



LEED Certification Review Report

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

WTC-Black River Falls

Project ID 1000009159
Rating system & version LEED-NC v2009
Project registration date 09/07/2010



Certified (Silver)

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

LEED 2009 NEW CONSTRUCTION

ATTEMPTED: 57, DENIED: 2, PENDING: 0, AWARDED: 56 OF 110 POINTS

SUSTAINABLE SITES 16 OF 26	
SSp1 Construction Activity Pollution Prevention	Y
SSc1 Site Selection	1 / 1
SSc2 Development Density and Community Connectivity	5 / 5
SSc3 Brownfield Redevelopment	0 / 1
SSc4.1Alternative Transportation-Public Transportation Access	0 / 6
SSc4.2Alternative Transportation-Bicycle Storage and Changing Room	0 / 1
SSc4.3Alternative Transportation-Low-Emitting and Fuel-Efficient V	3 / 3
SSc4.4Alternative Transportation-Parking Capacity	2 / 2
SSc5.1Site Development-Protect or Restore Habitat	0 / 1
SSc5.2Site Development-Maximize Open Space	1 / 1
SSc6.1Stormwater Design-Quantity Control	1 / 1
SSc6.2Stormwater Design-Quality Control	1 / 1
SSc7.1Heat Island Effect-Non-Roof	1 / 1
SSc7.2Heat Island Effect, Roof	1 / 1
SSc8 Light Pollution Reduction	0 / 1

WATER EFFICIENCY 6 OF 10	
WEp1 Water Use Reduction, 20% Reduction	Y
WEc1 Water Efficient Landscaping	2 / 4
WEc2 Innovative Wastewater Technologies	0 / 2
WEc3 Water Use Reduction	4 / 4

ENERGY AND ATMOSPHERE 12 OF 35	
EAp1 Fundamental Commissioning of the Building Energy Systems	Y
EAp2 Minimum Energy Performance	Y
EAp3 Fundamental Refrigerant Mgmt	Y
EAc1 Optimize Energy Performance	6 / 19
EAc2 On-Site Renewable Energy	2 / 7
EAc3 Enhanced Commissioning	0 / 2
EAc4 Enhanced Refrigerant Mgmt	2 / 2
EAc5 Measurement and Verification	0 / 3
EAc6 Green Power	2 / 2

MATERIALS AND RESOURCES 6 OF 14	
MRp1 Storage and Collection of Recyclables	Y
MRC1.1Building Reuse-Maintain Existing Walls, Floors and Roof	1 / 3
MRC1.2Building Reuse - Maintain 50% of Interior Non-Structural Ele	0 / 1
MRC2 Construction Waste Mgmt	2 / 2
MRC3 Materials Reuse	0 / 2
MRC4 Recycled Content	1 / 2

MATERIALS AND RESOURCES CONTINUED	
MRC5 Regional Materials	2 / 2
MRC6 Rapidly Renewable Materials	0 / 1
MRC7 Certified Wood	0 / 1

INDOOR ENVIRONMENTAL QUALITY 11 OF 15	
IEQp1 Minimum IAQ Performance	Y
IEQp2 Environmental Tobacco Smoke (ETS) Control	Y
IEQc1 Outdoor Air Delivery Monitoring	0 / 1
IEQc2 Increased Ventilation	1 / 1
IEQc3.1Construction IAQ Mgmt Plan-During Construction	1 / 1
IEQc3.2Construction IAQ Mgmt Plan-Before Occupancy	0 / 1
IEQc4.1Low-Emitting Materials-Adhesives and Sealants	1 / 1
IEQc4.2Low-Emitting Materials-Paints and Coatings	1 / 1
IEQc4.3Low-Emitting Materials-Flooring Systems	1 / 1
IEQc4.4Low-Emitting Materials-Composite Wood and Agrifiber Products	1 / 1
IEQc5 Indoor Chemical and Pollutant Source Control	1 / 1
IEQc6.1Controllability of Systems-Lighting	1 / 1
IEQc6.2Controllability of Systems-Thermal Comfort	1 / 1
IEQc7.1Thermal Comfort-Design	1 / 1
IEQc7.2Thermal Comfort-Verification	1 / 1
IEQc8.1Daylight and Views-Daylight	0 / 1
IEQc8.2Daylight and Views-Views	0 / 1

INNOVATION IN DESIGN 1 OF 6	
IDc1.1 Innovation in Design	0 / 1
IDc1.1 Innovation in Design	0 / 1
IDc1.2 Innovation in Design	0 / 1
IDc1.2 Innovation in Design	0 / 1
IDc1.3 Innovation in Design	0 / 1
IDc1.3 Innovation in Design	0 / 1
IDc1.4 Innovation in Design	0 / 1
IDc1.4 Innovation in Design	0 / 1
IDc1.5 Innovation in Design	0 / 1
IDc1.5 Innovation in Design	0 / 1
IDc2 LEED® Accredited Professional	1 / 1

REGIONAL PRIORITY CREDITS 4 OF 4	
SSc4.4Alternative Transportation-Parking Capacity	1 / 1
SSc6.2Stormwater Design-Quality Control	1 / 1
WEc3 Water Use Reduction	1 / 1
MRC2 Construction Waste Mgmt	1 / 1

TOTAL 56 OF 110

CREDIT DETAILS



Project Information Forms

Pif1: Minimum Program Requirements

Approved

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

A letter from the Owner has been provided in response to the Preliminary Review comments and states that the project construction is fully completed and that the building is fully operational. Completed construction drawings of all building spaces have been provided to confirm compliance.

However, the outstanding Owner issues noted in the Preliminary Review comments have not been addressed, as required. Johnson Controls continues to be listed as the project Owner, whereas it would appear that Western Technical is the Owner, and the LEED Certification Agreement has been signed by an unidentified party (Green Pass).

In this case compliance is not affected by this issue, although the project team is encouraged to see the Preliminary Review comments concerning the Owner relationship and LEED Certification Agreement, providing all requested documentation noted therein.

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Project Information Form has been submitted stating that the project complies with all Minimum Program Requirements. The project Owner has signed the form. The project will comply with MPR 6: Must Commit to Sharing Whole-Building Energy and Water Usage Data, via Option 1. The ENERGY STAR Portfolio Manager title is the same as the LEED-NC project name as required. The project is located in Black River Falls, Wisconsin.

However, it is unclear whether the project Owner information has been reported appropriately within this project. The Registration Details Tab indicates that Jeffery Furness (of Johnson Controls) is the project Owner Primary Contact and that a user named Green Pass has signed the LEED Certification Agreement. But, it appears that this individual is an employee of the project consultant (Johnson Controls) and rather than being an employee of the project Owner Organization as required (Western Technical College). And, the identity of the Green Pass user that signed the LEED Certification Agreement is unclear. Furthermore, the Team Administration Tab indicates Danny Bee is associated with the Owner Organization but has been assigned the Role of Client rather than Owner. As such, it is unclear whether both organizations (Johnson Controls, Western Technical College) meet the legal requirements of the project Owner, or whether the LEED Certification Agreement has been signed by the appropriate party. Note that the LEED definition of Owner refers to the person or entity that holds the legal right to possess, control, and operate the real property for the project being registered. Only qualified individuals should be designated this role within the Team Administration and Registration Tab, or are permitted to sign the LEED Certification Agreement.

Additionally, the treatment of incomplete space in this LEED-NC project has not been addressed. All spaces within the LEED-NC Project Boundary must be considered for compliance.

TECHNICAL ADVICE:

Please provide a signed and dated narrative on Owner letterhead confirming that Jeffery Furness of Johnson Controls is an employee of the project Owner Organization (Western Technical College) and/or confirming that this LEED-NC project is legally jointly owned and operated by Johnson Controls and Western Technical College.

If Jeffery Furness is not an employee of the project Owner Organization or if the project is not jointly owned and operated by Johnson Controls and Western Technical College, it appears that the project Owner Information and LEED Certification Agreement have been completed incorrectly. Please see the Required Signatory and Common Issues with Owner Information in LEED Online sections of the LEED Online Help Content for additional information including how to request changes to the project Owner Information. Ensure that all necessary documentation, as outlined in the Help Content and based on the chosen compliance path, is provided within the Special Circumstances section of this form for the Final Review. This includes a revised LEED Certification Agreement signed by the appropriate party.

