



LEED Certification Review Report

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

SLP-VPSLP-03

Project ID 1000116531
Rating system & version LEED V4 BD+C: CS
Project registration date 03/11/2019



Silver Certified

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

LEED V4 BD+C: CORE AND SHELL

ATTEMPTED: 54, DENIED: 3, PENDING: 0, AWARDED: 51 OF 110 POINTS

INTEGRATIVE PROCESS 1 OF 1

Integrative Process	1 / 1
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LOCATION AND TRANSPORTATION 4 OF 20

LEED for Neighborhood Development Location	0 / 20
Sensitive Land Protection	2 / 2
High Priority Site	2 / 3
Surrounding Density and Diverse Uses	0 / 6
Access to Quality Transit	0 / 6
Bicycle Facilities	0 / 1
Reduced Parking Footprint	0 / 1
Green Vehicles	0 / 1

SUSTAINABLE SITES 5 OF 11

Construction Activity Pollution Prevention	Y
Site Assessment	1 / 1
Site Development - Protect or Restore Habitat	0 / 2
Open Space	0 / 1
Rainwater Mgmt	0 / 3
Heat Island Reduction	2 / 2
Light Pollution Reduction	1 / 1
Tenant Design and Construction Guideline	1 / 1

WATER EFFICIENCY 7 OF 11

Outdoor Water Use Reduction	Y
Outdoor Water Use Reduction	2 / 2
Indoor Water Use Reduction	Y
Indoor Water Use Reduction	5 / 6
Building-Level Water Metering	Y
Cooling Tower Water Use	0 / 2
Water Metering	0 / 1

ENERGY AND ATMOSPHERE 18 OF 33

Fundamental Commissioning and Verification	Y
Minimum Energy Performance	Y
Optimize Energy Performance	15 / 18
Building-Level Energy Metering	Y
Fundamental Refrigerant Mgmt	Y
Enhanced Commissioning	3 / 6
Advanced Energy Metering	0 / 1
Demand Response	0 / 2
Renewable Energy Production	0 / 3
Enhanced Refrigerant Mgmt	0 / 1
Green Power and Carbon Offsets	0 / 2

MATERIALS AND RESOURCES 5 OF 14

Storage and Collection of Recyclables	Y
Construction and Demolition Waste Mgmt Planning	Y
Building Life-Cycle Impact Reduction	3 / 6
Product disclosure & optimization - Environmental Product Declarations	0 / 2
Product disclosure & optimization - Sourcing of Raw Materials	1 / 2
Product disclosure & optimization - Material Ingredients	0 / 2
Construction and Demolition Waste Mgmt	1 / 2

INDOOR ENVIRONMENTAL QUALITY 3 OF 10

Minimum IAQ Performance	Y
Environmental Tobacco Smoke Control	Y
Enhanced IAQ Strategies	0 / 2
Low-Emitting Materials	0 / 3
Construction IAQ Mgmt Plan	1 / 1
Daylight	2 / 3
Quality Views	0 / 1

INNOVATION 5 OF 6

Innovation	4 / 5
LEED Accredited Professional	1 / 1

REGIONAL PRIORITY CREDITS 3 OF 4

Outdoor Water Use Reduction	1 / 1
Indoor Water Use Reduction	1 / 1
Optimize Energy Performance	1 / 1

TOTAL 51 OF 110



Project Information

Project Information

Awarded

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The Project Information form has been completed and the supporting documentation has been provided.



Integrative Process

Integrative Process

POSSIBLE POINTS: 1

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

Awarded : 1

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Awarded.



Location And Transportation

LEED for Neighborhood Development Location
POSSIBLE POINTS: 20

Not Attempted

Sensitive Land Protection

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

Awarded : 2

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Option 2. Sensitive Land Criteria

Awarded.

High Priority Site

POSSIBLE POINTS: 3
ATTEMPTED: 2, DENIED: 0, PENDING: 0, AWARDED: 2

Awarded : 2 ⓘ

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Option 1. High Priority Site, Path 1. Economically Disadvantaged Community Location

Awarded.

