How to Interpret this Report

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.

Environmental Categories
The report is organized into five environmental categories as defined by LEED including:
- Sustainable Sites
- Water Efficiency
- Energy & Atmosphere
- Materials & Resources
- Indoor Environment

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 Platinum Rating.

Official Scores
Official LEED v2 Scores:
- Certified: 26-32
- Silver Rating: 33-38
- Gold Rating: 39-51
- Platinum Rating: 52+
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, 2) A copy of the project’s erosion and sedimentation control plan, 3) A project site plan, 4) A letter from EPA indicating that the State of Arizona has been approved to administer the NPDES permit program, and 5) A copy of the stormwater general-construction permit issued by the Arizona Department of Environmental Quality.

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

The LEED Submittal Template has been provided stating that the project site is located within a minimum of ten (10) community services and a minimum of one (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.

The LEED Submittal Template has been provided stating that the project is served by 4 bus lines within 0.25 miles of the project site. A scaled drawing showing the location of the transit stops has been provided.
Alternative Transportation: Bicycle Storage & Changing Rooms
Credit 4.2-Version 2.2

Design Application 10/13/2008
The LEED Submittal Template has been provided stating that the project has provided bicycle storage for 9% of all building users and shower facilities for 33% of the FTE building occupants.

However, the occupancy stated for this credit is inconsistent with the WEc3 credit submittal. Clarification is needed on the actual building occupancy to determine whether the project has provided adequate bicycle storage and shower facilities.

TECHNICAL ADVICE: Please provide a narrative and any supporting FTE calculations defining the number of regular building occupants. The FTE occupancy should be consistent across all credits.

Design Application 5/4/2009
A narrative defining the number of FTE occupants has been provided. The FTE for this credit is consistent with all other credits. A revised LEED Submittal Template has been provided showing compliance with this credit.

Alternative Transportation: Low-Emitting & Fuel Efficient Vehicles
Credit 4.3-Version 2.2

Construction Application 4/29/2010
The LEED Submittal Template and project drawings have been provided stating that 16 preferred parking spaces for low-emitting and fuel efficient vehicles have been provided in a parking lot adjacent to the project. The Template also includes a narrative describing how the project determined the on-site parking capacity of 316 (zero parking spaces are located within the LEED Project Boundary (LPB)), which appears reasonable. The provided preferred parking spaces represent 5% of the calculated parking capacity. A parking plan indicating the location of the preferred parking spaces, an image of the preferred parking sign, a site plan highlighting the LPB and the adjacent parking lot, and a letter from the university director indicating that the preferred parking spaces will be reserved for this LEED project have been provided in support of this credit.

Alternative Transportation: Parking Capacity
Credit 4.4-Version 2.2

Design Application 10/13/2008
The LEED Submittal Template has been provided stating that no new parking has been added to the site.

Site Development: Protect or Restore Habitat
Credit 5.1-Version 2.2
Site Development: Maximize Open Space

Construction Application 4/29/2010

The LEED Submittal Template has been provided stating that the project has been developed in an area with no minimum local zoning code requirements for open space. The Template further states that 40,482 square feet of dedicated open space, compared to 40,481 square feet of the building footprint, has been set aside at another location owned by the university as allowed by the LEED-NC Application Guide for Multiple Buildings and On-Campus Building Projects (AGMBC). A letter from the university and a deed have been provided indicating that the area counted as open space towards this credit will be maintained as green space indefinitely. Site drawings and campus plans have been provided in support of this credit.

However, confirmation that the same open space will not be counted towards the achievement of this credit for another LEED project has not been provided.

TECHNICAL ADVICE:
Please provide a letter stating that the same open space will not be counted towards the achievement of this credit for another LEED project.

Construction Application 7/29/2010

The revised letter has been provided stating that the open space will not be counted towards the achievement of this credit for another LEED project. The documentation demonstrates credit compliance.

Stormwater Management: Quantity Control

Credit 6.1-Version 2.2

Design Application 10/13/2008

The LEED Submittal Template has been provided stating that the project has implemented a stormwater management plan that results in at least a 25% decrease (rate and quantity) in runoff from calculated pre-project conditions. Calculations have been provided to demonstrate compliance with the requirements of this credit.

Stormwater Management: Quality Control

Credit 6.2-Version 2.2

Design Application 10/13/2008

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.

