



# 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®).

## TPI Ciudad Juarez

**Project ID** 1000067568  
**Rating system & version** LEED-CS v2009  
**Project registration date** 02/23/2016



**Certified (Silver)**

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

## LEED 2009 CORE AND SHELL

ATTEMPTED: 54, DENIED: 1, PENDING: 0, AWARDED: 53 OF 107 POINTS

### SUSTAINABLE SITES 23 OF 28

SSp1 Construction Activity Pollution Prevention	Y
SSc1 Site Selection	1 / 1
SSc2 Development Density and Community Connectivity	5 / 5
SSc3 Brownfield Redevelopment	0 / 1
SSc4.1Alternative 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 8 OF 10

WEp1 Water Use Reduction-20% Reduction	Y
WEc1 Water Efficient Landscaping	4 / 4
WEc2 Innovative Wastewater Technologies	0 / 2
WEc3 Water Use Reduction	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	10 / 21
EAc2 On-Site Renewable Energy	0 / 4
EAc3 Enhanced Commissioning	0 / 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	1 / 2
MRC5 Regional Materials	1 / 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 3 OF 6

IDc1.1 Innovation in Design	0 / 1
IDc1.1 Innovation in Design	0 / 1
IDc1.2 Innovation in Design	0 / 1
IDc1.2 Innovation in Design	1 / 1
IDc1.3 Innovation in Design	1 / 1
IDc1.3 Innovation in Design	0 / 1
IDc1.4 Innovation in Design	0 / 1
IDc1.4 Innovation in Design	0 / 1
IDc1.5 Innovation in Design	0 / 1
IDc1.5 Innovation in Design	0 / 1
IDc2 LEED® Accredited Professional	1 / 1

### REGIONAL PRIORITY CREDITS 1 OF 1

SSc2 Development Density and Community Connectivity	1 / 1
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**TOTAL 53 OF 107**

# CREDIT DETAILS



## Project Information Forms

### **P1f1: Minimum Program Requirements** **Approved**

**03/13/2017 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 USGBC Approved Data Template. The project is located in Ciudad Juarez, Mexico.

### **P1f2: Project Summary Details** **Approved**

**03/13/2017 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 one story and 352,798.49 gross square feet.

### **P1f3: Occupant and Usage Data** **Approved**

**03/13/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form includes the required occupant and usage data. The project consists primarily of Industrial Manufacturing spaces. The FTE value is 265, the transient and the retail customer value is zero.

### **P1f4: Schedule and Overview Documents** **Approved**

**05/09/2017 DESIGN AND CONSTRUCTION FINAL REVIEW**

This Project Information Form was previously approved in the Preliminary Review. Revised Tenant Construction Requirements have been provided. The Project Information Form continues to demonstrate compliance.

**03/13/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form includes the design and construction schedule. The date of substantial completion is October 7, 2016. The required documents have been uploaded.

### **P1f5: Building System Control** **Approved**

**03/13/2017 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**

**03/13/2017 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

**03/13/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

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

### SSc2: Development Density and Community Connectivity

**Awarded: 5**

POSSIBLE POINTS: 5

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

**03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project complies with Option 2: Community Connectivity. It is noted that although the project has included three restaurants in the list of basic services, and only two restaurants can be counted, the project has listed additional basic services (13) and compliance is not affected.

### 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

**05/09/2017 DESIGN AND CONSTRUCTION FINAL REVIEW**

The additional documentation demonstrates compliance.

**03/14/2017 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. However, to demonstrate compliance, the following must be addressed.

#### TECHNICAL ADVICE

1. The private bus lines that have been implemented for the project arrive and depart around specific times of the day (arrivals around 6 a.m., 3 p.m. and 11 p.m. and departures around 6:30 a.m., 4 p.m. and 11:30 p.m.). These times appear to coincide with work shifts rather than providing transportation service on a continuous basis. It is unclear if these times would meet the needs of all FTE and transient occupants, including the anticipated 137 General Office FTE's as well as the anticipated 128 manufacturing/warehouse FTE's. Provide a narrative to clarify the anticipated commuting times of the different groups of building occupants and how the scheduled bus times will meet the needs of all building occupants.