Additionally, provide a Letter of Commitment, signed by the project Owner, indicating that the remaining incomplete spaces will satisfy the requirements of each prerequisite and credit achieved by this project if and when completed by the project Owner. All projects with incomplete spaces are required to provide this Letter of Commitment. Additionally, provide a narrative that confirms all completed aspects of the project relevant to the prerequisites and attempted credits have been included in the submittal documentation and calculations. Occupancy values must be determined for all spaces in the building, including both complete and incomplete spaces, and applied to any credits that use occupancy values to calculate compliance. Any features of these incomplete spaces that have not yet been installed should be excluded from the calculations, except in calculations for WEp1 (Water Use Reduction) and EAp2 (Minimum Energy Performance), and the credits dependent upon the calculations in these two prerequisites. Anticipated, but as yet uninstalled, water- and energy-consuming fixtures regulated by WEp1 and EAp2, must be estimated in the Design (i.e. Proposed) case as being equivalent to the Baseline case for the intended use of the space.

Pif2: Project Summary Details

Approved

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Project Information Form has been submitted including the following project summary details. There is one building in this LEED-NC application with a total of one story and 20,000 gross square feet. The project is 100% new construction. The total site area within the LEED-NC project boundary is 91,680 square feet and the building area to site area ratio is 21.82%. The project is not located on a campus. There are 75 parking spaces available to the occupants, one floor above grade and one floor below grade (excluding parking levels). The site was previously developed. The building uses energy from natural gas and electricity, uses water from a municipal potable water system, and the sewage is conveyed to a municipal sewer system. The total project budget is \$3,000,000.

P1f3: Occupant and Usage Data

Approved

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

A letter from the Owner has been provided in response to the Preliminary Review comments and states that the project construction is fully completed and that the building is fully operational. Completed construction drawings of all building spaces have been provided to confirm compliance. The documentation demonstrates compliance.

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Project Information Form has been submitted including the following occupant and usage data. The occupant is a local government and the project consists primarily of Core Learning Space: College/University spaces. The building is intended to be owner-occupied and owner-managed after project completion. The average users value is 110, the peak users value is 130, the FTE value is 20, and the building is occupied 290 days per year.

However, P1f1 Minimum Program Requirements has been denied pending clarifications. It appears that the treatment of incomplete space in this LEED-NC project has not been addressed. All spaces within the LEED-NC Project Boundary must be considered for compliance. Therefore, occupancy values must be determined for all spaces within the LEED-NC Project Boundary (including both complete and incomplete spaces) and these occupancy values must be applied to all relevant prerequisite and credit calculations to demonstrate compliance.

TECHNICAL ADVICE:

Please see the comments within P1f1 and provide the clarifications requested there. Additionally, revise this form and provide a clarification narrative that confirms that occupants have been included for all spaces within the LEED-NC Project Boundary (including anticipated future non-Transient and Transient occupants of the incomplete spaces). The project team should utilize the guidance in Appendix 1 within the LEED-CS 2009 rating system to establish occupant counts for incomplete spaces. Note that the total occupancy values must be applied to all applicable prerequisites and credits to demonstrate compliance.

P1f4: Schedule and Overview Documents

Approved

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Project Information Form has been submitted including the design and construction schedule, the estimated date of substantial construction completion is noted as January 14, 2011, and the estimated date of occupancy is noted as January 17, 2011. The following required documents have been uploaded: exterior building renderings, interior building photographs, floor plans, a site plan, mechanical schedules, and mechanical drawings. Additionally, an online map, the building systems narrative, and the project narrative have been provided.



Sustainable Sites

SSp1: Construction Activity Pollution Prevention

Awarded

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

Please note that previously awarded prerequisites and credits should not be resubmitted in the Final Review unless they are linked to a credit submitted for review (such as WEp1 Water Use Reduction & WEc3).

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Prerequisite Form has been provided stating that the project has implemented an erosion and sedimentation control (ESC) plan which conforms to the 2003 EPA Construction General Permit (CGP). The requirements of the CGP are more stringent than local erosion and sedimentation control standards and codes. The ESC plan addresses the necessary requirements to prevent soil loss, sedimentation, and pollution of the air as required. The narrative has been provided to confirm that the ESC plan was implemented appropriately, describing in detail the inspections and actions taken to effectively implement and maintain the ESC plan. The narrative includes information regarding any corrective actions taken. The ESC Plan has also been provided.

SSc1: Site Selection

Awarded: 1

POSSIBLE POINTS: 1

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

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

Please note that previously awarded prerequisites and credits should not be resubmitted in the Final Review unless they are linked to a credit submitted for review (such as WEp1 Water Use Reduction & WEc3).

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

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

SSc2: Development Density and Community Connectivity

Awarded: 5

POSSIBLE POINTS: 5

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

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

Please note that previously awarded prerequisites and credits should not be resubmitted in the Final Review unless they are linked to a credit submitted for review (such as WEp1 Water Use Reduction & WEc3).

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the project complies with Option 2 and the site is located within one-half mile of a minimum of ten basic community services and a minimum of one residential district (with a minimum density of ten units per acre). The project site condition is noted as previously developed with existing infrastructure. A scaled area plan showing the one-half mile radius, the locations of the basic services, and the residential district has been provided.

SSc3: Brownfield Redevelopment

Not Attempted

POSSIBLE POINTS: 1

SSc4.1: Alternative Transportation-Public Transportation Access

Not Attempted

POSSIBLE POINTS: 6

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

Not Attempted

POSSIBLE POINTS: 1

SSc4.3: Alternative Transportation-Low-Emitting and Fuel-Efficient Vehicles

Awarded: 3

POSSIBLE POINTS: 3

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

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

Please note that previously awarded prerequisites and credits should not be resubmitted in the Final Review unless they are linked to a credit submitted for review (such as WEp1 Water Use Reduction & WEc3).

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the project complies with Option 1 and provides preferred parking spaces for low-emitting and fuel-efficient vehicles for 5.33% of total parking capacity. Preferred parking for low-emitting and fuel-efficient vehicles must be provided for at least 5% of the total parking capacity. A site plan highlighting the total parking capacity and the preferred parking spaces and signage images indicating the reserved status of these spaces have been provided.

It is noted that the reserved parking appears to be provided for low-emitting and alternative fuel vehicles. Per requirements, parking must be provided for low-emitting and fuel-efficient vehicles. In this case compliance is not affected by this issue.

SSc4.4: Alternative Transportation-Parking Capacity

Awarded: 2

POSSIBLE POINTS: 2

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

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

Please note that previously awarded prerequisites and credits should not be resubmitted in the Final Review unless they are linked to a credit submitted for review (such as WEp1 Water Use Reduction & WEc3).

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the LEED-NC project is non-residential and applies Case 1 - Option 1. The number of parking spaces provided to the base building does not exceed the minimum number required by local zoning regulations and the project provides four preferred parking spaces for car/vanpool vehicles (5.33% of total parking capacity). Preferred parking for car/vanpools must be provided for at least 5% of the total parking capacity. A site plan highlighting the total parking capacity, the preferred parking spaces, and signage images indicating the reserved status of these spaces have been provided.

SSc5.1: Site Development-Protect or Restore Habitat

Not Attempted

POSSIBLE POINTS: 1

SSc5.2: Site Development-Maximize Open Space

Awarded: 1

POSSIBLE POINTS: 1

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

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

Please note that previously awarded prerequisites and credits should not be resubmitted in the Final Review unless they are linked to a credit submitted for review (such as WEp1 Water Use Reduction & WEc3).

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the project site local zoning regulations do not include minimum open space requirements and therefore the project complies with Case 3. The project has provided 91,680 square feet of open space, which is equal to 46.35% of the total site area. Additionally, 68.59% of this dedicated open space is vegetated. A minimum area of open space equal to 20% of the total site area is required and at least 25% of that dedicated open space must be vegetated. Pedestrian hardscape areas have been included in the calculations of this credit and SSc2: Development Density and Community Connectivity has been earned as required. The calculations do not include wetlands or naturally designed ponds. A project Landscape Architect has signed the form and a site plan highlighting the dedicated open space has been provided.

