total parking capacity. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. The image of the signage depicts a vehicle with a green leaf, but it is not clear how it will be communicated to building users that the parking space is reserved for low-emitting and fuel-efficient vehicles. Provide images or photos demonstrating that the space is reserved for low-emitting and fuel-efficient vehicles.

2. It appears that the LEED project parking is located in a portion of a parking area that is shared with other occupants of the neighboring building, and it is unclear how parking has been allocated between the LEED project and other building occupants. It is also unclear how the total project parking has been determined and whether preferred parking will be reserved for LEED project occupants. Provide a narrative and revised site plan highlighting the parking allocated to the LEED project building. If parking is to be shared with neighboring building occupants, provide a narrative or signage samples indicating how sufficient preferred parking will be reserved for occupants of the LEED project building. Alternatively, the project may demonstrate that preferred parking is provided for at least 5% of the total parking capacity of the shared parking area. In this case, provide revised site plans, calculations, and a narrative to demonstrate compliance at the whole-parking area level.

SSc4.4: Alternative Transportation-Parking Capacity

Awarded: 2

POSSIBLE POINTS: 2

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

11/21/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

This credit was submitted for initial review during the Final Review. The LEED Form states that no new parking has been created within the LEED project scope of work.

SSc5.1: Site Development-Protect or Restore Habitat

Not Attempted

POSSIBLE POINTS: 1

SSc5.2: Site Development-Maximize Open Space

Awarded: 1

POSSIBLE POINTS: 1

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

11/20/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

The LEED Form has been revised and states that the open space provided exceeds local zoning requirements by 62%. A revised site plan highlighting the vegetated open space has been provided as well as local zoning requirements outlining the open space requirements for commercial properties.

09/12/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project complies with Case 1: Sites with Local Zoning Open Space Requirements. The open space provided exceeds local zoning requirements by 82.38%. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. The absorption area has been included in the calculations, but this area is gravel which does not qualify as either vegetated open space or pedestrian oriented hardscape. Revise the calculations to exclude areas that do not comply with the credit requirements.
2. The pedestrian hardscape cannot be included in the calculations of this credit unless SSc2: Development Density and Community Connectivity is also achieved. Revise the form and supporting documentation to demonstrate compliance. Note that the open space must be maintained for the lifespan of the LEED project building.

SSc6.1: Stormwater Design-Quantity Control

Not Attempted

POSSIBLE POINTS: 1

SSc6.2: Stormwater Design-Quality Control

Not Attempted

POSSIBLE POINTS: 1

SSc7.1: Heat Island Effect, Non-Roof

Denied

POSSIBLE POINTS: 1

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

11/20/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

The LEED Form has been revised and states that 65% of the nonroof hardscape surfaces have an SRI of at least 29 or are shaded by energy-producing solar panels. Images of the parking area showing the painted parking spaces have been provided.

However, the documentation does not demonstrate compliance because the form now includes the gravel areas

(2,343.14 square feet) with an SRI value of 35, but it is not clear how this SRI value has been determined. Based on the images provided, the gravel has a dark color similar to the asphalt but the calculations use the same SRI value as the white concrete sidewalk. Revising the calculations to exclude the gravel areas results in 48% of hardscape surfaces that are highly reflective or shaded by energy-producing solar panels.

09/12/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project complies with Option 1 and 58% of nonroof base building hardscape surfaces will be mitigated through the use of materials with an SRI of at least 29 or are shaded by energy-producing solar panels. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. The total area of nonroof hardscape surfaces (11,216.13 sf) does not appear to include the gravel areas (2,343.14 sf). Revise the calculations to include all nonroof hardscape areas within the LEED project boundary.
2. The form and site plan indicate that the parking spaces in the asphalt pavement area are painted white, but the documentation provided for IDC1.2: Green Education include photos of the project and parking area, and it does not appear that any of the parking spaces are painted.

SSc7.2: Heat Island Effect-Roof

Awarded: 1

POSSIBLE POINTS: 1

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

09/12/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project complies with Option 1 and 165.6% of the building roof surface has a Solar Reflectance Index meeting the credit requirements.