However, the submittal template does not state the TSS removal efficiencies of any of the filtration controls.

Technical Advice: Please provide a narrative describing the TSS removal efficiencies of all filtration controls.

Design Application 5/4/2009

A narrative describing the TSS removal efficiencies of each of the filtration controls has been provided. The narrative confirms that 90% of the total annual rainfall is threaded on site with TSS removal efficiency of more than 80%.
Heat Island Effect: Non-Roof

Construction Application

The LEED Submittal Template has been provided stating that 52.1% of the non-roof impervious surfaces on-site have been paved with highly reflective materials. Calculations provided in the submittal claim that of the 18,385 square feet of total non-roof impervious surfaces, 9,570 square feet (52.1%) have been paved with non-colored concrete. A site plan showing the extents of the paved areas has been provided.

Heat Island Effect: Roof

Design Application

The LEED Submittal Template has been provided stating that the roofing materials used on the project are compliant with SRI values for a minimum of 75% of the roof surface.
Light Pollution Reduction

Design Application

The LEED Submittal Template has been provided stating that the project’s interior and exterior lighting has been designed in accordance with the requirements of this credit.

Interior Lighting: The submittal narrative indicates that the non-emergency interior lighting fixtures have been automatically controlled to turn off during non-business hours. Manual override capability has been provided for after hours use. Interior lighting plans have been uploaded to support this claim.

Exterior Lighting Power:
The template indicates that the lighting power densities for exterior area fixtures does not exceed 80% of the ASHRAE recommendations and that the LPD of exterior facade/landscape lighting does not exceed 50% of the referenced ASHRAE Standard recommendations.

However, it appears that the Lighting Power Density Table for Exterior site Area has not been completed as no data was entered for the Sand Volleyball area. Also, the Lighting Power Density Table for Building Facade/Landscape lighting has not been completed.

Light Trespass:
The template indicates that the project is located in LZ-4.

However, a narrative explaining the light trespass analysis undertaken for the project has not been provided.

TECHNICAL ADVICE: Please complete both Lighting Power Density Tables on the LEED Submittal Template. These tables require the location and ID of each installed exterior luminaire; site area (sq. ft.) to be illuminated by the luminaire(s); installed LPD; and ASHRAE allowable LPD. In addition, please provide a narrative explaining the light trespass analysis conducted for the project and the results of the analysis including the highest quantities of horizontal and vertical footcandles at the site boundary and at 15 feet beyond the site for projects classified as LZ4.

Design Application

A revised LEED Submittal Template has been provided with both Lighting Power Density Tables completed. A narrative explaining the light trespass analysis conducted for the project and the results of the analysis has been provided. The narrative states that the project has zero light trespass.

Water Efficiency

Earned 3

Denied 0

Possible Points 5
**Water Efficient Landscaping**

**Design Application**

The LEED Submittal Template has been provided stating that the installed irrigation systems reduce potable water consumption by 67.2% from a calculated baseline case. A narrative has been included describing the landscape and irrigation design strategies employed by the project.

**Construction Application**

4/29/2010

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**Innovative Wastewater Technologies**

**Design Application**

The LEED Submittal Template and water use calculations have been provided stating that the project has reduced potable water use by 47.6% from a calculated baseline design through the installation of waterless urinals, ultra low-flow lavatories, a low-flow kitchen sink, and a low-flow janitor sink.

However, the water use calculations indicate an occupancy for the project that is inconsistent with the SSc4.2 credit submittal. All occupancy numbers must be reported consistently across all LEED credit submittals. In addition, showers have not been listed in the flow fixtures and the project is pursuing SSc4.2. Also, it appears that the non-standard daily uses and flow periods for kitchen and janitors sinks have been used.

**Design Application**

A narrative confirming the occupancy for the project has been provided. The occupancy for SSc4.2 has been adjusted to match this credit. A revised LEED Submittal Template and water use calculation have been provided including showers used by building occupants. Also, a narrative explaining the non-standard fixture flow rates for the kitchen sinks and janitor sinks has been provided. The revised water savings equals to 47.5%.

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**Water Use Reduction**

**Design Application**

The LEED Submittal Template and water use calculations have been provided stating that the project has reduced potable water use by 47.6% from a calculated baseline design through the installation of waterless urinals, ultra low-flow lavatories, a low-flow kitchen sink, and a low-flow janitor sink.