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

**Awarded: 2**

POSSIBLE POINTS: 2

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

**03/14/2017 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

**03/17/2017 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 12.33% of the total parking capacity. It is noted that the signage provided indicates that SUV's are excluded from parking in the preferred parking spaces. But the credit requirements state that any vehicles that are either classified as ZEV (zero emissions vehicle) by the California Air Resources Board or are rated at a minimum 40 in the ACEEE vehicle rating guide, qualify for low-emitting and fuel-efficient vehicle preferred parking. As it appears the signage has already been installed, credit compliance is not affected for this project. For future projects, ensure the signage is consistent with credit requirements.

**SSc4.4: Alternative Transportation-Parking Capacity****Awarded: 2**

POSSIBLE POINTS: 2

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

**03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project is non-residential and is pursuing Case 1 - Option 1 and has not exceeded the minimum parking required by zoning. It is noted that although the preferred parking for carpool vehicles can contribute to LEED CI certification if pursued in the future, LEED CS projects are not required to provide these preferred spaces, as indicated in the LEED BD+C v2009 Reference Guide. This v06 version of the SSc4.4 LEED Form does not distinguish a LEED CS project from a LEED NC project, which may lead to a misunderstanding of the requirements. Note that the LEED reference guide takes precedence over information within the LEED Form in regards to credit requirements.

**SSc5.1: Site Development-Protect or Restore Habitat****Not Attempted**

POSSIBLE POINTS: 1

**SSc5.2: Site Development-Maximize Open Space****Not Attempted**

POSSIBLE POINTS: 1

**SSc6.1: Stormwater Design-Quantity Control****Awarded: 1**

POSSIBLE POINTS: 1

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

**05/09/2017 DESIGN AND CONSTRUCTION FINAL REVIEW**

The additional documentation demonstrates compliance.

**03/13/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

SSc6.1

The LEED Form states that the project complies with Case 1: Sites with existing imperviousness 50% or less, Option 2: Stream Channel Protection. However, to demonstrate compliance, the following must be addressed:

TECHNICAL ADVICE:

1. Provide the stream channel protection strategies, and the capacity values for receiving streams.

**SSc6.2: Stormwater Design-Quality Control****Awarded: 1**

POSSIBLE POINTS: 1

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

**03/17/2017 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).

It is noted for future projects, only the actual BMP (extended detention) is required to be listed on the credit form, and not the surface that drains to the BMP (concrete, roof, etc.).

**SSc7.1: Heat Island Effect, Non-Roof**

POSSIBLE POINTS: 1

**Not  
Attempted**

**SSc7.2: Heat Island Effect-Roof**

POSSIBLE POINTS: 1

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

**Awarded: 1**

**03/14/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project complies with Option 1 and 100% 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**

POSSIBLE POINTS: 1

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

**Awarded: 1**

**03/14/2017 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**

#### **03/14/2017 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 42.94%.

It is noted that the Percent of Occupants value for the urinal fixture in the Group 1 occupancy group has been set to 99% in the calculations, instead of 100%. Since Group 1 represents only occupants with access to urinals, and the number of occupants in this group was determined based on the percentage of toilet rooms with urinals, it is not necessary to also adjust the Percent of Occupants value to account for non-urinal toilet rooms. When this issue is addressed, and the form recalculated, the project has reduced potable water use by 43%.

### **WEc1: Water Efficient Landscaping**

**Awarded: 4**

POSSIBLE POINTS: 4

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

#### **05/09/2017 DESIGN AND CONSTRUCTION FINAL REVIEW**

This credit was submitted for initial review during the Final Review. The LEED Form states that the landscaping does not use permanent irrigation systems and that all temporary irrigation systems used for plant establishment will be removed within 18 months of installation.

### **WEc2: Innovative Wastewater Technologies**

POSSIBLE POINTS: 2

**Not Attempted**

### **WEc3: Water Use Reduction**

**Awarded: 4**

POSSIBLE POINTS: 4

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

#### **03/14/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project has reduced potable water use by 42.94%. When WEp1: Water Use Reduction was recalculated based on the issues noted there, the project has reduced potable water use by 43%.



## Energy and Atmosphere

### **EAp1: Fundamental Commissioning of the Building Energy Systems**

**Awarded**

#### **03/12/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that fundamental commissioning is complete.

### **EAp2: Minimum Energy Performance**

**Awarded**

#### **05/09/2017 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 27.98%. The total predicted annual energy consumption for the project is 3,855,326 kWh of electricity.