SSc8: Light Pollution Reduction

POSSIBLE POINTS: 1

**Not
Attempted**



Water Efficiency

WEp1: Water Use Reduction-20% Reduction

Awarded

11/20/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

The LEED Form has been revised and reports a total water use reduction of 21.3%.

09/15/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project has reduced potable water use by 31.18%. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. The calculations indicate an occupancy breakdown of 80% males and 20% females. The calculations require a balanced, one-to-one gender ratio unless project-specific conditions warrant an alternative ratio for the lifespan of the building. Current staffing level is not an acceptable rationale for deviating from the standard usage ratio of 50% male and 50% female. Revise the form to ensure that a balanced, one-to-one gender ratio is used. If project-specific conditions exist where an alternative ratio is justified for the lifespan of the building, provide a narrative and supporting documentation (such as trend data forecasting forward or documentation of the code-required plumbing fixture counts per gender) to confirm that the ratio applies for the life of the building. Refer to the Water Use Reduction Additional Guidance found on the USGBC website for additional information regarding acceptable special gender circumstances.
2. The floor plans in Plf4: Schedule and Overview Documents indicate that the project includes a unisex restroom that does not contain a urinal. 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.
3. The form and fixture schedule report a flow rate of 2.64 gpm for the kitchen sink faucet, but the uploaded cutsheet does not report a flow rate. Provide manufacturer documentation to confirm the flow rate for this fixture, and revise the calculations as necessary.
4. The form and fixture schedule report a flow rate of 0.9 gpm for the shower fixture, but the uploaded cutsheet reports a maximum flow rate of 2.64 gpm. Revise the calculations to use the maximum flow rate for this fixture.
5. The manufacturer documentation indicates that the lavatory faucets 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 Table WEp1-4 Flow Fixture Data. Revise the form to ensure that the autocontrol lavatory faucets are converted from GPM to GPC and listed in the form 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

Not Attempted

WEc2: Innovative Wastewater Technologies

POSSIBLE POINTS: 2

Not Attempted

WEc3: Water Use Reduction

POSSIBLE POINTS: 4

Not Attempted



Energy and Atmosphere

EAp1: Fundamental Commissioning of the Building Energy Systems

Awarded

09/03/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that fundamental commissioning is complete.

EAp2: Minimum Energy Performance

Awarded

11/14/2014 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 51.44%. The total predicted annual energy consumption for the project is 51,410.31 kBtu/year of electricity.

09/08/2014 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 51.44%. 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.

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. Although U-factors are provided, Supplemental Table 1.4.1 does not include sufficient descriptions for the Proposed case construction assemblies of walls and roofs (e.g. steel-framed with R-13 cavity insulation and R-10 continuous insulation) to justify the U-factors listed. Additionally, the simulation reports indicate that additional roof and wall constructions have been modeled which have not been reported in Table 1.4.1. Revise Table 1.4.1 to include additional details for the Proposed case construction assemblies, including insulation R-values and whether the insulation is continuous or cavity. Ensure that the Proposed case U-values are congruous with the construction assembly U-values reflected for various wall and roof construction assemblies listed in Appendix A. Verify that all modeled constructions have been reported in Table 1.4.1.

EAp3: Fundamental Refrigerant Management

Awarded

09/12/2014 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

11/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

Additional documentation has been provided for EAp2: Minimum Energy Performance claiming an energy cost savings of 51.44%.

09/08/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project has achieved an energy cost savings of 51.44%. 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

Awarded: 7

POSSIBLE POINTS: 7

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

11/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

Additional documentation has been provided for EAp2: Minimum Energy Performance verifying that the project has offset 44.52% of the total energy costs through renewable energy generated on-site.

09/08/2014 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 44.52% of the total energy costs through renewable energy generated on-site. 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.

EAc3: Enhanced Commissioning

POSSIBLE POINTS: 2

Not Attempted

EAc4: Enhanced Refrigerant Management

POSSIBLE POINTS: 2

Not Attempted

EAc5: Measurement and Verification

POSSIBLE POINTS: 3

Not Attempted

EAc6: Green Power

POSSIBLE POINTS: 2

Not Attempted



Materials and Resources

MRp1: Storage and Collection of Recyclables

Awarded

09/12/2014 **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.