The project meets the requirements using the LEED v4.1 substitution path for this credit.

Surrounding Density and Diverse Uses
POSSIBLE POINTS: 6

Not Attempted

Access to Quality Transit
POSSIBLE POINTS: 6

Not Attempted

Bicycle Facilities
POSSIBLE POINTS: 1

Not Attempted

Reduced Parking Footprint
POSSIBLE POINTS: 1

Not Attempted

REVISED REVIEW COMMENT

Case 1. Baseline Location

1. The project has reduced parking by 7.1% of the parking capacity recommended by ITE Transportation Planning Handbook, which is less than 20% as required.

Provide a revised form and site plan demonstrating that parking capacity is reduced by at least 20% from the parking capacity recommended by ITE Transportation Planning Handbook.

Green Vehicles
POSSIBLE POINTS: 1

Not Attempted



Sustainable Sites

Construction Activity Pollution Prevention

Awarded

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

EPA Construction General Permit

Awarded.

Site Assessment

POSSIBLE POINTS: 1

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

Awarded : 1

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Awarded.

Site Development - Protect or Restore Habitat

POSSIBLE POINTS: 2

Not Attempted

Open Space

POSSIBLE POINTS: 1

Not Attempted

Rainwater Management

POSSIBLE POINTS: 3

Withdrawn

Heat Island Reduction

POSSIBLE POINTS: 2

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

Awarded : 2

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Option 1. Nonroof and Roof

Awarded.

It is noted that areas of open grid paving have been included in the nonroof strategies. However, supporting documentation describing the grid pavement have not been provided, and it appears that a portion of these areas are landscape stone. For future projects, note that only qualifying hardscape surfaces may be counted towards credit compliance. Specifically, open-grid paving must be at least 50% pervious and accommodate vegetation within the open cells. Revise the form, if necessary. When this issue is addressed and the form is recalculated, compliance is not affected.

Light Pollution Reduction

POSSIBLE POINTS: 1

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

Awarded : 1

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Uplight: Option 1. BUG Rating Method

Awarded.

Light Trespass: Option 1. BUG Rating Method

Awarded.

Tenant Design and Construction Guideline

POSSIBLE POINTS: 1

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

Awarded : 1

DESIGN AND CONSTRUCTION FINAL REVIEW

Awarded.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

1. The tenant design and construction guidelines do not include all the required components.

Provide a revised copy of the tenant design and construction guidelines. Ensure that the guidelines include recommendations, including examples, for sustainable strategies, products, materials, and services.



Water Efficiency

Outdoor Water Use Reduction

Awarded

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Option 1. No Irrigation Required

Awarded.

Outdoor Water Use Reduction

Awarded : 2

POSSIBLE POINTS: 2

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

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Option 1. No Irrigation Required

Awarded.

Indoor Water Use Reduction

Awarded

DESIGN AND CONSTRUCTION FINAL REVIEW

Usage-Based Calculation, 47.6%

Awarded.

It is noted that additional documentation and calculations have been provided using a non-default duration (10 seconds) for the lavatory faucet. However, as previously stated unless there are special circumstances to justify modifications to the usage duration, the 30-second default duration may not be modified for metering faucets, including on-demand, auto-control, touch-free, or sensor-activated faucets. While manufacturers may specify shorter durations, the manufacturer's duration setting may not reflect typical usage patterns given variability in occupant behavior.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Usage-Based Calculation, 56.26%

1. The lavatory faucet uses a non-default duration (13 seconds). Note that unless there are special circumstances to justify modifications to the usage duration, the 30-second default duration may not be modified for metering faucets, including on-demand, auto-control, touch-free, or sensor-activated faucets. While manufacturers may specify shorter durations, the manufacturer's duration setting may not reflect typical usage patterns given variability in occupant behavior.

Provide the following:

a. A calculation with revised lavatory faucet duration to reflect the default duration of 30 seconds.