However, the water use calculations indicate an occupancy for the project that is inconsistent with the SSc4.2 credit submittal. All occupancy numbers must be reported consistently across all LEED credit submittals. In addition, showers have not been listed in the flow fixtures and the project is pursuing SSc4.2. Also, it appears that the non-standard daily uses and flow periods for kitchen and janitors sinks have been used.

**Design Application**

A narrative confirming the occupancy for the project has been provided. The occupancy for SSc4.2 has been adjusted to match this credit. A revised LEED Submittal Template and water use calculation have been provided including showers used by building occupants. Also, a narrative explaining the non-standard fixture flow rates for the kitchen sinks and janitor sinks has been provided. The revised water savings equals to 47.5%.

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**Energy & Atmosphere**

**Possible Points**

17
Fundamental Commissioning of the Building Energy Systems  
**Prerequisite 1-Version 2.2**

**Construction Application**

4/29/2010

The LEED Submittal Template has been provided stating that the fundamental commissioning requirements have been completed. A narrative has been provided describing the commissioned systems, as well as the results of the commissioning process. Additionally, the commissioning plan; commissioning report; a spreadsheet describing the commissioned systems, stating dates each system was commissioned, and including notes; building commissioning specifications; a copy of the commissioning contract; owner’s project requirements; and basis of design have been provided in support of this prerequisite.

Minimum Energy Performance  
**Prerequisite 2-Version 2.2**

**Design Application**

10/13/2008

The LEED Submittal Template has been provided stating that the project complies with both the mandatory provisions (Sections 5.4, 6.4, 7.4, 8.4, 9.4 and 10.4) of ASHRAE/IESNA 90.1-2004 and the project has used a computer simulation model to document improved building energy performance under EA Credit 1.

Fundamental Refrigerant Management  
**Prerequisite 3-Version 2.2**

**Construction Application**

4/29/2010

The LEED Submittal Template has been provided stating that the project has a plan to phase out the existing CFC-based Equipment within 5 years and to reduce annual leakage of CFC-base refrigerant to 5% or less using EPA Clean Air Act, Title VI, Rule 608 procedures governing refrigerant management and reporting. The Template includes a narrative indicating that the existing on campus chilled water system, which the new building will be connected to, uses R-11 refrigerants for chillers 5 and 6. The Utilities Management and Services Ten Year Plan has been provided indicating that all chillers using R-11 are scheduled to be replaced by 2011. Also, a letter from the university has been provided stating that a refrigerant monitoring software is being utilized to monitor the refrigerant leakage and keep it below the maximum threshold of 5%.
Optimize Energy Performance

Design Application

The LEED Submittal Template and supporting documentation have been provided stating that the project has a Performance Rating of 50.1% using the ASHRAE 90.1-2004 Appendix G methodology. Energy efficiency measures incorporated into the building design include more efficient building envelope, overhangs, lower lighting power density, daylighting controls and occupancy sensors, variable volume air handlers, and demand control ventilation.

However, additional information is required to confirm the projected level of savings:
1) In table 1.4, the window to gross wall ratio should match in both cases.
2) In table 1.4, the fenestration U-factor, SHGC, and Visual Light Transmission do not appear to be based on the correct climate zone in ASHRAE. Although, supplemental input data shows the correct inputs.
3) In table 1.4, ASHRAE prescribes the interior lighting power density for a gym to be 1.1 W/sf.
4) In Table 1.8.1, process costs account for only 18% of the baseline performance. When the process cost is below 25%, a narrative is required but none was provided.
5) In table 1.8.2(b), energy use values for electricity and steam do not match the output summaries.

TECHNICAL ADVICE:
Provide a revised template incorporating the following items:
1) Please revise the model so that the window to gross wall ratio is equal in both cases.
2) Please provide confirmation that the correct ASHRAE prescribed climate zone values were utilized in the energy model inputs.
3) Please provide a narrative for why 1.32 was used for interior lighting power density.
4) Please provide a narrative about why the process costs account for less than 25% of the baseline building performance.
5) Please revise the template to accurately report the data outputs.

Design Application

A narrative addressing and explaining all the issues identified during the preliminary review has been provided. A revised template was submitted, but the energy model was not re-run. Most issues identified in the preliminary review were addressed, however the following issues remain:
1. The SHGC north and non-north values remain incorrect. The SHGC non-north value should be used for all windows per Addendum A. Based on climate zone 2B the SHGC non-north value should be 0.25. However, it is likely that the baseline case would suffer because of the energy model not being run with the U-factor of 1.22, and so ten points are anticipated.