MRc1.1: 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

Awarded: 1

POSSIBLE POINTS: 2

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

09/03/2014 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project has diverted 50.4% of the on-site generated construction waste from landfill.

MRc3: Materials Reuse POSSIBLE POINTS: 2

Not Attempted

MRc4: Recycled Content

Awarded: 1

POSSIBLE POINTS: 2

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

09/03/2014 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that 17.6% of the total building materials content, by value, has been manufactured using recycled materials.

MRc5: Regional Materials

Awarded: 2

POSSIBLE POINTS: 2

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

09/12/2014 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that 44.69% of the total building materials value includes materials and products that have been manufactured and extracted within 500 miles of the project site.

The project has met the exemplary performance threshold for this credit. Exemplary performance must be attempted via an available ID credit and the project must not already have been awarded the maximum three points for exemplary performance.

MRc6: Rapidly Renewable Materials POSSIBLE POINTS: 1

Not Attempted

MRc7: Certified Wood

Awarded: 1

POSSIBLE POINTS: 1

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

11/14/2014 **DESIGN AND CONSTRUCTION FINAL REVIEW**

09/03/2014 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that 100% of the total wood-based building materials are certified in accordance with the principles and criteria of the Forest Stewardship Council (FSC).



Indoor Environmental Quality

IEQp1: Minimum Indoor Air Quality Performance

Awarded

09/08/2014 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

11/20/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation demonstrates compliance.

09/12/2014 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. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. Provide drawings or photographs confirming how the signage system communicates the exterior smoking policy. Ensure that the signage is permanent and communicates a compliant exterior smoking policy reasonably for all building occupants to read. A written building policy or local ordinance alone is insufficient. Signage must be provided to communicate the building smoking policy to all occupants, visitors, and passersby who may be unfamiliar with a written policy.

IEQc1: Outdoor Air Delivery Monitoring

POSSIBLE POINTS: 1

Not Attempted

IEQc2: Increased Ventilation

POSSIBLE POINTS: 1

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

Awarded: 1

09/08/2014 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.

IEQc3.1: Construction IAQ Management Plan-During Construction

POSSIBLE POINTS: 1

Not Attempted

IEQc3.2: Construction IAQ Management Plan-Before Occupancy

POSSIBLE POINTS: 1

Not Attempted

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

POSSIBLE POINTS: 1

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

Awarded: 1

09/12/2014 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.

IEQc4.2: Low-Emitting Materials-Paints and Coatings

POSSIBLE POINTS: 1

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

Awarded: 1

09/12/2014 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

IEQc6.1: Controllability of Systems-Lighting
POSSIBLE POINTS: 1

Awarded: 1

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

11/20/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

The LEED Form has been revised to include the individual workspaces in the open office area. The form states that lighting controls are provided for 100% of individual workspaces and shared multi-occupant spaces. Images of the task lighting have been provided.

09/12/2014 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. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. It appears that the Open Workspace Hub may be inappropriately classified as a shared multi-occupant space since this space includes multiple individual workspaces. In individual occupant spaces, workers use standard workstations to conduct individual tasks. Examples are private offices and open office areas with multiple workers. Shared multi-occupant spaces include conference rooms, classrooms, and other indoor spaces used as places of congregation. Provide a narrative describing the activities that take place within the Open Workspace Hub. Revise the form and documentation to ensure that individual workspaces are counted individually in Table IEQc6.1-1 on the form. Spaces must be classified consistently throughout all submittal documentation. Additionally, the IEQ Space Matrix (<http://www.usgbc.org/resources/eq-space-type-matrix>) provides information regarding the classification of individual occupant and shared multi-occupant for most space types encountered within buildings.

IEQc6.2: Controllability of Systems-Thermal Comfort
POSSIBLE POINTS: 1

Awarded: 1

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

11/20/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

The LEED Form has been revised to include the individual workspaces in the open office area. The form states that thermal comfort controls are provided for 50% of the individual workspaces and 100% of the shared multi-occupant spaces.