#### **03/16/2017 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 27.98%. 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. The LEED Summary report and the Minimum Energy Performance Calculator (MEPC) Lighting tab indicate the project is claiming interior lighting savings for several space types. However, the provided LEED Construction Requirements only require tenant lighting designs to comply with ASHRAE 90.1-2007 Table 9.6.1 (Space-by-Space Method). There is no basis for claiming credit for reduced interior lighting power densities in the provided documentation. Revise the Proposed Case interior lighting densities for all space types to be consistent with the provided LEED Construction Requirements. Update the MEPC Lighting tab and simulation reports accordingly.

3. The MEPC General HVAC tab and LEED Summary report appear to indicate both the Baseline and Proposed Case HVAC systems were modeled as System Type 6 — packaged VAV with electric reheat. However, there does not appear to be any restriction on the system type or conditioned area allowed under future tenant designs; therefore, the Baseline and Proposed Case HVAC systems should be selected using the gross building area and electricity as the primary heating fuel, and all spaces should be modeled as conditioned in accordance with ASHRAE 90.1-2007 Table G3.1 No. 1.b and No. 10 (i.e. no documentation has been provided confirming future tenants will not require climate-controlled manufacturing and/or storage space in addition to climate-controlled general office space). In the case of this building, which exceeds 150,000 square feet, the appropriate HVAC system for both cases is System Type 8 — chilled water VAV with parallel fan powered boxes and electric reheat. Revise the Baseline and Proposed Case to utilize System Type 8 for all conditioned spaces. Ensure that the cooling type, heating type, and fan control are modeled as chilled water cooling coils, parallel fan powered boxes with electric reheat, and variable volume, respectively, as outlined in Table G3.1.1B. In addition, ensure that one system is modeled per floor, as required by Section G3.1.1. Also, ensure that the chiller, chilled water loop temperatures, chilled water pump, heat rejection device, condenser water loop temperatures, and condenser water pump parameters in the Baseline model are modeled according to Sections G3.1.3.7 to G3.1.3.11, and that the efficiency of each chiller is based on the autosized cooling capacity using Table 6.8.1C. Furthermore, ensure that the supply air temperature reset control is modeled based on the requirements outlined in Section G3.1.3.12. Finally, update the MEPC, and provide revised Equipment Summary and Plant Entered Values reports for the Baseline model reflecting the changes.

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

4. The MEPC Opaque Assemblies tab indicates the Baseline Case roof was modeled as required for semi-heated spaces in climate zone 2B (U-0.218). Note that the provided LEED Construction Requirements do not limit the heating capacity of future tenant HVAC systems; therefore, there is no confirmation that future tenant designs will include semi-heated spaces. The Baseline Case must be modeled using the nonresidential lightweight assemblies from ASHRAE 90.1-2007 Table 5.5-2. For future submittals, revise the Opaque Assemblies tab to be consistent with the provided simulation summaries, and demonstrate all opaque assemblies in the Baseline Case have been modeled

using the nonresidential lightweight assembly U-values from Table 5.5-2.

**EAp3: Fundamental Refrigerant Management**

**Awarded**

**03/12/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

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

**EAc1: Optimize Energy Performance**

POSSIBLE POINTS: 21

ATTEMPTED: 11, DENIED: 1, PENDING: 0, AWARDED: 10

**Awarded:**

**10**

**05/09/2017 DESIGN AND CONSTRUCTION FINAL REVIEW**

Additional documentation has been provided for EAp2: Minimum Energy Performance claiming an energy cost savings of 27.98%.

**03/16/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project has achieved an energy cost savings of 27.98%. 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

**Not Attempted**

**EAc4: Enhanced Refrigerant Management** **Awarded: 2**

POSSIBLE POINTS: 2

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

**03/12/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project will select 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 will not use ozone-depleting substances including CFCs, HCFCs, or halons. The refrigerant impact calculation for future tenant systems will require the total refrigerant impact of the LEED project to be less than the maximum allowable value of 100 per ton.

**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**

03/14/2017 **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

**Awarded: 1**

POSSIBLE POINTS: 2

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

03/15/2017 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that 15.51% of the total building materials content, by value, has been manufactured using recycled materials.