Please note for future submittals that the following issues were identified in the final review but will not affect credit compliance because they were not questioned in the preliminary review.
1. The exterior lighting power densities have a large difference between the baseline and proposed cases. It appears that non-tradable surfaces have been greatly reduced or eliminated altogether. Please note that credit cannot be achieved for savings on non-tradable surfaces.
3. The chilled water rates seem abnormally low. If chilled water rates are used for future projects a narrative describing how they were determined should be included.
3. Because of the nature of the project (24/7 fan use), more information should have been provided regarding the demand control ventilation, including how it was modeled in unoccupied hours. For future submittals, please provide a narrative describing how the demand control ventilation is modeled during non-peak occupancy times.
4. It is unclear where the pumps are located (i.e. in the addition or in the campus plant). If the pumps are located in the campus plant, they should have been modeled identically in both the baseline and proposed design cases. For future submittals, please ensure that only heat pumps on-site can differ from the baseline case.
5. It is unclear how the mass wall in the baseline design case affected the exterior wall insulation. For future submittals, the entire baseline wall should be constructed of materials prescribed by ASHRAE 90.1-2004.
On-Site Renewable Energy

Construction Application

The LEED Submittal Template has been provided stating that 12.6% of the project’s energy cost is being offset by renewable energy generated on-site and that the project has used a computer model simulation to document improved building energy performance under EA Credit 1. The Template includes a narrative stating that the project is applying for this credit under the alternative compliance path described in the LEED-NC Application Guide for Multiple Buildings and On-Campus Building Projects, by utilizing solar energy generated on campus, but on a different building (Second Street Garage) than this LEED project building. A letter from the university has been provided stating that the energy generated from the solar panels located on the Second Street garage will be applied only to this LEED project and will not be counted towards any other future LEED project. Additionally, a narrative including calculations, a campus plan highlighting the location of this LEED project and the Second Street garage, and cutsheets for the installed solar panels have been provided in support of this credit.

Please note that the design site energy usage and cost reported in the Template, 9,568 MBtu/yr and $123,125 respectively, are inconsistent with the latest EAc1: Optimize Energy Performance Template, which reports 9,567 MBtu/yr and $123,979. When this credit is recalculated using the revised values, 12.53% of the project’s energy cost is being offset by renewable energy generated on-site, which meets the credit requirements for three points.

Enhanced Commissioning

Construction Application

The LEED Submittal Template has been provided stating that the enhanced commissioning requirements have been completed. A narrative has been provided describing the enhanced commissioning processes that were employed on the project. Additionally, submittal review comments; design review comments; copy of the commissioning contract; the systems manual; and the owner training for building systems which includes training session notes, guidelines, and recommendations have been provided.

Enhanced Refrigerant Management

Measurement & Verification

Construction Application

The LEED Submittal Template has been provided stating that the project has developed and implemented a measurement and verification (MV) plan consistent with Option D of the IPMVP. A copy of the project’s MV plan has been provided to support achievement of this credit.
**Green Power**

**Construction Application**

4/29/2010

The LEED Submittal Template has been provided stating that the project has purchased Green-e accredited Tradable Renewable Certificates (RECs) equal to 35.1% of the predicted annual electrical consumption over a 2-year period. The submitted documentation states that Carbon Solutions Group will provide RECs equal to 35.1% (722,000 kWh) of the building's total annual electric energy usage. A copy of the contract and a certificate have also been provided.

**Materials & Resources**

6 0

**Storage & Collection of Recyclables**

Prerequisite 1-Version 2.2

**Design Application**

10/13/2008

The LEED Submittal Template has been provided stating that the project has provided appropriately sized dedicated areas for the collection and storage of recycling materials, including cardboard, paper, plastic, and metals. An additional narrative has been provided explaining that the project does not include glass recycling containers because glass containers are prohibited inside this facility.