OR

b. The published data/studies justifying an alternate usage duration. This value may not be modified for durations specified by a manufacturer, which may be preset to shorter durations, as the manufacturer's duration setting may not reflect typical usage patterns given variability in occupant behavior.

Indoor Water Use Reduction

Awarded : 5

POSSIBLE POINTS: 6

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

DESIGN AND CONSTRUCTION FINAL REVIEW

Usage-based Calculation, 47.6%

Awarded.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Usage-Based Calculation, 56.26%

1. WEp Indoor Water Use Reduction is pending clarifications.

Refer to the comments within the prerequisite and resubmit this credit.

Building-Level Water Metering

Awarded

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Awarded.

Cooling Tower Water Use

POSSIBLE POINTS: 2

Not Attempted

Water Metering

POSSIBLE POINTS: 1

Withdrawn



Energy And Atmosphere

Fundamental Commissioning and Verification

Awarded

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Awarded.

Minimum Energy Performance

Awarded

DESIGN AND CONSTRUCTION FINAL REVIEW

Modeled energy cost savings of 37.9% have been demonstrated. The total predicted annual energy consumption for the project is 347,425.5 kWh/year of electricity per Option 1: Whole Building Energy Simulation.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Modeled energy cost savings of 42.3% have been claimed with Option 1: Whole Building Energy Simulation. However, to demonstrate compliance, the following comments requiring a project response (marked as Mandatory) must be addressed for the Final Review.

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. From the information provided in EQc Daylighting, specifically the illuminance map provided in the Daylight Narrative, it is not clear if the fraction of lighting controlled by the automatic daylighting controls (0.30) is consistent with the size of the daylight area per the definition in section 3 of ASHRAE 90.1 2010.

Provide a narrative describing how the fraction controlled (0.30) was determined and how this is consistent with the information provided in EQc Daylighting and the daylight area as determined using the definition in Section 3. Update the model as necessary to utilize a fraction controls consistent with the expected design and the mandatory provisions of ASHRAE 90.1 2010.

3. It is unclear if the Baseline Case design exterior lighting power is consistent with the design and expected lit surfaces per LEED interpretation # 10467. It appears from the provided photos of the site that there are lights attached to the building that are intended to illuminate the façade not the parking and drives. Additionally, based on the surrounding areas in the photos it appears that Exterior lighting zone #2 may be more accurate due to the limited night time use and rural surroundings.

Confirm that the exterior lighting calculations are consistent with the building site and surrounding expected use per LEED interpretation # 10467. Verify that the Proposed Case exterior lighting reflects the actual building design and the Baseline case reflects the allowed lighting power from Section 9. Ensure that no credit is taken in the Proposed design case for lighting reductions on non-tradable surfaces (e.g. facades); additional lighting power allowance cannot be claimed in the Baseline model for surfaces that are not provided with lighting in the actual design and lighting fixtures cannot be double-counted for different exterior surfaces. Report the tradable and non-tradable surface lighting power separately for both the Baseline and Proposed Case in Minimum Energy Performance Calculator. Update the model and results accordingly.

Optimize Energy Performance

POSSIBLE POINTS: 18

ATTEMPTED: 16, DENIED: 1, PENDING: 0, AWARDED: 15

Awarded : 15

DESIGN AND CONSTRUCTION FINAL REVIEW

Modeled energy cost savings of 37.9% have been confirmed with Option 1: Whole Building Energy Simulation.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Modeled energy cost savings of 42.3% have been claimed with Option 1: Whole Building Energy Simulation.

1. EAp Minimum Energy Performance is pending.

Refer to the comments within EAp Minimum Energy Performance and resubmit this credit.

Building-Level Energy Metering

Awarded

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Awarded.

Fundamental Refrigerant Management

Awarded

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Awarded.

Enhanced Commissioning

POSSIBLE POINTS: 6

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

Awarded : 3

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Option 1: Enhanced System Commissioning, Path 1 Enhanced Commissioning

Awarded.