SSc6.1: Stormwater Design-Quantity Control

Awarded: 1

POSSIBLE POINTS: 1

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

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

Please note that previously awarded prerequisites and credits should not be resubmitted in the Final Review unless

they are linked to a credit submitted for review (such as WEp1 Water Use Reduction & WEc3).

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that prior to development of this project the existing site imperviousness was greater than 50% and, therefore, Case 2 applies. A storm water management plan has been implemented such that the post-development site runoff quantity has been reduced by 78.64% for the two-year, 24-hour design storm. A minimum reduction of 25% must be achieved. The pre- and post-development runoff values have been provided within the form. Additionally, a copy of the stormwater management report and supporting calculations have been provided.

SSc6.2: Stormwater Design-Quality Control

Awarded: 1

POSSIBLE POINTS: 1

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

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

Please note that previously awarded prerequisites and credits should not be resubmitted in the Final Review unless they are linked to a credit submitted for review (such as WEp1 Water Use Reduction & WEc3).

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that storm water runoff from 90% of the average annual rainfall is captured or treated such that 80% of the average annual post-development Total Suspended Solids (TSS) is removed. The form lists the project BMPs and structural controls and describes the contribution to storm water filtration of each, including their TSS removal rate and percent of annual rainfall volume treated. Additionally, a copy of the stormwater management report and supporting calculations have been provided within SSc6.1 Stormwater Design - Quantity Control.

SSc7.1: Heat Island Effect, Non-Roof

Awarded: 1

POSSIBLE POINTS: 1

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

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

Please note that previously awarded prerequisites and credits should not be resubmitted in the Final Review unless they are linked to a credit submitted for review (such as WEp1 Water Use Reduction & WEc3).

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that 50.0% of nonroof base building hardscape surfaces will be mitigated through the use of materials with an SRI of at least 29 or will be shaded by landscaping/trees within five years, and therefore the project complies with Option 1. A minimum of 50% is required. The table listing materials with an SRI of at least 29 has been provided as required. Additionally, a site plan showing the paved areas and depicting the shaded areas per the LEED methodology has been provided.

SSc7.2: Heat Island Effect-Roof

Awarded: 1

POSSIBLE POINTS: 1

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

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

Please note that previously awarded prerequisites and credits should not be resubmitted in the Final Review unless they are linked to a credit submitted for review (such as WEp1 Water Use Reduction & WEc3).

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that a weighted average 107% of the base building roof surface has a Solar Reflectance Index meeting the credit requirements and therefore the project complies with Option 1. A minimum of 75% of the roof area must be SRI-compliant to achieve this credit via Option 1. The table listing the compliant SRI roofing materials, a roof plan, and manufacturer documentation for the installed roofing materials have been provided.

SSc8: Light Pollution Reduction
POSSIBLE POINTS: 1

**Not
Attempted**



Water Efficiency

WEp1: Water Use Reduction-20% Reduction

Awarded

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

A letter from the Owner has been provided within Plf 1 Minimum Program Requirements in response to the Preliminary Review comments and states that the project construction is fully completed and that the building is fully operational. Completed construction drawings of all building spaces have been provided to confirm compliance.

Additionally, a revised LEED Credit Form has been provided and states that the potable water usage in the project has been reduced by 51% from a calculated baseline design. Table WEp1-4 contains revised values for the metering faucets. The documentation demonstrates prerequisite compliance.

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Prerequisite Form and water use calculations have been provided stating that the potable water usage in the project has been reduced by 45% from a calculated baseline design. A minimum reduction of 20% is required. A plumbing fixture schedule has been provided.

However, Plf1 Minimum Program Requirements and Plf3 Occupant and Usage Data have been denied pending clarifications. It appears that the treatment of incomplete space in this LEED-NC project has not been addressed. All spaces within the LEED-NC Project Boundary must be considered for compliance.

Additionally, the form narrative and manufacturer documentation indicate that the public lavatories are autocontrol faucets but the flow rates have not been converted from gallons per minute (GPM) to gallons per cycle (GPC), and the fixture type has not been listed as Metering in Table WEp1-4 Flow Fixture Data. When autocontrol lavatory faucets are used, flow rates must be converted from GPM to GPC based on duration and the metering baseline fixture type should be selected as outlined in USGBC's Water Use Reduction Additional Guidance. Please note that autocontrol faucets have a default 12-second design case duration when converting to GPC per Table 2 within the WEp1 section of the LEED Reference Guide for Green Building Design and Construction, 2009 Edition.

TECHNICAL ADVICE:

Please see the comments within Plf1 and Plf3 and provide the clarifications requested there. Ensure that the Owner Letter of Commitment includes information regarding how the future fit-out of the incomplete spaces will allow for these spaces to meet the specific requirements of this prerequisite. Revise this form and supporting documentation as necessary to confirm that all future occupants have been included in the calculations for this prerequisite.

Additionally, update the form as applicable to ensure that the autocontrol lavatory faucets are converted from GPM to GPC and listed in the form as Metering in Table WEp1-4 Flow Fixture Data. Ensure that the design case calculations use the default 12-second duration when converting to GPC. Note that the duration column is not applicable in this case and therefore should not be modified. Refer to the LEED Reference Guide for Green Building and Construction, 2009 Edition and the Water Use Reduction Additional Guidance found on the USGBC website for additional information regarding how to document this prerequisite.

WEc1: Water Efficient Landscaping

POSSIBLE POINTS: 4

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

Awarded: 2

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

A revised LEED Credit Form has been provided in response to the Preliminary Review comments and states that the landscaping and irrigation systems have been designed to reduce potable water consumption for irrigation by 64% and that the project has reduced the total water used for irrigation by 64% from a calculated baseline case. Table WEc1-1 lists the landscape types as well as the ks and kd values for each type. Additionally, a narrative has been provided and confirms the identified fixtures are hose connections and not heads. The documentation demonstrates credit compliance.

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the landscaping and irrigation systems have been designed to reduce potable water consumption for irrigation by 63.97% and that the project has reduced the total water used for irrigation by 63.97% from a calculated baseline case. A minimum reduction of 50% in potable water use is required. A site plan and form irrigation calculations have been provided which describe the landscape and irrigation design strategies employed by the project.

However, the baseline case (Table WEc1-1) does not identify the Plantings and Plantings at Parking species by their vegetation type. Therefore, it is unclear whether the provided calculations indicate that the baseline case uses the average values for these types' species factor (ks) or density factor (kd), as required.

Additionally, the irrigation case (Table WEc1-2) appears to indicate that native plantings without irrigation need have

been installed, but the provided site plan indicates irrigation fixtures (Toro 100 SLVC) in the non-irrigated areas (Native Plantings; Native Plantings at Parking). Therefore, it is unclear whether the design case reflects the as-built irrigation scheme.

TECHNICAL ADVICE:

Please provide a revised Table WEc1-1 that identifies the Plantings and Plantings at Parking species by their vegetation type. Ensure that the baseline case uses average values for species factor (ks) and density factor (kd). For further information, refer to the calculations section within WEc1 in the LEED Reference Guide for Green Building Design and Construction, 2009 Edition.

Additionally, provide a revised Table WEc1-2 that includes the complete information for all irrigated areas or a narrative confirming how the areas in question have been design for no irrigation.

WEc2: Innovative Wastewater Technologies
POSSIBLE POINTS: 2

Not Attempted

WEc3: Water Use Reduction

Awarded: 4

POSSIBLE POINTS: 4

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

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

Clarifications have been provided within WEp1 Water Use Reduction in response to the Preliminary Review comments. The clarifications indicate that the potable water usage in the project has been reduced by 51% from a calculated baseline design. Table WEp1-4 contains revised values for the metering faucets. The documentation demonstrates credit compliance for four points.