09/12/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that thermal controls are provided for 100% of building occupants and 100% of shared multi-occupant spaces to enable adjustments that meet needs and preferences. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. It appears that the Open Workspace Hub may be inappropriately classified as a shared multi-occupant space since it includes several individual workspaces. In individual occupant spaces, workers use standard workstations to conduct individual tasks. Examples are private offices and open office areas with multiple workers. Shared multi-occupant spaces include conference rooms, classrooms, and other indoor spaces used as places of congregation.

Provide a narrative describing the activities that take place within the Open Workspace Hub. Revise the form and documentation to ensure that all individual workspaces are included in Table IEQc62.1 on the form. Spaces must be classified consistently throughout all submittal documentation. Additionally, the IEQ Space Matrix (<http://www.usgbc.org/resources/eq-space-type-matrix>) provides information regarding the classification of individual occupant and shared multi-occupant for most space types encountered within buildings.

IEQc7.1: Thermal Comfort-Design

Awarded: 1

POSSIBLE POINTS: 1

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

09/08/2014 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

09/08/2014 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

09/03/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project has achieved the daylighting requirements in 90.3% of all regularly occupied spaces via Option 1, Simulation.

IEQc8.2: Daylight and Views-Views

**Not
Attempted**

POSSIBLE POINTS: 1



Innovation in Design

IDc1.1: Innovation in Design - SSc5.2 Maximize

POSSIBLE POINTS: 1

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

Awarded: 1

11/20/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

Additional documentation has been provided in SSc5.2: Site Development - Maximize Open Space stating that the open space provided exceeds the minimum local requirement by 62% which exceeds the threshold for exemplary performance.

09/12/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project achieves exemplary performance for SSc5.2: Site Development - Maximize Open Space. The requirement for exemplary performance is 50% and the project has documented 82.38%. However, the base credit has not been achieved.

TECHNICAL ADVICE

1. Refer to the comments within SSc5.2. 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.

IDc1.1: Innovation in Design

POSSIBLE POINTS: 1

Not Attempted

IDc1.2: Innovation in Design-Green Education

POSSIBLE POINTS: 1

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

Denied

11/20/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

Additional documentation has been provided. However, it does not demonstrate compliance because the information presented in the signage examples and the VESTADisplay_Gold1_short.pdf document include information that does not pertain to this building (dual-flush water closets) or references credits not attempted by the project (water-efficient irrigation, indoor chemical and pollutant source control, daylight and views, low-VOC furniture). For future projects, ensure that educational materials include green building strategies implemented in the project building.

09/12/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project team has developed and implemented a Public Education program. This strategy is detailed in the LEED BD+C v2009 Reference Guide. The documentation provided for the development of a signage program, a case study, and guided tours complies with the Reference Guide requirements. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. The uploaded documentation includes examples of the signage, but the signage does not appear to be relevant to this program since it discusses rainwater harvesting for flush fixtures and the VESTADisplay_Gold.pdf discusses waterless urinals. Provide electronic examples or photos of the signage for this project, and ensure that all documentation for the education of this project is relevant to the green building strategies implemented on this project.

IDc1.2: Innovation in Design

POSSIBLE POINTS: 1

Not Attempted

IDc1.3: Innovation in Design - EP - EAc1

POSSIBLE POINTS: 1

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

Awarded: 1

11/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

Additional documentation has been provided for EAc1: Optimize Energy Performance verifying an energy cost savings of 51.44% which meets the exemplary performance requirement.

09/08/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project achieves exemplary performance for EAc1: Optimize Energy Performance 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 within EAc1 and resubmit this credit.

IDc1.3: Innovation in Design
POSSIBLE POINTS: 1

Not Attempted

IDc1.4: Innovation in Design - Green Cleaning

POSSIBLE POINTS: 1

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

Awarded: 1

09/12/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project team has developed and implemented a Green Housekeeping program. The project must demonstrate compliance with LEED-EBOM 2009 IEQp3: Green Cleaning Policy. The Green Cleaning Policy follows the LEED-EBOM Policy Model and demonstrates the development of a comprehensive and quantitative green cleaning program that includes detailed information regarding staff training, cleaning processes and chemicals, and occupant feedback.