Advanced Energy Metering

POSSIBLE POINTS: 1

Not Attempted

Demand Response

POSSIBLE POINTS: 2

Not Attempted

Renewable Energy Production

POSSIBLE POINTS: 3

Not Attempted

Enhanced Refrigerant Management

POSSIBLE POINTS: 1

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

Denied : 1

DESIGN AND CONSTRUCTION FINAL REVIEW

Option 1: No refrigerant or low-impact refrigerant

1. The provided narrative indicates that no tenants have been secured and thus the TSLA could not be signed by both parties. However, this path of compliance is only acceptable when a TSLA is signed by both parties. For this reason the credit has been denied.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Option 1: No refrigerant or low-impact refrigerant

1. The special circumstances of the credit form indicates that future tenants may install refrigerant based equipment and that the landlord tenant agreement has additional sections that require compliance under this credit. However, from the example Tenant Sales and Lease Agreement (TSLA) it appears that tenants are only required to meet EAp Fundamental Refrigerant Management that precludes the use of CFC based refrigerants. Note that the intent of this credit is to either use refrigerants with a Ozone Depletion Potential of zero & Global Warming Potential less than fifty, or demonstrate that the average impact of the refrigerant based equipment is less than 100 per ton. Additionally, it appears that the provided TSLA is not valid (signed by both parties).

Provide a revised and valid Tenant Sales and Lease Agreement that is signed by both parties that demonstrates tenants will be required to meet the intent of the credit. Refer to the LEED BD+C v4 Reference Guide for further guidance on TSLAs.

Green Power and Carbon Offsets

POSSIBLE POINTS: 2

Not Attempted



Materials And Resources

Storage and Collection of Recyclables

Awarded

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Awarded.

Construction and Demolition Waste Management Planning

Awarded

DESIGN AND CONSTRUCTION FINAL REVIEW

Awarded.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

1. The construction waste management plan (CWMP) does not address alternative daily cover (ADC).

Provide a narrative addressing whether the recycling facilities used alternative daily cover (ADC) and considered it recycled content in their reporting. Note that any ADC produced by the facilities is to be included in the final waste report as landfill waste. Confirm that ADC has been included as waste in the submitted final waste report. Revise the form, as necessary.

2. The construction waste management plan (CWMP) is not complete.

Provide a revised CWMP to address how soil and land clearing debris were handled and confirm that they were not included in the final waste report.

Building Life-Cycle Impact Reduction

POSSIBLE POINTS: 6

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

Awarded : 3

DESIGN AND CONSTRUCTION FINAL REVIEW

Option 4: Whole-building Life-cycle Assessment

Awarded.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Option 4. Whole Building Life-Cycle Assessment

1. It appears that the LCA Report does not include the System Boundaries as defined in EN 15804-2013 (A1-A4, B1-B5 and C1-C4), as required. Specifically, it appears that B1 and C1 have been excluded, and D has been included without explanation.

Provide a revised LCA Report clearly indicating that the revised System Boundary modules are included in the baseline and design cases. Revise the LEED Form based on the new calculations. Note that if the project is accounting for reuse, this should be explained in a narrative and modeled following guidelines for small scale reuse (see Further Explanation, Small Scale Reuse in LEED BD+C v4 Reference Guide).

2. It is unclear whether all required elements have been included in the model, such as the structural wall assemblies from cladding to interior finish. Note that this credit requires that the scope of study covers the complete building envelope and structural elements, including the material components of footings and foundations, structural wall assemblies (from cladding to interior finish), structural floors and ceilings (not including finishes), and roof assemblies. Additional building elements, such as interior nonstructural walls or finishes, may be included at the discretion of the project team if justification is given. See the Step-by-Step Guidance, Step 1 Section of the v4 Reference Guide for further information and scope exclusions.

Provide a revised LCA Report clearly demonstrating that a LEED-compliant life-cycle assessment (LCA) scope has been included in the baseline and design cases. Revise the LEED Form based on the new calculations as needed.

3. The roof construction does not appear to have comparable energy performance, as required. Specifically, the roof R-value is significantly higher in the baseline design as compared to the proposed design, yet the baseline and proposed buildings must be of comparable function and energy performance (i.e. cannot be overbuilt in the baseline).