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form and water use calculations have been provided stating that the potable water usage in the project has been reduced by 45% from the calculated baseline design fixture performance. A minimum reduction of 30% is required.

However, WEp1: Water Use Reduction has been denied pending clarifications.

TECHNICAL ADVICE:

Please see the comments within WEp1 and resubmit this credit.



Energy and Atmosphere

EAp1: Fundamental Commissioning of the Building Energy Systems

Awarded

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

01/28/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Prerequisite Form has been provided stating that the fundamental commissioning report for the project energy-related systems has been completed. The required commissioning authority experience of the project team Commissioning Agent has been provided, and the documentation confirms that the Owner Project Requirements (OPR) and Basis of Design (BOD) are consistent with the final construction documentation and completed project. The executive summary of the commissioning report, which includes a list of the systems commissioned and a summary of issues corrected, and a list of any major unresolved issues, has been provided.

EAp2: Minimum Energy Performance

Awarded

03/18/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

The LEED prerequisite form has been resubmitted to address the issue outlined in the preliminary review comment and a letter from the Owner has been provided within P1f1: Minimum Program Requirements stating that the project construction is fully completed and that the building is fully operational. All the project spaces have been included in the simulation models as required for this prerequisite. The total predicted annual energy consumption for the project is 260,061 kWh/year of electricity and 4,664 therms/year of natural gas.

It appears that the reported cooling energy saving (-70.67%) is not reasonable because the proposed case has better efficient chillers (18 EER) with less cooling capacity, better insulated envelope, reduced lighting power density, and heat recovery units. Further, the Proposed system is a variable air volume system and the Baseline systems are constant volume systems. With so many advantages, the Proposed case even consumes much more electricity for space cooling than that in the Baseline case, which is not expected. However, this issue does not impact prerequisite compliance. For future submittals, review the Baseline and Proposed inputs for the model to confirm that they conform to ASHRAE 90.1-2007 and LEED modeling protocol. Provide sufficient information regarding the energy inputs in the Section 1.4 Tables and an accompanying narrative to justify the reported energy savings. Additionally, provide input summary reports for systems and plants for the Baseline and Proposed Case to justify that the energy inputs correctly reflect ASHRAE 90.1-2007 and LEED modeling protocol. The documentation demonstrates prerequisite compliance.

Please note that a new Section 1.4 input file has been developed and is available to project teams (<http://www.usgbc.org/resources/eap2-section-14-tables-new-all-bdampc-projects-regardless-registration-date>). This new input file will be required to be used for all projects registered after September 30, 2013. Project teams are encouraged to begin using this file before the required date.

01/28/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Prerequisite Form and supporting documentation have been provided stating that the project is a major renovation and therefore complies with Option 1. The form is stating that the project has achieved an energy cost savings of 18.94% using the ASHRAE 90.1-2007 Appendix G methodology. A minimum energy cost savings of 5% is required for all major renovation projects. Energy efficiency measures incorporated into the building design include better insulated walls, better insulated roofs, high efficiency glazing, reduced interior lighting power density, occupancy sensors, high efficiency boilers, high efficiency chillers, and a heat recovery unit, etc.

However, P1f1: Minimum Program Requirements is pending clarifications for the remaining incomplete spaces in this LEED-NC project. It is unclear whether all the project spaces, including the remaining incomplete spaces, have been included in the simulation models as required for this prerequisite.

TECHNICAL ADVICE:

After addressing the issues within P1f1, please provide documentation confirming that all the project spaces including the remaining incomplete spaces have been included in the energy simulation models or revise the models as necessary.

EAp3: Fundamental Refrigerant Management

Awarded

EAc1: Optimize Energy Performance

POSSIBLE POINTS: 19

Awarded: 6

03/18/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

Additional documentation has been provided for EAp2: Minimum Energy Performance claiming an energy cost savings of 18.94%. The clarifications provided are sufficient to verify the savings claimed. The documentation demonstrates credit compliance.

01/28/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form and supporting documentation have been provided stating that the project is a major renovation and has achieved an energy cost savings of 18.94% using the ASHRAE 90.1-2007 Appendix G methodology. A minimum energy cost savings of 8% is required for all major renovation projects.

However, EAp2: Minimum Energy Performance is pending clarifications.

TECHNICAL ADVICE:

Please see the comments within EAp2 and resubmit this credit.

EAc2: On-Site Renewable Energy

Awarded: 2

POSSIBLE POINTS: 7

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

03/18/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

The LEED credit form has been resubmitted to address the issue outlined in the preliminary review comment and sufficient clarifications have been provided within EAp2: Minimum Energy Performance. The documentation demonstrates credit compliance.

01/28/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form and supporting documentation have been provided stating that the project complies with Option 1. The project has offset 3.31% of the total energy costs through renewable energy generated on-site using the ASHRAE 90.1-2007 Appendix G methodology. A minimum of 1% of the total energy costs offset via on-site generated renewable energy is required. A narrative describing the on-site renewable energy production system has been provided.

However, EAp2: Minimum Energy Performance is pending clarifications.

TECHNICAL ADVICE:

Please see the comments within EAp2. Ensure that the total energy costs and on-site renewable energy is consistent across all submittals.

EAc3: Enhanced Commissioning

Not Attempted

POSSIBLE POINTS: 2

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

POSSIBLE POINTS: 2

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

EAc5: Measurement and Verification

Not Attempted

POSSIBLE POINTS: 3

EAc6: Green Power

Awarded: 2

POSSIBLE POINTS: 2

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

03/18/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

The LEED credit form has been resubmitted to address the issue outlined in the preliminary review comment and sufficient clarifications have been provided within EAp2: Minimum Energy Performance. The documentation demonstrates credit compliance.

01/28/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the project has a two-year purchase agreement to procure 36% (187,200 kWh) of the electricity for this LEED-NC project that meets the Green-e definition for renewable power and therefore applies Option 1. A minimum of 35% of the required electricity must be provided by green power. The project has utilized the whole building energy simulation method in EAp2: Minimum Energy Performance as outlined in

ASHRAE/IESNA 90.1-2007. The proof of purchase for the off-site renewable energy has been provided.

However, EAp2: Minimum Energy Performance is pending clarifications. As such, the total annual electricity usage of the building cannot be confirmed.

TECHNICAL ADVICE:

Please see the comments within EAp2. Revise this form and supporting documentation as necessary to confirm that at least 35% of the total annual electricity usage is provided by green power.



Materials and Resources

MRp1: Storage and Collection of Recyclables

Awarded

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

A letter from the Owner has been provided in response to the Preliminary Review comments and clarifies the recycling program anticipated volume, collection frequency, and exterior container location. The documentation demonstrates prerequisite compliance.

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Prerequisite Form has been provided stating that the project has provided appropriately sized dedicated areas for the collection and storage of materials for recycling, including cardboard, paper, plastic, glass, and metals. The narrative has been provided describing the size, accessibility, and dedication of recycling storage areas in the project building. Representative floor plans have been provided highlighting recycling collection and storage areas.

However, the narrative does not describe the expected volume and pick-up frequency of recycled materials to demonstrate that the areas have been adequately sized. Additionally, the provided site plans do not show the location of the exterior recycling collection area.

TECHNICAL ADVICE:

Please provide a revised narrative describing the expected volume and pick-up frequency of recycled materials, and confirming that the recycling areas have been sized adequately, based on the expected volume. Additionally, provide a revised site plan illustrating the location of the exterior recycling collection area.

MRc1.1: Building Reuse-Maintain Existing Walls, Floors and Roof

Awarded: 1

POSSIBLE POINTS: 3

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

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

Please note that previously awarded prerequisites and credits should not be resubmitted in the Final Review unless they are linked to a credit submitted for review (such as WEp1 Water Use Reduction & WEc3).

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the LEED-NC project does not contain any additions and that 69.15% of the existing structural elements (walls, floors, and roofs) have been reused. A minimum of 55% all structural elements must be reused. The existing building is undergoing a major renovation. The calculation has been provided.