It is noted that the manufacturer's documentation indicates that the recycled content reported for the Deacero reinforcement steel products and the Ternium steel products (plaque, IPR Beam, column, angle) appear to be based on an average across many product lines, whereas the calculations for this credit require actual, product-specific recycled content values. When this issue is addressed, and the form recalculated using the default 25% post-consumer recycled content for steel, 10.63% of the building materials content includes recycled content, and in this case, compliance is not affected.

### MRc5: Regional Materials

**Awarded: 1**

POSSIBLE POINTS: 2

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

03/15/2017 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that 11.03% of the total building materials value includes materials and products that have been manufactured and extracted within 500 miles of the project site.

### MRc6: Certified Wood

**Not Attempted**

POSSIBLE POINTS: 1



## Indoor Environmental Quality

### IEQp1: Minimum Indoor Air Quality Performance

**Awarded**

#### 03/12/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project will be mechanically ventilated and that the ventilation systems will be required to meet the minimum requirements of ASHRAE 62.1-2007.

### IEQp2: Environmental Tobacco Smoke (ETS) Control

**Awarded**

#### 03/15/2017 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

#### 05/09/2017 DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation demonstrates compliance.

#### 03/12/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project will be mechanically ventilated and that the breathing zone outdoor air ventilation rates to all occupied spaces will be increased by at least 30% above the minimum rates required by ASHRAE 62.1-2007. However, to demonstrate compliance, the following must be addressed.

#### TECHNICAL ADVICE

1. The provided tenant construction requirements do not include adequate direction for calculating the minimum outside air intake necessary to comply with this credit. Further documentation is required to demonstrate that the breathing zone outdoor air ventilation rates will be increased by at least 30% above the minimum rates required by ASHRAE 62.1-2007. Provide additional documentation confirming tenant ventilation rates must exceed ASHRAE 62.1-2007 by 30% when calculated as follows:

- A. At the system level, the uncorrected outside air requirement for the system (Vou) must be multiplied by 130%.
- B. For the critical zone, the outside air required at the breathing zone (Vbz) must be multiplied by 130%.
- C. For the critical zone, the zone ventilation efficiency (Ev) must be recalculated based on the revised values for Vou and critical zone Vbz.
- D. At the system level, the total outside air intake required as a fraction of primary supply air must be recalculated using the new critical zone ventilation efficiency (Ev) and the new uncorrected outside air requirement for the system (Vou).

### IEQc3: Construction IAQ Management Plan-During Construction

POSSIBLE POINTS: 1

**Awarded: 1**

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

#### 05/09/2017 DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation demonstrates compliance.

#### 03/15/2017 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. However, to demonstrate compliance, the following must be addressed.

#### TECHNICAL ADVICE

1. Describe the methods by which absorptive materials (installed or stored on-site) were protected from moisture damage during the construction and pre-occupancy phases.

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

**Awarded: 1**

POSSIBLE POINTS: 1

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

**03/15/2017 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**

**Awarded: 1**

POSSIBLE POINTS: 1

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

**03/15/2017 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**

**Not Attempted**

POSSIBLE POINTS: 1

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

**Not Attempted**

POSSIBLE POINTS: 1

**IEQc5: Indoor Chemical and Pollutant Source Control**

**Not Attempted**

POSSIBLE POINTS: 1

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

**Not Attempted**

POSSIBLE POINTS: 1

**IEQc7: Thermal Comfort-Design**

**Not Attempted**

POSSIBLE POINTS: 1

**IEQc8.1: Daylight and Views-Daylight**

**Not Attempted**

POSSIBLE POINTS: 1

**IEQc8.2: Daylight and Views-Views**

**Not Attempted**

POSSIBLE POINTS: 1



## Innovation in Design

**IDc1.1: Innovation in Design**  
POSSIBLE POINTS: 1

**Not Attempted**

**IDc1.1: Innovation in Design**  
POSSIBLE POINTS: 1

**Not Attempted**

**IDc1.2: Innovation in Design**  
POSSIBLE POINTS: 1

**Not Attempted**

**IDc1.2: Innovation in Design**  
POSSIBLE POINTS: 1

**Awarded: 1**

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

### 05/09/2017 DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation provided within IEQc3: Construction IAQ Management Plan — During Construction demonstrates compliance and the base credit and exemplary performance have been achieved.

### 03/15/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project achieves exemplary performance for IEQc3: Construction IAQ Management Plan — During Construction. The requirement for exemplary performance is to require the tenant to adhere to a construction IAQ management plan and the project has documented an IAQ management plan requirement in their LEED Construction Requirements document. However, the base credit has not been achieved.