Provide a revised LCA Report and narrative demonstrating that the baseline and proposed roof designs have comparable energy performance.

Note that the LEED v4.1 credit substitution path may provide an alternative to demonstrating compliance. Visit the v4.1 Credit Catalog to view the updated version of this credit. The LEED v4.1 Beta Guide is available here: <http://www.usgbc.org/leed/v41>. All v4 credits are available for substitution. If resubmitting following the v4.1 compliance path, complete the v4.1 LEED Form and provide revised documentation as described in the LEED v4.1 Beta Guide for this credit.

Building Product Disclosure and Optimization - Sourcing of Raw Materials

Awarded : 1 

POSSIBLE POINTS: 2

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

DESIGN AND CONSTRUCTION FINAL REVIEW

The project meets the requirements using the LEED v4.1 substitution path for this credit.

Responsible Sourcing of Raw Materials, 20.9%

Awarded.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Option 2. Leadership Extraction Practices, 22.7%

The project is pursuing the LEED v4.1 substitution path for this credit.

1. The provided manufacturer's documentation indicates that the recycled content reported for Prolamsa Steel Tubing (line 11) is based on an industry average, whereas the calculations for this credit require actual, product-specific recycled content values.

Provide additional manufacturer's documentation for Prolamsa Steel Tubing (line 11) that clearly specifies the product-specific recycled content. Alternatively, if the recycled content is unknown for steel products, then the LEED default recycled content value (25% post-consumer) must be used. Provide revised calculations, correcting or excluding the listing for this product, if necessary.

2. The supporting documentation for the Ternium Cold Rolled Steel Roof (line 10) does not include all the information required to confirm the entire product meets the local criteria. Specifically, the supporting documentation only addresses the scrap component, whereas this credit requires the entire product to be sourced (extracted, manufactured, purchased) within 100 miles (160 km) of the project site.

Provide detailed documentation demonstrating that, for products marked in the calculator as meeting the local criteria, all extraction, manufacturing, purchasing, and distribution of the product and its materials occurred within 100 miles (160 km) of the project site.

Building Product Disclosure and Optimization - Material Ingredients
POSSIBLE POINTS: 2

Not Attempted

Construction and Demolition Waste Management

Awarded : 1

POSSIBLE POINTS: 2

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

DESIGN AND CONSTRUCTION FINAL REVIEW

Option 1. Diversion, Path 1, 50.47%, five material streams.

Awarded.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Option 1. Diversion, Path 1, 55.25% and 5 material streams

1. MRp Construction and Demolition Waste Management Planning is pending clarifications.

Refer to the comments within the prerequisite and resubmit this credit.



Indoor Environmental Quality

Minimum Indoor Air Quality Performance

Awarded

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Option 1: ASHRAE 62.1 - 2010

Awarded.

Environmental Tobacco Smoke Control

Awarded

DESIGN AND CONSTRUCTION FINAL REVIEW

Awarded.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

1. The documentation within Environmental Tobacco Smoke Control Plan indicates that the driver building entrances between the loading docks do not have compliant signage indicating the exterior smoking policy located within ten feet (three meters).

Provide additional documentation confirming how all building entrances will have at least one permanent sign located within ten feet (three meters) indicating the exterior smoking policy.

Enhanced Indoor Air Quality Strategies

POSSIBLE POINTS: 2

Withdrawn

Low-Emitting Materials

POSSIBLE POINTS: 3

Not Attempted

REVISED REVIEW COMMENT

Option 1: Product Category Calculations

Categories attempted: Interior paints and coatings, Interior adhesives and sealants

1. The documentation provided for the following products does not satisfy the criteria for a qualifying general emissions evaluation:

- Acrilastic: Productos Pennsylvania (Line 9) (manufacturer claim of third-party certification rather than the third-party certificate)

- Pro Industrial Acrylic: Sherwin-Williams (Line 11) (manufacturer claim with insufficient laboratory information)