MRc1.2: Building Reuse - Maintain 50% of Interior Non-Structural Elements

Not Attempted

POSSIBLE POINTS: 1

MRc2: Construction Waste Management

Awarded: 2

POSSIBLE POINTS: 2

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

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

Please note that previously awarded prerequisites and credits should not be resubmitted in the Final Review unless they are linked to a credit submitted for review (such as WEp1 Water Use Reduction & WEc3).

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the project has diverted 93.89% of the on-site generated construction waste from landfill. A minimum of 50% diverted is required. Calculations and a Construction Waste Management Plan have been provided to document the waste types and receiving agencies for the diverted materials, including hauler receipts.

MRc3: Materials Reuse

Denied

POSSIBLE POINTS: 2

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

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

No further information has been provided. The documentation does not demonstrate credit compliance.

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form and the LEED Materials and Resource Calculator have been provided stating that the project has used salvaged, refurbished, or reused materials equal to 11.96% of the total materials value. A minimum of 5% is required. Calculations have been provided to document the materials used and values for each tracked item.

However, it is unclear whether the listed materials (Roof Decking; Bar Joists; CMU; Slab on Grade; Footings 2x1; and, CMU 12" Foundation) meet the credit criteria as outlined in the LEED Reference Guide for Green Building Design and Construction, 2009 Edition.

Items that may be included in this credit must meet one of the following three conditions:

A. Items that were on-site prior to the start of the project and are modified for use with a new purpose (such as wood flooring used as a counter top).

B. Items that were on-site prior to the start of the project and are reused and refurbished for their original purpose (such as wood trim) and that are not included in the requirements of MRc1.2 Building Reuse — Maintain Interior Nonstructural Elements or MRc3.2 Materials Reuse - Furniture and Furnishings.

C. Off-site items that are either purchased or relocated by the occupant and used for the same or a different function.

TECHNICAL ADVICE:

Please provide a narrative to demonstrate that the materials included in the calculation meet the above criteria. Revise the calculation as necessary.

MRc4: Recycled Content

Awarded: 1

POSSIBLE POINTS: 2

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

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

Please note that previously awarded prerequisites and credits should not be resubmitted in the Final Review unless they are linked to a credit submitted for review (such as WEp1 Water Use Reduction & WEc3).

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form and the LEED Materials and Resource Calculator have been provided stating that 15.19% of the total building materials content, by value, has been manufactured using recycled materials. A minimum of 10% is required. The recycled material meets the ISO 14021 definitions of post- and pre-consumer material. Contractor documentation has been provided for at least 20% of the compliant materials as required.

For future projects, please note that a contractor spreadsheet is not sufficient to confirm the value of recycled or regional materials; manufacturer documentation must be provided. In this case compliance is not affected by this issue as sufficient number of cutsheets have been provided.

MRc5: Regional Materials

Awarded: 2

POSSIBLE POINTS: 2

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 2

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

Please note that previously awarded prerequisites and credits should not be resubmitted in the Final Review unless they are linked to a credit submitted for review (such as WEp1 Water Use Reduction & WEc3).

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form and the LEED Materials and Resource Calculator have been provided stating that 66.05% of the total building materials value includes building materials and products that have been manufactured and extracted within 500 miles of the project site. A minimum of 10% must be extracted and manufactured within 500 miles of the project site. Manufacturer documentation has been provided for at least 20% of the compliant materials as required.

For future projects, please note that a contractor spreadsheet is not sufficient to confirm the value of recycled or regional materials; manufacturer documentation must be provided. In this case compliance is not affected by this issue as sufficient number of cutsheets have been provided.

MRc6: Rapidly Renewable Materials
POSSIBLE POINTS: 1

**Not
Attempted**

MRc7: Certified Wood
POSSIBLE POINTS: 1

**Not
Attempted**



Indoor Environmental Quality

IEQp1: Minimum Indoor Air Quality Performance

Awarded

03/18/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

The LEED prerequisite form has been resubmitted to address the issue outlined in the preliminary review comment and states that the system level outdoor air intake ventilation rates for all ventilation systems meet the minimum established in ASHRAE 62.1-2007. An ASHREA 62MZ calculator has been provided. The documentation demonstrates prerequisite compliance.

01/28/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Prerequisite Form has been provided stating that the project is mechanically ventilated and mechanically conditioned, therefore the project applies Case 1. The project has utilized the Ventilation Rate Procedure (VRP) Compliance Calculator and the form states that the mechanical ventilation system is comprised of multiple zone units. The VRP calculations and designed outdoor air intake rates confirm that the system level outdoor air intake ventilation rates for all ventilation systems meet the minimum established in ASHRAE 62.1-2007.

The ventilation systems serving the project space are multiple-zone recirculating systems, however, the version of the form used does not apply to these types of systems. The form used allows for only one zone and occupancy category per AHU which is appropriate for single-zone systems; however, the air handling units in this project serve multiple zones with varying occupancy types. While the form can be used in conjunction with supplemental documentation to confirm compliance of this prerequisite for multi-zone systems, the form itself is only appropriate for a limited type of system designs (i.e. single-zone systems).

TECHNICAL ADVICE:

Please provide a separate ventilation rate procedure calculation for each multiple-zone recirculating system serving the project space using the ASHRAE calculator 62MZCalc, which may be downloaded from LEED Online for this prerequisite through the Credit Resources section. The 62MZCalc also includes the 30% increased ventilation calculations required for compliance with IEQc2. Note that a separate calculation is required for each ventilation system. If this calculator cannot be located within LEED Online, please request the calculator using the feedback button.

IEQp2: Environmental Tobacco Smoke (ETS) Control

Awarded

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

Photographs and a link to the school website have been provided in response to the Preliminary Review comments. The documentation confirms the existence of an exterior signage system conveying the building smoking policy. The documentation demonstrates prerequisite compliance.

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Prerequisite Form has been provided stating that the project minimizes exposure to ETS-containing air by prohibiting smoking within 25 feet of all entries, outdoor air intakes, and operable windows. Additionally, smoking is prohibited within the building. The project consultant has signed the form. A photograph of the installed sign has been provided.

However, the photograph indicates that the signage system communicating the exterior smoking policy is not permanently installed, as required. Note that a building policy is insufficient to achieve this prerequisite. Permanently installed signage must be provided to communicate the building smoking policy to all occupants, visitors, and passersby, including those individuals who may be unfamiliar with the policy.

Additionally, the form indicates that smoking is permitted on-site, whereas the photograph states that smoking is not permitted on-site. Therefore, it is unclear whether the appropriate pathway has been marked on the LEED Credit Form.

TECHNICAL ADVICE:

Please provide documentation confirming that the exterior signage system communicating the non-smoking policy is permanently installed. Additionally, revise the form to be consistent with the building smoking policy.

IEQc2: Increased Ventilation**Awarded: 1**

POSSIBLE POINTS: 1

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

03/18/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

The LEED credit form has been resubmitted to address the issue outlined in the preliminary review comment and sufficient clarifications have been provided within IEQp1: Minimum Indoor Air Quality Performance. The documentation demonstrates credit compliance.

01/28/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the project AHUs are able to meet the ASHRAE 62.1-2007 outdoor air requirement and therefore applies Case 1. The credit form states that the project has increased breathing zone outdoor air ventilation rates to all occupied spaces by at least 30% above the minimum rates.

However, IEQp1: Minimum Indoor Air Quality Performance is pending clarifications.

TECHNICAL ADVICE:

Please see the comments within IEQp1 and resubmit this credit.

IEQc3.1: Construction IAQ Management Plan-During Construction**Awarded: 1**

POSSIBLE POINTS: 1

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

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

A letter from the Contractor has been provided in response to the Preliminary Review comments and clarifies that the permanently installed air units were not operated during construction. The documentation demonstrates credit compliance.

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the project developed and implemented a Construction IAQ Management Plan that followed the referenced SMACNA Guidelines. The form narrative describes how absorptive materials were protected from moisture damage during the construction and preoccupancy phases. Photographs from at least two different time periods have been provided highlighting the implemented IAQ measures. A copy of the Construction IAQ Management Plan has been provided.

However, the form does not indicate whether permanently installed air handling units were operated during construction.