#### TECHNICAL ADVICE

1. Refer to the comments within IEQc3. Ensure that any issues noted there are addressed within the exemplary performance documentation when resubmitting this credit.

**IDc1.3: Innovation in Design**  
POSSIBLE POINTS: 1

**Awarded: 1**

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

### 05/09/2017 DESIGN AND CONSTRUCTION FINAL REVIEW

This credit was submitted for initial review during the Final Review. The LEED Form states that the project achieves exemplary performance for SSc4.1: Alternative Transportation - Public Transportation Access. The project location has at least double the transit lines required for the base credit, and the total frequency is 351 rides per day.

**IDc1.3: Innovation in Design**  
POSSIBLE POINTS: 1

**Not Attempted**

**IDc1.4: Innovation in Design**  
POSSIBLE POINTS: 1

**Not Attempted**

**IDc1.4: Innovation in Design**  
POSSIBLE POINTS: 1

**Not Attempted**

**IDc1.5: Innovation in Design**  
POSSIBLE POINTS: 1

**Not Attempted**

**IDc1.5: Innovation in Design**  
POSSIBLE POINTS: 1

**Not Attempted**

**IDc2: LEED® Accredited Professional**  
POSSIBLE POINTS: 1

**Awarded: 1**

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

### 03/15/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

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





## Regional priority

### SSc2: Development Density and Community Connectivity

POSSIBLE POINTS: 1

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

**TOTAL**

**107**

**54**

**1**

**0**

**53**

# REVIEW SUMMARY

Review			POINTS:			
	SUBMITTED	RETURNED	SUBMITTED	DENIED	PENDING	AWARDED

<b>Design and Construction Preliminary</b>	<b>02/23/2017</b>	<b>03/20/2017</b>	<b>49</b>	<b>0</b>	<b>21</b>	<b>28</b>
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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
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
SSc2: Development Density and Community Connectivity	Awarded	Design	6	0	0	6
SSc4.1: Alternative Transportation-Public Transportation Access	Pending	Design	6	0	6	0
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	Pending	Design	1	0	1	0
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	Awarded	Design	0	0	0	0
WEc3: Water Use Reduction	Awarded	Design	4	0	0	4
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	11	0	11	0
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	Awarded	Construction	1	0	0	1
MRC5: Regional Materials	Awarded	Construction	1	0	0	1
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	Pending	Design	1	0	1	0
IEQc3: Construction IAQ Management Plan-	Pending	Construction	1	0	1	0



During Construction

IEQc4.1: Low-Emitting Materials-Adhesives and Sealants	<b>Awarded</b>	Construction	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>
IEQc4.2: Low-Emitting Materials-Paints and Coatings	<b>Awarded</b>	Construction	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>
IDc1.2: Innovation in Design	<b>Pending</b>	Construction	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>
IDc2: LEED® Accredited Professional	<b>Awarded</b>	Construction	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>

<b>Credit</b>	<b>STATUS</b>	<b>TYPE</b>	<b>POINTS: ATTEMPTED</b>	<b>DENIED</b>	<b>PENDING</b>	<b>AWARDED</b>
PIf4: Schedule and Overview Documents	<b>Approved</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
SSc4.1: Alternative Transportation-Public Transportation Access	<b>Awarded</b>	Design	<b>6</b>	<b>0</b>	<b>0</b>	<b>6</b>
SSc6.1: Stormwater Design-Quantity Control	<b>Awarded</b>	Design	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>
WEc1: Water Efficient Landscaping	<b>Awarded</b>	Design	<b>4</b>	<b>0</b>	<b>0</b>	<b>4</b>
EAp2: Minimum Energy Performance	<b>Awarded</b>	Design	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
EAc1: Optimize Energy Performance	<b>Awarded</b>	Design	<b>11</b>	<b>1</b>	<b>0</b>	<b>10</b>
IEQc2: Increased Ventilation	<b>Awarded</b>	Design	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>
IEQc3: Construction IAQ Management Plan-During Construction	<b>Awarded</b>	Construction	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>
IDc1.2: Innovation in Design	<b>Awarded</b>	Construction	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>
IDc1.3: Innovation in Design	<b>Awarded</b>	Design	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>