Provide the following:

a. General emissions evaluations for all listed products which include:

- a declaration that the product was deemed in compliance with CDPH SM v1.1-2010 or the German AgBB Testing and Evaluation Scheme (2010) using one of the allowable test methods. Note that there are third-party certifications/programs listed in the Low-Emitting Materials Third Party Certification Table (<http://www.usgbc.org/resources/low-emitting-materials-third-party-certification-table>);

- Test date (manufacturer claims) / Certification period (third-party claims);

- If using CDPH, the modeling scenario used;

- For manufacturer claims regarding wet-applied products, the amount of wet-applied product in mass per surface area;

- TVOCs results;

- For manufacturer claims, the name of the laboratory and documentation demonstrating that the laboratory conducting the test is accredited under ISO/IEC 17025 for the test method they used;

- For third-party claims, if the certifying body is not listed on the Low-Emitting Materials Third Party Table, documentation demonstrating accreditation under ISO Guide 17065.

b. A revised Low-Emitting Materials Calculator, as necessary.

2. General emissions evaluations have not been provided for the following WELD-on Adhesives, Inc. products: WEL-ON 717 (Line 10) and WELD-ON 68 (Line 12).

Provide the following:

a. General emissions evaluations for the above noted products.

b. A revised Low-Emitting Materials Calculator, as necessary.

3. It does not appear that all products installed within the project scope have been entered in the calculator. Specifically, based on the scope of work, the following adhesives and sealants appear to be missing: multipurpose construction adhesives and plumbing adhesives.

Provide the following:

a. A revised Low-Emitting Materials Calculator that includes all products installed within the waterproofing membrane and project scope for the categories pursued.

b. The general emissions evaluation certificates and VOC content documentation, as applicable.

4. It appears that the Productos Pennsylvania Acrilastic concrete/masonry sealer has been incorrectly listed in the adhesives and sealants category, rather than the paints and coatings category.

Revise the calculator to indicate the correct category for each product.

Construction Indoor Air Quality Management Plan

POSSIBLE POINTS: 1

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

Awarded : 1

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Awarded.

Daylight

POSSIBLE POINTS: 3

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

Awarded : 2

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Option 2. Simulation: Illuminance Calculations, 90%

Awarded.

Quality Views

POSSIBLE POINTS: 1

Not Attempted



Innovation

POSSIBLE POINTS: 5

ATTEMPTED: 5, DENIED: 1, PENDING: 0, AWARDED: 4

Awarded : 4

DESIGN AND CONSTRUCTION FINAL REVIEW

Innovation 1: Green Building Education

Awarded.

Innovation 2. Purchasing - Lamps

Awarded. The additional documentation states that the owner controls the whole building with respect to lighting, and will perform the future fit-out work in accordance with the credit requirements.

One point is awarded.

Innovation 3: Occupant Comfort Survey

The LEED Form states that the project team has developed and implemented an Occupant Comfort Survey strategy. However, it is not clear from the provided documentation if the survey has been implemented and if a corrective action plan has been developed based upon the results.

For future submittals, provide the date the survey was administered, the tabulated results of the survey, and a copy of the corrective action plan developed as needed. Refer to the LEED Innovation Catalog for further guidance

One point is denied.

Pilot 1. Bird Collision Deterrence

The project is pursuing Pilot Credit 55: Bird Collision Deterrence. The project complies with the pilot credit building façade and site structures, exterior lighting, and performance monitoring plan criteria. A completed Bird Collision Threat Rating spreadsheet, plans and elevation depicting the location of materials and shading/screening devices, the site lighting plan, and the post-construction monitoring plan have been provided.

One point is awarded.

Exemplary Performance 1. Building Life-Cycle Impact Reduction

The requirement for demonstrating exemplary performance is to demonstrate at least a 10% reduction in six categories, and the project has met the required number of measures with at least a 10% reduction.

One point is awarded.

Four points are awarded and one points is denied.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Innovation 1. Green Building Education

The project team has developed and implemented a Green Building Education strategy. The signage program has been provided.