TECHNICAL ADVICE:

Please provide a revised LEED Credit Form and narrative indicating whether permanently installed air handling units were operated during construction. For all permanently installed air handling units that were operated during construction, provide documentation confirming that a compliant MERV filter was installed at each return air grille during construction and that these filters were replaced immediately prior to project occupancy with a compliant MERV filter.

IEQc3.2: Construction IAQ Management Plan-Before Occupancy**Not Attempted**

POSSIBLE POINTS: 1

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

POSSIBLE POINTS: 1

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

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

A spreadsheet illustrating a comprehensive list of products used in the project has been provided in response to the Preliminary Review comments and clarifies the project did not include fire-stopping and plumbing adhesives. Additionally, the form has been signed by the Contractor. The documentation demonstrates credit compliance.

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that all adhesive and sealant products comply with the VOC limits of the referenced standards for this credit. A summary of all interior adhesive and sealant products has been provided along with VOC data for each product confirming that they comply with the referenced VOC limits. Manufacturer documentation has been provided for at least 20% of the products as required.

However, based on the scope of work, it is unclear whether all adhesives and sealants used on the inside of the weatherproofing system and applied on-site have been included in the table as stated. Specifically, it is unclear whether fire-stopping and plumbing adhesives and/or sealants were utilized.

Additionally, the LEED Credit Form has not been signed by an appropriate team member, as required.

TECHNICAL ADVICE:

Please provide a comprehensive list of adhesives and sealants, including fire-stopping and plumbing products, and/or a narrative confirming that these items were not used. The following are common products included in this credit: flooring adhesives, subfloor adhesives, drywall and panel adhesives, wall-base adhesives, multipurpose construction adhesives, structural glazing and wood adhesives, substrate adhesives, adhesive and sealant primers, welding adhesives, contact adhesives, architectural sealants, and aerosol adhesives. See the South Coast Air Quality Management District (SCAQMD) South Coast Rule 1168 for the complete listing.

Additionally, provide a revised LEED Credit Form that has been signed by an appropriate team member, as required.

IEQc4.2: Low-Emitting Materials-Paints and Coatings **Awarded: 1**

POSSIBLE POINTS: 1

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

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

A revised LEED Credit Form signed by the Contractor has been provided in response to the Preliminary Review comments. The documentation demonstrates credit compliance.

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that all interior paints and coatings applied on-site comply with the VOC limits of the referenced standards for this credit. A summary of all interior paints and coatings has been provided, along with VOC data for each product confirming that they comply with the referenced VOC limits. Manufacturer documentation has been provided for at least 20% of the products as required.

However, the LEED Credit Form has not been signed by an appropriate team member, as required. Specifically, the form indicates Jeffrey Furness should sign the form but it has been signed by "MS," whose information is not listed in the Team Administration tab in LEED Online. It is unclear whether Mr. Furness or MS are qualified signatories of this form.

TECHNICAL ADVICE:

Please provide a revised LEED Credit Form that has been signed by an appropriate team member, as required.

IEQc4.3: Low-Emitting Materials-Flooring Systems **Awarded: 1**

POSSIBLE POINTS: 1

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

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

Please note that previously awarded prerequisites and credits should not be resubmitted in the Final Review unless they are linked to a credit submitted for review (such as WEp1 Water Use Reduction & WEc3).

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that all interior flooring materials and finishes meet or exceed applicable criteria for the Carpet and Rug Institute, South Coast Air Quality Management District, or FloorScore. The adhesives used have a VOC level of less than 50 g/L that complies with IEQc4.1: Low-Emitting Materials - Adhesives and Sealants. A summary of the products along with data for each product has been provided in the form. Manufacturer documentation has been provided for at least 20% of the materials and for at least 20% of the adhesive and sealant products as required.

IEQc4.4: Low-Emitting Materials-Composite Wood and Agrifiber Products **Awarded: 1**

POSSIBLE POINTS: 1

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

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

A revised LEED Credit Form signed by the Contractor has been provided in response to the Preliminary Review comments. The documentation demonstrates credit compliance.

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that all composite wood, agrifiber products, and laminate adhesives used in the building contain no added urea-formaldehyde resins. A product summary of all products has been provided indicating that the products do not contain added urea-formaldehyde. Manufacturer documentation has been provided for at least 20% of the materials as required.

However, the LEED Credit Form has not been signed by an appropriate team member, as required. Specifically, the form indicates Jeffrey Furness should sign the form but it has been signed by "MS," whose information is not listed in the Team Administration tab in LEED Online. It is unclear whether Mr. Furness or MS are qualified signatories of this form.

TECHNICAL ADVICE:

Please provide a revised LEED Credit Form that has been signed by an appropriate team member, as required.

IEQc5: Indoor Chemical and Pollutant Source Control

Awarded: 1

POSSIBLE POINTS: 1

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

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

A revised LEED Credit Form signed has been provided in response to the Preliminary Review comments and includes information concerning the janitor's closet, which meets the negative pressurization criteria. Additionally, a letter from the Owner has been provided confirming the entryway requirements, along with photographs. Lastly, mechanical documentation confirming MERV 13 filters were installed has been provided. The documentation demonstrates credit compliance.

01/24/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the project includes high-volume exterior entryways. The form includes a narrative indicating that permanent entryway systems that are at least ten feet long in the primary direction of travel have been installed immediately within the required entryways to capture dirt and particulates.

However, the provided floor plan does not show the location of the installed permanent entryway systems, including measurements, as required.

The form indicates that the project does not include spaces where hazardous gases or chemicals are present or used. Mechanical drawings have been provided.

However, the form section Negatively Pressurized Rooms has not been completed but the provided mechanical drawings indicate that the building contains a janitor's closet where hazardous gases or chemicals are present or used. Additionally, it is unclear from the provided drawings whether the chemical use areas have deck-to-deck partitions or a hard lid ceiling, self-closing doors, and/or are negatively pressurized.

The project is mechanically ventilated and all supply air systems serving regularly occupied spaces have been outfitted with a new filtration media with a rating of at least MERV 13 immediately prior to occupancy. Mechanical schedules have been provided.

However, the provided mechanical schedules do not confirm any installed filtration media.

TECHNICAL ADVICE:

Please provide drawings highlighting the installed permanent entryway systems, including measurements, for each regularly-used entrance directly connected to the outdoors.

Please revise the LEED Credit Form and provide documentation to confirm that the chemical use areas have self-closing doors and deck to deck partitioning or a hard lid ceiling. Confirm that the chemical use areas have negative pressurization, and provide the specific negative pressurization for each area. Note that the pressure differential with the surrounding spaces shall be at least 5 Pa (0.02 inches of water gauge) on average and 1 Pa (0.004 inches of water) at a minimum when the doors to the rooms are closed.

Provide the mechanical schedule or similar documentation to confirm the MERV rating of all filtration media used within the project. Ensure that these filters were replaced immediately prior to project occupancy.

IEQc6.1: Controllability of Systems-Lighting

Awarded: 1

POSSIBLE POINTS: 1

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

03/18/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

The LEED credit form has been revised to address the issue outlined in the preliminary review comments and states that the project includes shared multi-occupant spaces and lighting controls have been provided for 100% of the shared multi-occupant spaces. A minimum of 100% of shared multi-occupant spaces must have lighting controls.

It is noted that the conference rooms have been inappropriately classified as an individual space. This issue does not impact credit compliance since the conference rooms have bi-level controls. Further, storage rooms are not regularly occupied spaces and must not be reported in the form. The Student Resource Area appears to be a multi-occupant space, but might function more like a break room in this case. These issues do not impact credit compliance. The documentation demonstrates credit compliance.

01/28/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that lighting controls are provided to enable 100% of occupants to make adjustments to suit individual task needs and preferences. A minimum of 90% of individual workstations must have individual lighting controls.

However, two issues are pending clarifications:

1. The total quantity of individual workstations here (20 individual) is inconsistent with the 14 individual + 24 multi-occupant spaces presented within IEQc6.2: Controllability of Systems - Thermal Comfort. The quantity of individual workstations and multi-occupant spaces should be consistent across all submittals.
2. It appears that classrooms and conference rooms may be inappropriately classified as an individual space. Note that in individual occupant spaces, workers use standard workstations to conduct individual tasks. Examples are private offices and open office areas with multiple workers. Shared multi-occupant spaces include conference rooms, classrooms, and other indoor spaces used as places of congregation.

