



LEED-NC

Environmental Category: **SUSTAINABLE SITES**

Earned: 9 | Denied: 0

Possible Points: 14

- 0

0

Construction Activity Pollution Prevention
The LEED Submittal Template has been provided stating that the project’s erosion and sedimentation control plan conforms to the 2003 EPA Construction General Permit, which outlines the provisions necessary to comply with Phase I and Phase II of the NPDES program. The following supporting documents have also been provided:
1) A narrative describing the implemented erosion and sedimentation control measures, and;
2) A copy of the project’s erosion and sedimentation control plan.
- 1

0

Site Selection
The LEED Submittal Template has been provided stating that the project site does not meet any of the prohibited criteria.
- 1

0

Development Density & Community Connectivity
The LEED Submittal Template has been provided stating that the project site is located within 0.5 mile of 10 community services and 1 residential district, with a minimum density of 10 units per acre. Additionally, a listing of the neighborhood services has been provided on the Template. The required site map showing the 0.5 mile radius and the locations of the community services and residential district has also been provided.
- 1

0

Brownfield Redevelopment
The LEED Submittal Template has been provided stating that the site is a brownfield site in accordance with SSc3 CIR Ruling Dated 5/16/2007 for asbestos containing materials. A detailed narrative has been provided describing the environmental site analysis and remediation efforts undertaken prior to construction of the project. A copy of the asbestos abatement form and the referenced CIR have been provided.
- 0

0

Alternative Transportation: Public Transportation Access
The LEED Submittal Template has been provided stating that the project is served by a shuttle service since the project is not located in an area that has commuter bus service or a rail line. The project team is sighting compliance with page 52 of the NCV2.2 LEED Reference Guide Third Edition, if a building is not near mass transit a shuttle service can be provided to earn this credit. The project team has provided a document that describes the shuttle service is from the 2007-2008 school year. The shuttle is only used during holidays and breaks, which the project team cites as times of peak travel to and from the campus.

However, according to NCV2.1 SSc4.1 CIR Ruling dated 2/4/2003, “LEED will accept the establishment of a permanent private shuttle service to connect the buildings(s) and the bus routes to achieve this credit. If a shuttle is used, provide information on the distance to bus routes and to building(s), schedule and frequency of operation, and shuttle capacity. Schedule and frequency must be adequate to service employee ridership during standard commuting times for all shifts, as well as periodic service at other times that can certainly be fulfilled via the “dial-a-ride” service you are establishing for the guests. Also reference the credit ruling dated 9/20/2002.”

Based on the information provided by the project team, the shuttle provided by the college runs on a very limited schedule. It appears that the shuttle is only available to students and not available to employees or visitors. The project team has not met the requirements of the CIR. The project team is encouraged to submit a Credit Interpretation Request (CIR) for approval of the project team’s specific compliance path, noting the limited times and limited ridership of the shuttle service.

Please note, when using an alternative compliance path earning a credit does not set precedent for being able to earn a credit using the same alternative compliance path on future LEED projects.
- 1

0

Alternative Transportation: Bicycle Storage & Changing Rooms
The LEED Submittal Template has been provided stating that the project is non-residential. The Template states that bicycle storage facilities have been provided to serve 5% of FTE and Transient building occupants, measured at peak occupancy, and shower facilities for 0.5% of the FTE and Transient building occupants. Plans have been provided showing the location of the bike storage facilities. While a plan highlighting the location of the shower was not provided as part of this credit, the location of the shower is noted in the project summary document A101.
- 1

0

Alternative Transportation: Low-Emitting & Fuel Efficient Vehicles
The LEED Submittal Template and project drawings have been provided stating that 2 preferred parking spaces for low-emitting and fuel efficient vehicles have been provided on site which represents 5% of the total onsite parking.
- 1

0

Alternative Transportation: Parking Capacity
The LEED Submittal Template has been provided stating that no new parking has been added to the site.
- 0

0

Site Development: Protect or Restore Habitat
- 1

0

Site Development: Maximize Open Space
The LEED Submittal Template has been provided stating that the project has been developed in an area with zoning requirements, but with no requirement for open space, and has provided vegetated open space equal to 43.4% of the project’s site area. Site drawings have been provided in support of this credit. The project team has also provided a letter of commitment from the Owner. The project team is following the campus compliance path and has set aside land that is on the campus but not adjacent to the project building.
- 0