1. Documentation has been provided for only one educational component (signage program). It appears that the narrative indicates that a case study has also been prepared, but it has not been provided.

Provide documentation demonstrating the development of a second component, such as the case-study (pdf of the hardcopy), guided tours (a script and tour stop description drawing), an educational outreach program (detailed narrative and supporting document), and/or a website (pdf of the website) or electronic newsletter (pdf of the hardcopy).

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

One point is pending.

Innovation 2. Purchasing - Lamps

The project team has developed and implemented an ID credit proposal in compliance with LEED O+M v4: Purchasing – Lamps,

exemplary performance. The documentation states that the project team has implemented a lighting purchasing plan that specifies an overall building average of 35 picograms of mercury per lumen-hour or less for all mercury-containing lamps purchased for the building and associated grounds within the project boundary. The lighting schedule has been provided and indicates that all lights within the building are LED.

1. Since LEED O+M is a whole building rating system, when attempting an Innovation in Design point for following a LEED O+M prerequisite or credit compliance path, the strategy must be applied to the entire project building.

Provide a copy of a legally binding tenant sales and lease agreement (TSLA) documentation stating that the tenants meet the requirement of the LEED-EBOM strategy. Note that a sample TSLA is not legally binding. The TSLA must be signed by both the project owner and future tenant(s).

One point is pending.

Pilot 1. Bird Collision Deterrence

The project is pursuing Pilot Credit 55: Bird Collision Deterrence. The project complies with the pilot credit building façade and site structures, exterior lighting, and performance monitoring plan criteria. Plans and elevation depicting the location of materials and shading/screening devices, the site lighting plan, and the post-construction monitoring plan have been provided.

1. The required documentation has not been provided.

Provide the pilot credit registration and survey information.

2. Since LEED O+M is a whole building rating system, when attempting an Innovation in Design point for following a LEED O+M prerequisite or credit compliance path, the strategy must be applied to the entire project building.

Provide a copy of a legally binding tenant sales and lease agreement (TSLA) documentation stating that the tenants meet the requirement of the LEED-EBOM strategy. Note that a sample TSLA is not legally binding. The TSLA must be signed by both the project owner and future tenant(s).

3. The monitoring plan does not appear to address the monitoring frequency, responsible party, or address the disposition of dead or injured birds.

Provide a revised post-construction monitoring plan that includes all required information.

4. The Bird Collision Threat Rating (BCTR) calculation spreadsheet has not been provided.

Provide the completed BCTR spreadsheet.

5. The lighting schedule does not appear to confirm that exterior building fixtures that are not necessary for safety, building entrances, and circulation shall be automatically shut off from midnight until 6 a.m.

Provide a revised lighting schedule indicating the nighttime off-time durations for a typical day.

One point is pending.

Exemplary Performance 1. Indoor Water Use Reduction

The project is pursuing exemplary performance for WEc Indoor Water Use Reduction. The requirement for demonstrating exemplary performance is to achieve a building water use reduction of at least 55%. However, the base credit has not been achieved.

1. Refer to the comments within WEc Indoor Water Use Reduction. Ensure that any issues noted there are addressed within the exemplary performance documentation when resubmitting this credit.

One point is pending.

Exemplary Performance 2. Building Life-Cycle Impact Reduction

The project is pursuing exemplary performance for MRc Building Life-Cycle Impact Reduction. The requirement for demonstrating exemplary performance is to demonstrate at least a 10% reduction in six categories. However, the base credit has not been achieved.

1. Refer to the comments within MRc Building Life-Cycle Impact Reduction. Ensure that any issues noted there are addressed within the exemplary performance documentation when resubmitting this credit.

One point is pending.

Five points are pending.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Awarded.