TECHNICAL ADVICE:

1. Please provide a clarification narrative and revise the form so that the individual occupant workstations and shared, multi-occupant spaces are reported consistently across all submittals.
2. Provide a narrative describing the activities that take place within classrooms and conference rooms. Revise the form and documentation as necessary to ensure that spaces are appropriately classified. Note that spaces must be classified consistently throughout all submittal documentation. Note that break rooms, lounge rooms and corridors are not regular occupied spaces and must not be included in this credit.

IEQc6.2: Controllability of Systems- Thermal Comfort

POSSIBLE POINTS: 1

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

Awarded: 1

03/18/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

The LEED credit form has been revised to address the issue outlined in the preliminary review comments and the required thermal controls are provided to enable 77.27% of the occupants with the ability to make adjustments to suit individual needs and preferences.

Note that Storage Rooms, Mechanical Rooms, IT Hub Room, Staff Break Room, and Student Lounge are not regular occupied spaces and must not be included in the form. It is also noted that the total quantity of individual workstations and multi-occupant spaces presented here (22 individual + 21 multi-occupant) is inconsistent with the 21 individual spaces + 13 multi-occupant presented within IEQc6.1: Controllability of Systems - Lighting. These issues do not impact credit compliance in this instance. For future submittals, ensure that non-regularly occupied spaces are not reported in the form and the individual occupant workstations and shared, multi-occupant spaces are reported consistently across all LEED submittals. The documentation demonstrates credit compliance.

01/28/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the required thermal controls are provided to enable 73.68% of the occupants with the ability to make adjustments to suit individual needs and preferences. A minimum of 50% of individual workstations must have individual thermal controls. The project includes shared multi-occupant spaces and thermal controls have been provided for 100% of the shared multi-occupant spaces. A minimum of 100% of shared multi-occupant spaces must have thermal controls. The project is mechanically ventilated.

However, three issues are pending clarifications:

1. The provided drawings do not show the location of the individual thermal controls and the location of shared multi-occupant spaces thermal controls have not been provided as required.
2. The total quantity of individual workstations and multi-occupant spaces presented here (14 individual + 24 multi-occupant) is inconsistent with the 20 individual spaces presented within IEQc6.1: Controllability of Systems - Lighting. The quantity of individual workstations and multi-occupant spaces should be consistent across all submittals.

3. It appears that Group Office Areas may be inappropriately classified as a shared multi-occupant space. Note that in individual occupant spaces, workers use standard workstations to conduct individual tasks. Examples are private offices and open office areas with multiple workers. Shared multi-occupant spaces include conference rooms, classrooms, and other indoor spaces used as places of congregation.

TECHNICAL ADVICE:

1. Please provide drawings demonstrating that at least 50% of the occupants are provided at least one individual control to enable adjustments to suit individual needs and preferences. Additionally identify the shared multi-occupant spaces and detail how the groups have access to controls providing thermal comfort within these spaces.
2. Provide a clarification narrative and revise the form so that the individual occupant workstations and shared, multi-occupant spaces are reported consistently across all submittals.
3. Provide a narrative describing the activities that take place within Group Office Areas. Revise the form and documentation as necessary to ensure that spaces are appropriately classified. Note that spaces must be classified consistently throughout all submittal documentation. Note that break rooms, lounge rooms, IT hub rooms, storage rooms, and mechanical rooms are not regular occupied space and must not be included in this credit.

IEQc7.1: Thermal Comfort-Design

POSSIBLE POINTS: 1

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

Awarded: 1

03/14/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

01/28/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the mechanically ventilated and mechanically conditioned project space is in compliance with ASHRAE 55-2004. The project has utilized Load Calculation software to determine credit compliance. The metabolic rate and clothing insulation, weather design conditions, and operating conditions have been provided for both the cooling and heating mode. Local discomfort effects have been considered and are considered unlikely. Supporting documentation to confirm that all design conditions fall within the ASHRAE 55-2004 acceptable ranges has been provided.

IEQc7.2: Thermal Comfort-Verification

POSSIBLE POINTS: 1

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

Awarded: 1

03/18/2014 DESIGN AND CONSTRUCTION FINAL REVIEW

The LEED credit form has been resubmitted to address the issues outlined in the preliminary review comment and a revised thermal comfort survey has been provided including specific questions for all major aspects of thermal comfort. The documentation demonstrates credit compliance.

01/28/2014 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that a permanent monitoring system and process for corrective action are in place to ensure performance to the desired comfort criteria, as determined by the credit requirements. IEQc7.1: Thermal Comfort - Design, has been earned, as required. A sample questionnaire and a narrative describing the party responsible for conducting the survey have been provided.

However, it appears that the thermal comfort survey questionnaire does not include specific questions for all major aspects of thermal comfort, such as air temperature, humidity, air speed, and radiant temperature asymmetry (if applicable).

TECHNICAL ADVICE;

Please provide the revised comfort survey questionnaire including specific questions for all major aspects of thermal comfort, such as air temperature, humidity, air speed, and radiant temperature asymmetry (if applicable). These questions shall address all aspects of thermal comfort from the standard and shall be used to help create a corrective action plan.

IEQc8.1: Daylight and Views-Daylight

POSSIBLE POINTS: 1

**Not
Attempted**

IEQc8.2: Daylight and Views-Views

POSSIBLE POINTS: 1

**Not
Attempted**



Innovation in Design

IDc1.1: Innovation in Design
POSSIBLE POINTS: 1

Not Attempted

IDc1.1: Innovation in Design
POSSIBLE POINTS: 1

Not Attempted

IDc1.2: Innovation in Design
POSSIBLE POINTS: 1

Not Attempted

IDc1.2: Innovation in Design
POSSIBLE POINTS: 1

Not Attempted

IDc1.3: Innovation in Design
POSSIBLE POINTS: 1

Not Attempted

IDc1.3: Innovation in Design
POSSIBLE POINTS: 1

Not Attempted

IDc1.4: Innovation in Design
POSSIBLE POINTS: 1

Not Attempted

IDc1.4: Innovation in Design
POSSIBLE POINTS: 1

Not Attempted

IDc1.5: Innovation in Design
POSSIBLE POINTS: 1

Not Attempted

IDc1.5: Innovation in Design
POSSIBLE POINTS: 1

Not Attempted

IDc2: LEED® Accredited Professional
POSSIBLE POINTS: 1

Awarded: 1

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

03/14/2014 **DESIGN AND CONSTRUCTION FINAL REVIEW**

Please note that previously awarded prerequisites and credits should not be resubmitted in the Final Review unless they are linked to a credit submitted for review (such as WEp1 Water Use Reduction & WEc3).

01/24/2014 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Credit Form has been provided stating that all interior flooring materials and finishes meet or exceed applicable criteria for the Carpet and Rug Institute, South Coast Air Quality Management District, or FloorScore. The adhesives used have a VOC level of less than 50 g/L that complies with IEQc4.1: Low-Emitting Materials - Adhesives and Sealants. A summary of the products along with data for each product has been provided in the form. Manufacturer documentation has been provided for at least 20% of the materials and for at least 20% of the adhesive and sealant products as required.