**Building Reuse**

Credit 1.1-1.2-Version 2.2

**Building Reuse, Non-Structural**

Credit 1.3-Version 2.2

**Construction Waste Management**

2 0

**Construction Application**

4/29/2010

The LEED Submittal Template has been provided stating that the project has diverted 1,384.19 tons (90.0%) of on-site generated construction waste from landfill. Calculations have been provided to document the waste types and receiving agencies for recycled materials. The project's Construction Waste Management Plan, waste tickets, and a separate calculations spreadsheet have also been provided. Additionally, a letter from the project manager stating that the debris from the demolished parking lot has been crushed and reused as base on site, and a letter from the waste management company indicating the acceptable recyclables and non-recyclables have been provided.

**Resource Reuse**

0 0

Credit 3-Version 2.2
Recycled Content

Construction Application 4/29/2010
The LEED Submittal Template has been provided stating that 28.75% of the total building materials content, by value, have been manufactured using recycled materials. Product data and LEED data sheets have also been provided.

Regional Materials

Construction Application 4/29/2010
The LEED Submittal Template has been provided stating that 12.21% of the total building materials value is comprised of building materials and products that have been extracted, harvested or recovered, as well as manufactured within 500 miles of the project site. Product data and LEED data sheets have been provided along with a map indicating the project location and a 500 mile radius.

Certified Wood

Construction Application 4/29/2010
The LEED Submittal Template has been provided stating that 90.32% of the total wood based building materials are harvested from FSC certified forests. Product data, LEED data sheets, and FSC certificates have been provided.

However, the Weyerhaeuser plywood listed in EQc4.4: Low-Emitting Materials, Composite Wood and Agrifiber Products has not been listed in this credit.

TECHNICAL ADVICE:
Please provide a revised Template listing all wood based building materials used in this project, including the Weyerhaeuser plywood.

Construction Application 7/29/2010
A narrative and product cut sheets have been provided demonstrating that the Weyerhaeuser plywood is a part of the Rezil Channel Gym Floor system, which is included in the LEED Submittal Template calculations, and is FSC-certified. The Template demonstrates that 90.32% of the total wood based building materials are harvested from FSC certified forests. The documentation demonstrates credit compliance.

Indoor Environmental Quality Possible Points 15

Earned 14
Denied 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 has been provided to describe the project’s ventilation design. The narrative also includes specific information regarding fresh air intake volumes.

Environmental Tobacco Smoke (ETS) Control

Design Application
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 at least 25 feet away from building openings and air intakes. A smoking policy for the university was also provided.

Outdoor Air Delivery Monitoring

Design Application
The LEED Submittal Template has been provided stating that carbon dioxide concentrations are monitored within all densely occupied spaces and that direct airflow measurement devices have been provided for each mechanical ventilation system serving non-densely occupied spaces. The Template further states that monitoring equipment has been configured to generate an alarm when conditions vary by 10% or more from the setpoint. A narrative describing the project’s ventilation design and CO2 monitoring system has been included, as required. Drawings have been provided documenting the location and type of installed sensors.

Increased Ventilation

Design Application
The LEED Submittal Template has been provided stating that the project has increased breathing zone outdoor air ventilation rates to all occupied spaces by at least 30% above the minimum rates required by ASHRAE Standards 62.1-2004 as determined by EQp1. A detailed narrative has been provided describing the project’s ventilation system design. Specific information regarding the fresh air intake volumes for each occupied zone has been provided.
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 MERV 8 and 13 filtration media was used during construction and prior to occupancy when Air Handling Units were used. A copy of the project’s IAQ Management Plan and photographs showing the HVAC protection, source control, housekeeping, and scheduling measures implemented during construction have been provided. Additionally, cutsheets for the filtration media and an air quality practice narrative have been provided.

However, the provided photos do not show that all of the five SMACNA Guidelines were implemented.

TECHNICAL ADVICE:
Please provide photographs showing the implemented IAQ measures including pathway interruption. The photographs should be annotated to indicate the IAQ measure depicted and the general location of the photograph.

Construction Application

The requested photographs and a narrative have been provided to address the issues outlined in the Preliminary Review comments and show that pathway interruption was implemented during the construction process. The photographs have been annotated to indicate which IAQ measure is depicted and the general location of the photograph. The documentation demonstrates credit compliance.

Construction IAQ Management Plan: Before Occupancy

The LEED Submittal Template has been provided stating that the project is performing a flush-out prior to occupancy by supplying a total air volume of 14,000 cubic feet of outdoor air per square foot of floor area while maintaining an internal temperature of at least 60 degrees F and relative humidity of no more than 60%. Two narratives describing the project’s pre-occupancy flush-out process have been provided. The narratives include data regarding the temperature, air flow, and duration of the flush-out.