IDc1.4: Innovation in Design
POSSIBLE POINTS: 1

Not Attempted

IDc1.5: Innovation in Design - EAc2

POSSIBLE POINTS: 1

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

Awarded: 1

11/20/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

Additional documentation has been provided for EAc2: On-Site Renewable Energy verifying an on-site renewable energy percentage of 44.52% which meets the exemplary performance requirement.

09/08/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project achieves exemplary performance for EAc2: On-Site Renewable Energy 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 within EAc2 and resubmit this credit.

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

09/12/2014 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

TOTAL

107

63

3

0

60

REVIEW SUMMARY

Review			POINTS:			
	SUBMITTED	RETURNED	SUBMITTED	DENIED	PENDING	AWARDED
Design and Construction Preliminary	08/25/2014	09/17/2014	65	0	43	22

Credit	STATUS	TYPE	POINTS: ATTEMPTED	DENIED	PENDING	AWARDED
PIf1: Minimum Program Requirements	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
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	Pending	Design	3	0	3	0
SSc5.2: Site Development-Maximize Open Space	Pending	Design	1	0	1	0
SSc7.1: Heat Island Effect, Non-Roof	Pending	Construction	2	0	2	0
SSc7.2: Heat Island Effect-Roof	Awarded	Design	1	0	0	1
WEp1: Water Use Reduction-20% Reduction	Pending	Design	0	0	0	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	20	0	20	0
EAc2: On-Site Renewable Energy	Pending	Design	7	0	7	0
MRp1: Storage and Collection of Recyclables	Awarded	Design	0	0	0	0
MRC2: Construction Waste Management	Awarded	Construction	1	0	0	1
MRC4: Recycled Content	Awarded	Construction	1	0	0	1
MRC5: Regional Materials	Awarded	Construction	2	0	0	2
MRC7: Certified Wood	Awarded	Construction	1	0	0	1
IEQp1: Minimum Indoor Air Quality Performance	Awarded	Design	0	0	0	0
IEQp2: Environmental Tobacco Smoke (ETS) Control	Pending	Design	0	0	0	0
IEQc2: Increased Ventilation	Awarded	Design	1	0	0	1
IEQc4.1: Low-Emitting Materials-Adhesives and Sealants	Awarded	Construction	1	0	0	1
IEQc4.2: Low-Emitting Materials-Paints and Coatings	Awarded	Construction	1	0	0	1
IEQc6.1: Controllability of Systems-Lighting	Pending	Design	1	0	1	0
IEQc6.2: Controllability of Systems-Thermal	Pending	Design	1	0	1	0

Comfort

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
IDc1.1: Innovation in Design - SSc5.2 Maximize	Pending	Design	1	0	1	0
IDc1.2: Innovation in Design-Green Education	Pending	Design	1	0	1	0
IDc1.3: Innovation in Design - EP - EAc1	Pending	Design	1	0	1	0
IDc1.4: Innovation in Design - Green Cleaning	Awarded	Design	1	0	0	1
IDc1.5: Innovation in Design - EAc2	Pending	Design	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
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
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	Awarded	Design	1	0	0	1
SSc7.1: Heat Island Effect, Non-Roof	Denied	Construction	2	2	0	0
WEp1: Water Use Reduction-20% Reduction	Awarded	Design	0	0	0	0
EAp2: Minimum Energy Performance	Awarded	Design	0	0	0	0
EAc1: Optimize Energy Performance	Awarded	Design	20	0	0	20
EAc2: On-Site Renewable Energy	Awarded	Design	7	0	0	7
MRC7: Certified Wood	Awarded	Construction	1	0	0	1
IEQp2: Environmental Tobacco Smoke (ETS) Control	Awarded	Design	0	0	0	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
IDc1.1: Innovation in Design - SSc5.2 Maximize	Awarded	Design	1	0	0	1
IDc1.2: Innovation in Design-Green Education	Denied	Design	1	1	0	0
IDc1.3: Innovation in Design - EP - EAc1	Awarded	Design	1	0	0	1
IDc1.5: Innovation in Design - EAc2	Awarded	Design	1	0	0	1