Regional priority

SSc4.4: Alternative Transportation-Parking Capacity

POSSIBLE POINTS: 1

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

SSc6.2: Stormwater Design-Quality Control

POSSIBLE POINTS: 1

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

WEc3: Water Use Reduction

POSSIBLE POINTS: 1

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

MRc2: Construction Waste Management

POSSIBLE POINTS: 1

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

TOTAL

110

57

2

0

56

REVIEW SUMMARY

Review			POINTS:			
	SUBMITTED	RETURNED	SUBMITTED	DENIED	PENDING	AWARDED

Design and Construction Preliminary	12/13/2013	01/29/2014	57	0	28	30
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Credit	STATUS	TYPE	POINTS: ATTEMPTED	DENIED	PENDING	AWARDED
PIf1: Minimum Program Requirements	Not Approved		0	0	0	0
PIf2: Project Summary Details	Approved		0	0	0	0
PIf3: Occupant and Usage Data	Not Approved		0	0	0	0
PIf4: Schedule and Overview Documents	Approved		0	0	0	0
SSp1: Construction Activity Pollution Prevention	Awarded	Construction	0	0	0	0
SSc1: Site Selection	Awarded	Design	1	0	0	1
SSc2: Development Density and Community Connectivity	Awarded	Design	5	0	0	5
SSc4.3: Alternative Transportation-Low-Emitting and Fuel-Efficient Vehicles	Awarded	Design	3	0	0	3
SSc4.4: Alternative Transportation-Parking Capacity	Awarded	Design	3	0	0	3
SSc5.2: Site Development-Maximize Open Space	Awarded	Design	1	0	0	1
SSc6.1: Stormwater Design-Quantity Control	Awarded	Design	1	0	0	1
SSc6.2: Stormwater Design-Quality Control	Awarded	Design	2	0	0	2
SSc7.1: Heat Island Effect-Non-Roof	Awarded	Construction	1	0	0	1
SSc7.2: Heat Island Effect, Roof	Awarded	Design	1	0	0	1
WEp1: Water Use Reduction, 20% Reduction	Pending	Design	0	0	0	0
WEc1: Water Efficient Landscaping	Pending	Design	2	0	2	0
WEc3: Water Use Reduction	Pending	Design	5	0	5	0
EAp1: Fundamental Commissioning of the Building Energy Systems	Awarded	Construction	0	0	0	0
EAp2: Minimum Energy Performance	Pending	Design	0	0	0	0
EAp3: Fundamental Refrigerant Management	Awarded	Design	0	0	0	0
EAc1: Optimize Energy Performance	Pending	Design	6	0	6	0
EAc2: On-Site Renewable Energy	Pending	Design	2	0	2	0
EAc4: Enhanced Refrigerant Management	Awarded	Design	2	0	0	2
EAc6: Green Power	Pending	Construction	2	0	2	0
MRp1: Storage and Collection of Recyclables	Pending	Design	0	0	0	0
MRC1.1: Building Reuse-Maintain Existing Walls, Floors and Roof	Awarded	Construction	1	0	0	1
MRC2: Construction Waste Management	Awarded	Construction	3	0	0	3
MRC3: Materials Reuse	Pending	Construction	2	0	2	0
MRC4: Recycled Content	Awarded	Construction	1	0	0	1
MRC5: Regional Materials	Awarded	Construction	1	0	0	2

IEQp1: Minimum Indoor Air Quality Performance	Pending	Design	0	0	0	0
IEQp2: Environmental Tobacco Smoke (ETS) Control	Pending	Design	0	0	0	0
IEQc2: Increased Ventilation	Pending	Design	1	0	1	0
IEQc3.1: Construction IAQ Management Plan-During Construction	Pending	Construction	1	0	1	0
IEQc4.1: Low-Emitting Materials-Adhesives and Sealants	Pending	Construction	1	0	1	0
IEQc4.2: Low-Emitting Materials-Paints and Coatings	Pending	Construction	1	0	1	0
IEQc4.3: Low-Emitting Materials-Flooring Systems	Awarded	Construction	1	0	0	1
IEQc4.4: Low-Emitting Materials-Composite Wood and Agrifiber Products	Pending	Construction	1	0	1	0
IEQc5: Indoor Chemical and Pollutant Source Control	Pending	Design	1	0	1	0
IEQc6.1: Controllability of Systems-Lighting	Pending	Design	1	0	1	0
IEQc6.2: Controllability of Systems-Thermal Comfort	Pending	Design	1	0	1	0
IEQc7.1: Thermal Comfort-Design	Awarded	Design	1	0	0	1
IEQc7.2: Thermal Comfort-Verification	Pending	Design	1	0	1	0
IDc2: LEED® Accredited Professional	Awarded	Construction	1	0	0	1

Credit	STATUS	TYPE	POINTS: ATTEMPTED	DENIED	PENDING	AWARDED
PIf1: Minimum Program Requirements	Approved		0	0	0	0
PIf2: Project Summary Details	Approved		0	0	0	0
PIf3: Occupant and Usage Data	Approved		0	0	0	0
PIf4: Schedule and Overview Documents	Approved		0	0	0	0
SSp1: Construction Activity Pollution Prevention	Awarded	Construction	0	0	0	0
SSc1: Site Selection	Awarded	Design	1	0	0	1
SSc2: Development Density and Community Connectivity	Awarded	Design	5	0	0	5
SSc4.3: Alternative Transportation-Low-Emitting and Fuel-Efficient Vehicles	Awarded	Design	3	0	0	3
SSc4.4: Alternative Transportation-Parking Capacity	Awarded	Design	3	0	0	3
SSc5.2: Site Development-Maximize Open Space	Awarded	Design	1	0	0	1
SSc6.1: Stormwater Design-Quantity Control	Awarded	Design	1	0	0	1
SSc6.2: Stormwater Design-Quality Control	Awarded	Design	2	0	0	2
SSc7.1: Heat Island Effect-Non-Roof	Awarded	Construction	1	0	0	1
SSc7.2: Heat Island Effect, Roof	Awarded	Design	1	0	0	1
WEp1: Water Use Reduction, 20% Reduction	Awarded	Design	0	0	0	0
WEc1: Water Efficient Landscaping	Awarded	Design	2	0	0	2
WEc3: Water Use Reduction	Awarded	Design	5	0	0	5
EAp1: Fundamental Commissioning of the Building Energy Systems	Awarded	Construction	0	0	0	0
EAp2: Minimum Energy Performance	Awarded	Design	0	0	0	0
EAp3: Fundamental Refrigerant Management	Awarded	Design	0	0	0	0
EAc1: Optimize Energy Performance	Awarded	Design	6	0	0	6
EAc2: On-Site Renewable Energy	Awarded	Design	2	0	0	2
EAc4: Enhanced Refrigerant Management	Awarded	Design	2	0	0	2
EAc6: Green Power	Awarded	Construction	2	0	0	2
MRp1: Storage and Collection of Recyclables	Awarded	Design	0	0	0	0
MRC1.1: Building Reuse-Maintain Existing Walls, Floors and Roof	Awarded	Construction	1	0	0	1
MRC2: Construction Waste Management	Awarded	Construction	3	0	0	3
MRC3: Materials Reuse	Denied	Construction	2	2	0	0
MRC4: Recycled Content	Awarded	Construction	1	0	0	1
MRC5: Regional Materials	Awarded	Construction	1	0	0	2
IEQp1: Minimum Indoor Air Quality Performance	Awarded	Design	0	0	0	0
IEQp2: Environmental Tobacco Smoke (ETS) Control	Awarded	Design	0	0	0	0

IEQc2: Increased Ventilation	Awarded	Design	1	0	0	1
IEQc3.1: Construction IAQ Management Plan-During Construction	Awarded	Construction	1	0	0	1
IEQc4.1: Low-Emitting Materials-Adhesives and Sealants	Awarded	Construction	1	0	0	1
IEQc4.2: Low-Emitting Materials-Paints and Coatings	Awarded	Construction	1	0	0	1
IEQc4.3: Low-Emitting Materials-Flooring Systems	Awarded	Construction	1	0	0	1
IEQc4.4: Low-Emitting Materials-Composite Wood and Agrifiber Products	Awarded	Construction	1	0	0	1
IEQc5: Indoor Chemical and Pollutant Source Control	Awarded	Design	1	0	0	1
IEQc6.1: Controllability of Systems-Lighting	Awarded	Design	1	0	0	1
IEQc6.2: Controllability of Systems-Thermal Comfort	Awarded	Design	1	0	0	1
IEQc7.1: Thermal Comfort-Design	Awarded	Design	1	0	0	1
IEQc7.2: Thermal Comfort-Verification	Awarded	Design	1	0	0	1
IDc2: LEED® Accredited Professional	Awarded	Construction	1	0	0	1