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. Product data and LEED data sheets have also been provided.
Low-Emitting Materials: Paints & Coatings

Construction Application 4/29/2010

The LEED Submittal Template has been provided stating that all indoor paint and coating products do not comply with the VOC limits of the Referenced Green Seal and SCAQMD standards. The project is utilizing the VOC budget alternative compliance path to meet the requirements of this credit. The project team has provided a list of all indoor paint and coating products and the required product details, indicating that the Sherman Williams Industrial Enamel B54Z Series exceeds the reference VOC limits. Product data and LEED data sheets have also been provided.

However, the provided VOC budget calculation does not appear to follow the required format. The VOC budget should calculate the overall average VOC of all products, based on gallons of each applied product. This calculated VOC budget should be compared to a calculated baseline case, not a standard value of 150 g/l as indicated in the provided calculation. Per the LEED NCv2.2 Reference Guide, Third Edition: “The documentation must demonstrate that the overall low-VOC performance has been attained for paints and adhesives separately, not in combination. The calculation is a comparison between a baseline case and a design case”. Also, please note that the product costs do not factor into the VOC calculation. Additionally, the VOC budget does not include the Cabot clear gloss water bourne polyurethane and the Sherman Williams wood classics waterborn varnish A68 series products listed in the Template. For more information on how to perform a VOC budget calculation, refer to the LEED NCv2.2 Reference Guide, Third Edition, page 356. Finally, the provided supporting documentation includes a product not listed on the Template, a water based syn lusto gloss finish W10.

TECHNICAL ADVICE:
Please provide a revised Template and a VOC budget including all indoor paint and coating products used on the project. The VOC budget must demonstrate that the project’s total installed VOC level is equal to, or less than, the total allowable VOC level.

Construction Application 7/29/2010

The LEED Submittal Template, a response narrative, and the revised VOC budget have been provided to address the issues outlined in the Preliminary Review comments and demonstrate that the project’s total installed VOC level is less than the total allowable VOC level. The narrative and Template indicate that the Anti-corrosives W8 and W10 were not used on the project and have been removed from the calculations. The documentation demonstrates credit compliance.

Low-Emitting Materials: Carpet Systems

Construction Application 4/29/2010

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, no carpet cushions have been installed, and all carpet adhesives comply with the requirements of EQc4.1: Low-Emitting Materials, Adhesives and Sealants. The Template includes a list of the required product details. Product data and a LEED data sheet have also been provided.
Low-Emitting Materials: Composite Wood & Agrifiber  

Construction Application  
4/29/2010  
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. Product data and LEED data sheets have also been provided.

Indoor Chemical & Pollutant Source Control  

Construction Application  
4/29/2010  
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 the entryway product installed for the building has been provided and as it is a carpeted system, confirmation of required contracted maintenance has been provided. Copies of the project's construction drawings have been provided to show the installed entryway system, room separations and required ventilation systems. The Template also confirms that MERV 13 filtration media has been installed in all HVAC systems prior to occupancy. Additionally, cutsheets for the filtration media and the carpeted entryway system, custodial service frequency of cleaning guide, and the construction indoor air quality management plan have been provided.

However, the provided drawings do not indicate that the entryway system listed on the Template has been installed at every entryway directly connected to the outdoors that serves as regular entry points for building users. The drawings only show an entryway grill located at the main entrance to the existing building. Also, it is not clear whether all doors leading from chemical use areas directly to interior areas are equipped with self-closers.

TECHNICAL ADVICE: Please provide revised drawings demonstrating that the entryway system listed in the Template has been installed at each entryway, which is directly connected to the outdoors and serves as a regular entry point for building users. The drawings should include dimensions to demonstrate that each entryway system is at minimum 6 feet long in the direction of travel. Also, provide documentation demonstrating that the doors leading from chemical use areas directly to interior spaces are equipped with self-closers.

Controllability of Systems: Lighting  

Design Application  
10/13/2008  
The LEED Submittal Template provided states a sufficient quantity of lighting controls are provided for individual workstations, and verifies 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.
**Controllability of Systems: Thermal Comfort**

Credit 6.2-Version 2.2

**Design Application**

10/13/2008

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 provided a narrative describing the method used to establish thermal comfort criteria for the project and how the systems address the design criteria. Data has also been provided regarding the specific seasonal temperature and humidity design criteria.