0

Stormwater Management: Quantity Control
- 1

0

Stormwater Management: Quality Control
The LEED Submittal Template has been provided stating that the project has implemented a stormwater management plan that reduces impervious cover, promotes infiltration, and captures and treats the stormwater runoff from 90% of the average annual rainfall using acceptable BMPs. The Submittal Template indicates that the project’s BMPs are capable of removing 80% of the total suspended solids (TSS) from the average annual post-development runoff.
- 1

0

Heat Island Effect: Non-Roof
DESIGN APPLICATION: The LEED Submittal Template has been provided stating that 50.765 % of the non-roof impervious surfaces on-site have been paved with highly reflective materials. Calculations provided in the submittal claim that of the 7,060 sq.ft. of total non-roof impervious surfaces, 3,584 sq.ft. (50.765%) have been paved with non-colored concrete. A copy of the erosion and sedimentation control plan has been provided. However, the plan does not clearly show the location and square footage of specific paving materials.

CONSTRUCTION APPLICATION: The Submittal Template has been revised to address the issues outlined in the Preliminary Review comments and states that 61.735% of the non-roof impervious surfaces on-site have been paved with highly reflective materials. Calculations provided in the submittal claim that of the 7,827 sq.ft. of total non-roof impervious surfaces, 4,832 sq.ft. (61.735%) have been paved with non-colored concrete. A narrative response, site drawings, and calculations have been provided in support of this credit. The documentation demonstrated credit compliance.
- Heat Island Effect: Roof**
- Light Pollution Reduction**



LEED-NC

Environmental Category: WATER EFFICIENCY

Earned: 3 | Denied: 0

Possible Points: 5

- 2

0

Water Efficient Landscaping
The LEED Submittal Template has been provided stating that no permanent irrigation system has been installed. A narrative has also been included describing the landscaping design strategies installed on the site. The narrative states that the planting will only be watered during the initial plant establishment period. A plant list for the project has also been provided.
- Innovative Wastewater Technologies**
- 1

0

Water Use Reduction
The LEED Submittal Template has been provided stating that the project has reduced potable water use by 47.2% from a calculated baseline design through the installation of dual-flush water closets, waterless urinals, low flow lavatories, and a low flow shower.

For future projects please remove the janitor sink from the calculation. Janitor sinks are not regulated by the Energy Policy Act of 1992 and should not be included in the calculation.

Environmental Category: MATERIALS & RESOURCES

Earned: 7 | Denied: 0

Possible Points: 13

- 0

0

Storage & Collection of Recyclables
The LEED Submittal Template has been provided stating that the fundamental commissioning requirements have been completed. In addition, a narrative was provided describing the commissioned systems, as well as the results of the commissioning process. A commissioning summary was provided in support of this credit.
- 2

0

Building Reuse
The LEED Submittal Template has been provided stating that the project is a renovation of an existing building and that 99.598% of the existing wall, floor, and roof elements have been maintained. Calculations in the template have been provided to support this claim.
- Building Reuse, Non-Structural**
- 2

0

Construction Waste Management
The LEED Submittal Template has been provided stating that the project has diverted 352.73 tons (75.030%) of on-site generated construction waste from landfill. Calculations have been provided to document the waste types and receiving agencies for recycled materials. A narrative has been provided describing the project’s Construction Waste Management Plan. A copy of the construction waste management plan and calculations have been provided in support of this credit.
- 0

0

Resource Reuse
- 1

0

Recycled Content
The LEED Submittal Template has been provided stating that 23.723% of the total building materials content, by value, have been manufactured using recycled materials.
- 2

0

Regional Materials
DESIGN APPLICATION: The LEED Submittal Template has been provided stating that 33.126% of the total building materials value is comprised of building materials and/or products that have been extracted, harvested or recovered, as well as manufactured within 500 miles of the project site. However, it is a little unusual that 100% of each product listed (all but 2) is harvested and manufactured within 500 miles; and that so many of the products are harvested and manufactured within the same location.