Regional priority credits

Site Development - Protect or Restore Habitat

POSSIBLE POINTS: 1

Rainwater Management

POSSIBLE POINTS: 1

Outdoor Water Use Reduction

POSSIBLE POINTS: 1

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

Indoor Water Use Reduction

POSSIBLE POINTS: 1

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

Optimize Energy Performance

POSSIBLE POINTS: 1

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

Renewable Energy Production

POSSIBLE POINTS: 1

TOTAL

110

54



3

0

51

REVIEW SUMMARY

Review			POINTS:			
	SUBMITTED	RETURNED	SUBMITTED	DENIED	PENDING	AWARDED
Design and Construction Preliminary	04/06/2020	05/11/2020	57	0	38	19

Credit	STATUS	TYPE	POINTS: ATTEMPTED	DENIED	PENDING	AWARDED
Project Information	Awarded		0	0	0	0
Integrative Process	Awarded	Design	1	0	0	1
Sensitive Land Protection	Awarded	Design	2	0	0	2
High Priority Site	Awarded	Design	2	0	0	2 
Construction Activity Pollution Prevention	Awarded	Construction	0	0	0	0
Site Assessment	Awarded	Design	1	0	0	1
Heat Island Reduction	Awarded	Design	2	0	0	2
Light Pollution Reduction	Awarded	Design	1	0	0	1
Tenant Design and Construction Guideline	Pending	Design	1	0	1	0
Outdoor Water Use Reduction	Awarded	Design	0	0	0	0
Outdoor Water Use Reduction	Awarded	Design	3	0	0	3
Indoor Water Use Reduction	Pending	Design	0	0	0	0
Indoor Water Use Reduction	Pending	Design	7	0	7	0
Building-Level Water Metering	Awarded	Design	0	0	0	0
Fundamental Commissioning and Verification	Awarded	Construction	0	0	0	0
Minimum Energy Performance	Pending	Design	0	0	0	0
Optimize Energy Performance	Pending	Design	17	0	17	0
Building-Level Energy Metering	Awarded	Design	0	0	0	0
Fundamental Refrigerant Management	Awarded	Design	0	0	0	0
Enhanced Commissioning	Awarded	Construction	3	0	0	3
Enhanced Refrigerant Management	Pending	Design	1	0	1	0
Storage and Collection of Recyclables	Awarded	Design	0	0	0	0
Construction and Demolition Waste Management Planning	Pending	Construction	0	0	0	0
Building Life-Cycle Impact Reduction	Pending	Design	3	0	3	0
Building Product Disclosure and Optimization - Sourcing of Raw Materials	Pending	Construction	1	0	1	0 
Construction and Demolition Waste Management	Pending	Construction	1	0	1	0
Minimum Indoor Air Quality Performance	Awarded	Design	0	0	0	0
Environmental Tobacco Smoke Control	Pending	Design	0	0	0	0
Construction Indoor Air Quality Management Plan	Awarded	Construction	1	0	0	1
Daylight	Awarded	Design	2	0	0	2
Innovation	Pending	Design	5	0	5	0
LEED Accredited Professional	Awarded	Construction	1	0	0	1

Design and Construction Final

06/12/2020



07/23/2020

35

3

0

32

Credit	STATUS	TYPE	POINTS: ATTEMPTED	DENIED	PENDING	AWARDED
Tenant Design and Construction Guideline	Awarded	Design	1	0	0	1
Indoor Water Use Reduction	Awarded	Design	0	0	0	0
Indoor Water Use Reduction	Awarded	Design	6	0	0	6
Minimum Energy Performance	Awarded	Design	0	0	0	0
Optimize Energy Performance	Awarded	Design	17	1	0	16
Enhanced Refrigerant Management	Denied	Design	1	1	0	0
Construction and Demolition Waste Management Planning	Awarded	Construction	0	0	0	0
Building Life-Cycle Impact Reduction	Awarded	Design	3	0	0	3 
Building Product Disclosure and Optimization - Sourcing of Raw Materials	Awarded	Construction	1	0	0	1 
Construction and Demolition Waste Management	Awarded	Construction	1	0	0	1
Environmental Tobacco Smoke Control	Awarded	Design	0	0	0	0
Innovation	Awarded	Design	5	1	0	4