**Thermal Comfort: Design**

Credit 7.1-Version 2.2

**Design Application**

10/13/2008

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 provided a narrative describing the method used to establish thermal comfort criteria for the project and how the systems address the design criteria. Data has also been provided regarding the specific seasonal temperature and humidity design criteria.

**Thermal Comfort: Verification**

Credit 7.2-Version 2.2

**Design Application**

10/13/2008

The LEED Submittal Template has been provided explaining a thermal comfort survey that will be distributed to building occupants within the first 6 to 18 months of occupancy. The narrative includes an appropriate corrective action plan if the survey results indicate that 20 percent or more of the building occupants are dissatisfied with thermal comfort based on the environmental variables outlined in ASHRAE 55-2004.

**Daylighting & Views: Daylight 75% of Spaces**

Credit 8.1-Version 2.2

**Design Application**

10/13/2008

The LEED Submittal Template has been provided stating that the project has achieved a minimum 2 percent glazing factor in more than 75 percent of all regularly occupied spaces. Calculations to support this claim have also been provided. A detailed narrative describing any excluded areas has been provided.

**Daylighting & Views: Views for 90% of Spaces**

Credit 8.2-Version 2.2

**Design Application**

10/13/2008

The LEED Submittal Template has been provided stating that the project has provided direct line of sight views for a minimum of 90 percent of all regularly occupied areas. Copies of applicable project drawings highlighting the direct line of sight through exterior windows have been provided as required.

**Innovation & Design Process**

Possible Points 5

Earned 5  Denied 0
Innovation in Design

Credit 1.1-Version 2.2

Design Application

The project team is seeking an ID credit for having achieved exemplary performance in EAc1. However, this credit is being denied based on the pending status of EAc1.

TECHNICAL ADVICE:
Please provide all documentation required to clarify EAc1.

Design Application

The project team has provided the requested clarifications to EAc1.

Innovation in Design

Credit 1.2-Version 2.2

Design Application

The project team is seeking an ID credit for having achieved exemplary performance in WEc3. The LEED Letter Template and supporting calculations have been provided demonstrating that the project has reduced potable water use by 47.6% from a calculated baseline design.

However, this credit is being denied based on the pending status of WEc3.

TECHNICAL ADVICE:
Please provide all documentation required to clarify WEc3.

Design Application

WEc3 has been clarified and marked as anticipated. Water savings of 47.5% has been achieved, therefore the project qualifies for this ID credit.

Innovation in Design

Credit 1.3-Version 2.2

Construction Application

The LEED Submittal Template has been provided stating that the project achieves exemplary performance for EQc8.1: Daylighting and Views, Daylight 75% of Spaces as specified in the LEED NCv2.2 Reference Guide, Third Edition. The guideline for exemplary performance in EQc8.1 is 95%. The project team has provided documentation demonstrating that the project has achieved a minimum 2% glazing factor in 97.54% of all regularly occupied spaces, which exceeds the exemplary performance requirement.
Construction Application

The LEED Submittal Template has been provided stating that the project team has developed and implemented a Public Education program. This strategy is detailed in LEED-NC IDc1.1 CIR ruling date 9/24/01. The CIR states that to take advantage of the educational value of the green building features of a project and to earn a LEED point, any approach should be actively instructional. Two of the following three elements must be included in the educational program: a comprehensive signage program; the development of a manual, guideline, or case study; and the development of an outreach program or guided tour. The project team has provided a copy of the developed brochure and a narrative stating that the brochure can be used for self-guided tours.

However, the submitted documentation (copy of the developed brochure) provides information for only one component (case study). It does not demonstrate that the project has developed a tour plan or comprehensive signage program which could be followed during the self-guided tours.

TECHNICAL ADVICE:
Please provide documentation demonstrating that at least one more criteria has been implemented along with the developed brochure (case study): the development of an outreach program or guided tour (a script and a tour stop description drawing), or electronic examples of a comprehensive signage program.

Construction Application

The guided tour documentation and a narrative have been provided to address the issues outlined in the Preliminary Review comments and demonstrate that there is a guided tour available that is on-going and is actively instructional. The documentation demonstrates credit compliance.

LEED Accredited Professional

Construction Application

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 Tim Stevens has been included as required.