CONSTRUCTION APPLICATION: The Submittal Template has been revised to address the issues outlined in the Preliminary Review comments and states that 26.257% of the total building materials value is comprised of building materials and/or products that have been extracted, harvested or recovered, as well as manufactured within 500 miles of the project site. A narrative response and product information have been provided in support of this credit. The documentation demonstrates credit compliance.
- 0

0

Rapidly Renewable Materials
- Certified Wood**



LEED-NC

Environmental Category: **ENERGY & ATMOSPHERE**

Earned: 10 | Denied: 0 Possible Points: 17

0

0

Fundamental Commissioning of the Building Energy Systems
The LEED Submittal Template has been provided stating that the fundamental commissioning requirements have been completed. In addition, a narrative was provided describing the commissioned systems, as well as the results of the commissioning process. A commissioning summary was provided in support of this credit.

0

0

Minimum Energy Performance
DESIGN APPLICATION: The LEED Submittal Template has been provided stating that the project complies with the mandatory provisions (Sections 5.4, 6.4, 7.4, 8.4, 9.4 and 10.4) of ASHRAE 90.1-2004. The Template denotes that the project is pursuing EAc1 and is using a simulation model to confirm satisfaction of this prerequisite. However, the current review of the EAc1 energy model has revealed a few issues that need to be addressed for the final review. Approval of this prerequisite is pending the approval of EAc1.

CONSTRUCTION APPLICATION: The project team has addressed the issues related to EAc1 and have provided satisfactory documentation to achieve this prerequisite.

0

0

Fundamental Refrigerant Management
The LEED Submittal Template has been provided stating that base building HVAC-R systems use no CFC-based refrigerants.

7

0

Optimize Energy Performance
The signed LEED Submittal Template declares that the project has 25.5% cost savings between the Proposed design and the Baseline design for this new project, based on ASHRAE 90.1-2004, Appendix G. Energy efficiency measures include improved envelope and glazing constructions, energy efficient HVAC and energy recovery system. However, there are some issues that must be addressed for the final review.

Please note that as this project was registered after June 26th, 2007; there is a requirement to earn a minimum of two (2) points in this credit as a prerequisite for certification.

On-Site Renewable Energy

1

0

Enhanced Commissioning
The LEED Submittal Template has been provided stating that the enhanced commissioning requirements have been completed. In addition, a narrative was provided describing the enhanced commissioning processes that were employed on the project.

1

0

Enhanced Refrigerant Management
The LEED Submittal Template has been provided stating that the project selected refrigerants and HVAC-R equipment that minimize or eliminate the emission of compounds that contribute to ozone depletion and global warming. The completed Refrigerant Impact Calculation indicates that the project’s total refrigerant impact is 83.6 per ton, which is less than the maximum allowable value of 100.

Measurement & Verification

1

0

Green Power
DESIGN APPLICATION: The LEED Submittal Template has been provided stating that has purchased Green-e accredited Tradable Renewable Certificates (RECs) equal to 70% of the predicted annual electrical consumption over a 2-year period.] The submitted documentation states that WindCurrent LLC will provide RECs equal to 70% of the building’s total annual electric energy usage, the term of the contract, and a narrative. A letter from the vice president of operations and an EPA partnership agreement have been provided in support of this credit. However, this credit is linked to the total annual energy usage from EAc1 and there are issues in EAc1 that need to be addressed.

CONSTRUCTION APPLICATION: The Submittal Template has been revised to address the issues outlined in the Preliminary Review comments and states that the project has purchased Green-e accredited Tradable Renewable Certificates (RECs) equal to 92.9% of the predicted annual electrical consumption over a 2-year period. The submitted documentation states that WindCurrent LLC will provide RECs equal to 92.9 the building’s total annual electric energy usage and includes the term of the contract and a narrative. narrative response has also been provided. In addition, the issues in EAc1 have been addressed. The documentation demonstrates credit compliance.



LEED-NC

Environmental Category: INDOOR ENVIRONMENTAL QUALITY

Earned: 9 | Denied: 0

Possible Points: 15

- 1

0

Minimum IAQ Performance

DESIGN APPLICATION: The LEED Submittal Template has been provided stating that the project complies with the minimum requirements of ASHRAE Standard 62.1-2004, Ventilation for Acceptable Indoor Air Quality, using the Ventilation Rate Procedure. A supplemental narrative and calculations have been provided to describe the project’s ventilation design. However, it does not appear that the calculations follow ASHRAE 62.1 Ventilation Rate Procedure guidelines correctly.

CONSTRUCTION APPLICATION: The LEED Submittal Template has been provided stating that the project complies with the minimum requirements of ASHRAE Standard 62.1-2004, Ventilation for Acceptable Indoor Air Quality, using the Ventilation Rate Procedure. A supplemental narrative has been provided to describe the project’s ventilation design. Further, supporting documentation has been provided demonstrating that the air distribution effectiveness (Ez) has been calculated correctly and in accordance with ASHRAE 62.1-2004. The documentation provided demonstrates prerequisite compliance.
- 0

0

Environmental Tobacco Smoke (ETS) Control

The LEED Submittal Template has been provided stating that smoking is prohibited inside buildings within the project and that designated smoking areas have been located 25 feet away from building openings and air intakes.
- 0

0

Outdoor Air Delivery Monitoring
- 0

0

Increased Ventilation
- 1

0

Construction IAQ Management Plan: During Construction

The LEED Submittal Template has been provided stating that the project developed and implemented a construction IAQ Management Plan that followed the referenced SMACNA Guidelines, and that Air Handling Units were used prior to occupancy. A copy of the project’s IAQ Management Plan and photos highlighting the implemented IAQ measures has been provided.
- 0

0

Construction IAQ Management Plan: Before Occupancy
- 1

0

Low-Emitting Materials: Adhesives & Sealants

The LEED Submittal Template has been provided stating that all indoor adhesive and sealant products comply with the VOC limits of the referenced standards for this credit. The Template includes a list of the required product details.
- 1

0

Low-Emitting Materials: Paints & Coatings

The LEED Submittal Template has been provided stating that all indoor paint and coating products comply with the VOC limits of the referenced Green Seal and SCAQMD standards. The Template includes a list of the required product details.
- 1

0

Low-Emitting Materials: Carpet Systems

The LEED Submittal Template has been provided stating that the installed carpet complies with the testing and product requirements of the CRI Green Label Plus Program, installed carpet cushions comply with the testing and product requirements of the CRI Green Label Program and all carpet adhesives comply with the requirements of EQc4.1. The Template includes a list of the required product details.
- 1

0

Low-Emitting Materials: Composite Wood & Agrifiber

The LEED Submittal Template has been provided stating that all indoor composite wood and agrifiber materials used on the project contain no added urea-formaldehyde. The Template includes a list of the required product details.
- 1

0

Indoor Chemical & Pollutant Source Control

The LEED Submittal Template has been provided stating that the project has installed the required indoor chemical and pollutant source control measures required by this credit. A listing of each entryway product installed for the building and confirmation of required contracted maintenance has been provided. Copies of the project’s construction drawings have been provided to show the installed entryway systems, room separations and required ventilation systems. The Submittal Template also confirms that MERV 13 filtration media has been installed in all HVAC systems prior to occupancy.
- 0

0

Controllability of Systems: Lighting

The LEED Submittal Template has been provided stating that a sufficient quantity of lighting controls are provided for individual workstations, and states appropriate lighting controls are available for shared multi-occupant spaces. A narrative has also been provided describing the project’s lighting control strategy with a description of the type and location of the lighting controls. Lighting plans have been provided in support of this credit. However, it appears there is no manual control in room 214-Lounge.
- 1

0

Controllability of Systems: Thermal Comfort

The LEED Submittal Template has been provided stating that a sufficient quantity of thermal controls are provided for individual workstations, and states appropriate thermal controls are available for all shared multi-occupant spaces. A narrative has also been provided describing the project’s thermal control strategy with a description of the type and location of the thermal controls. The project is using a combination of mechanical and natural ventilation. A copy of mechanical drawings have been provided in support of this credit. However, it is not clear if the windows used to meet the credit requirements meet the requirements of ASHRAE 62.1-2004. In addition, the Template states that all but one of the multi-occupant spaces have operable windows and a thermostat but the plans do not show thermostats in all of the multi-occupant spaces.
- 1

0

Thermal Comfort: Design

The LEED Submittal Template has been provided stating that the HVAC systems and building envelope have been designed to meet the requirements of the ASHRAE Standard 55-2004. The project team has included data regarding the specific seasonal temperature and humidity design criteria. However, the project team has not provided a narrative describing the method used to establish thermal comfort criteria for the project and how the systems address the design criteria. Additionally, the narrative omits information regarding design strategies used to minimize discomfort from drafts and radiant temperature and the calculations used to determine the comfort zone.
- 0

0

Thermal Comfort: Verification
- 0

0

Daylighting & Views: Daylight 75% of Spaces
- 1

0

Daylighting & Views: Views for 90% of Spaces

The LEED Submittal Template has been provided stating that the project has provided direct line of sight views for 90.34% of all regularly occupied areas. Copies of applicable project drawings highlighting the direct line of sight through exterior windows have been provided as required. Calculations have also been provided.



LEED-NC

HOW TO INTERPRET THIS REPORT

Achieved: 43 | Denied: 0

Possible Points: 52+

Purpose

The Leadership in Energy and Environmental Design (LEED) Rating System was designed by the US Green Building Council to encourage and facilitate the development of more sustainable buildings.

LEED Prerequisites

Prerequisites must be achieved. Non-compliant prerequisites must be resolved before a certification can be awarded.

LEED Credits

The environmental categories are subdivided into the established LEED credits, which are based on desired performance goals within each category. An assessment of whether the credit is earned or denied is made and a narrative describes the basis for the assessment.

Achieved

The applicant has provided the mandatory documentation which supports the achievements of the credit requirements, achieving the associated points. Currently the project has scored the adjacent points in this category.

Denied

The applicant has applied for a point in a particular credit, but has misinterpreted the credit intent or cannot substantiate meeting the requirements. Currently the project has the adjacent points in this category.

Rating

THIS PROJECT HAS ACHIEVED ENOUGH POINTS FOR GOLD RATING.



LEED-NC

Environmental Category: **INNOVATION & DESIGN PROCESS**

Earned: 5 | Denied: 0 Possible Points: 5

- 1

0

Innovation in Design

The LEED Submittal Template has been provided stating that the project achieves exemplary performance for WEc3 Water Use Reduction as specified in the LEED Reference Guide or posted CIR rulings. The guideline for exemplary performance in WEc3 is 40%. The project team has demonstrated a potable water use reduction of 47.2%
- 1

0

Innovation in Design

DESIGN APPLICATION: The LEED Submittal Template has been provided stating that the project achieves exemplary performance for EAc6 Green Power as specified in the LEED Reference Guide or posted CIR rulings. The guideline for exemplary performance in EAc6 is 70%. However, EAc6 is pending.

CONSTRUCTION APPLICATION: The project team provided a narrative response and achieved EAc6. The project is purchasing RECs in equal to 92.9% of building’s total annual electric energy usage for two years. The documentation demonstrates credit compliance.
- 1

0

Innovation in Design

DESIGN APPLICATION: The LEED Submittal Template has been provided stating that the project team has developed and implemented a green housekeeping program. Green cleaning is detailed in LEED-NC v2.1 CIR IDc1.1 Ruling Dated 4/8/2004. To receive an innovation point, the project team must demonstrate that a comprehensive green cleaning/ housekeeping program is in place with clear performance goals including: a statement of purpose, custodial training, the contractual or procedural requirements for operations staff, a clear set of acceptable performance standards by which to measure, and documentation of the program’s housekeeping and environmental cleaning solution specifications. Information about the cleaning and paper products has been provided. However, the documentation falls short of the CIR requirements. The project team may wish to reference the Policy, Program and Plan Models for LEED for Existing Buildings: Operations and Maintenance.

CONSTRUCTION APPLICATION: A response narrative and a revised green cleaning program document have been provided to address the issues raised during the Preliminary Review. The documentation demonstrates credit compliance.
- 1

0

Innovation in Design

The LEED Submittal Template has been provided stating that the project achieves exemplary performance for SSc5.2 Maximize Open Space as specified in the LEED Reference Guide or posted CIR rulings. The guideline for exemplary performance in SSc5.2 for projects where there are zoning ordinances, but no requirements for open space, is 40% of the project site area. The project team has provided documentation demonstrating the project team has provided vegetated open space that is equal of 43.4% of the project site area, which meets the exemplary performance requirement. A site drawing and a letter of commitment from the Owner has been provided.
- 1

0

LEED Accredited Professional

The LEED Submittal Template has been provided stating that a LEED AP has been a participant on the project development team. A copy of the LEED AP award certification for Mark J. Rostafin has been included as required.