



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 Building Certification Institute (GBCI®).

Kumm Center Bookstore Addition

Project ID 1000002322
Rating system & version LEED-NC v2009
Project registration date 11/03/2009



Certified (Silver)

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

LEED FOR NEW CONSTRUCTION & MAJOR RENOVATIONS (V2009)

ATTEMPTED: 54, DENIED: 2, PENDING: 0, AWARDED: 53 OF 110 POINTS

SUSTAINABLE SITES 19 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	6 / 6
SSc4.2Alternative Transportation-Bicycle Storage and Changing Rooms	0 / 1
SSc4.3Alternative Transportation-Low-Emitting and Fuel-Efficient Vehicles	3 / 3
SSc4.4Alternative Transportation-Parking Capacity	2 / 2
SSc5.1Site Development-Protect or Restore Habitat	0 / 1
SSc5.2Site Development-Maximize Open Space	0 / 1
SSc6.1Stormwater Design-Quantity Control	0 / 1
SSc6.2Stormwater Design-Quality Control	0 / 1
SSc7.1Heat Island Effect, Non-Roof	0 / 1
SSc7.2Heat Island Effect-Roof	1 / 1
SSc8 Light Pollution Reduction	1 / 1

WATER EFFICIENCY 2 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	0 / 4

ENERGY AND ATMOSPHERE 11 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	5 / 19
EAc2 On-Site Renewable Energy	0 / 7
EAc3 Enhanced Commissioning	2 / 2
EAc4 Enhanced Refrigerant Mgmt	2 / 2
EAc5 Measurement and Verification	0 / 3
EAc6 Green Power	2 / 2

MATERIALS AND RESOURCES 5 OF 14

MRp1 Storage and Collection of Recyclables	Y
MRc1.1Building Reuse-Maintain Existing Walls, Floors and Roof	0 / 3
MRc1.2Building Reuse, Maintain 50% of Interior	0 / 1
MRc2 Construction Waste Mgmt	1 / 2
MRc3 Materials Reuse	0 / 2
MRc4 Recycled Content	1 / 2

MATERIALS AND RESOURCES CONTINUED

MRc5 Regional Materials	1 / 2
MRc6 Rapidly Renewable Materials	1 / 1
MRc7 Certified Wood	1 / 1

INDOOR ENVIRONMENTAL QUALITY 12 OF 15

IEQp1 Minimum IAQ Performance	Y
IEQp2 Environmental Tobacco Smoke (ETS) Control	Y
IEQc1 Outdoor Air Delivery Monitoring	1 / 1
IEQc2 Increased Ventilation	0 / 1
IEQc3.1Construction IAQ Mgmt Plan-During Construction	1 / 1
IEQc3.2Construction IAQ Mgmt Plan-Before Occupancy	1 / 1
IEQc4.1Low-Emitting Materials-Adhesives and Sealants	1 / 1
IEQc4.2Low-Emitting Materials-Paints and Coatings	1 / 1
IEQc4.3Low-Emitting Materials-Flooring Systems	1 / 1
IEQc4.4Low-Emitting Materials-Composite Wood and Agrifiber Products	0 / 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	1 / 1

INNOVATION IN DESIGN 3 OF 6

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

REGIONAL PRIORITY CREDITS 1 OF 4

SSc1 Site Selection	1 / 1
SSc4.2Alternative Transportation-Bicycle Storage and Changing Rooms	0 / 1
SSc5.1Site Development-Protect or Restore Habitat	0 / 1
SSc5.2Site Development-Maximize Open Space	0 / 1
SSc6.1Stormwater Design-Quantity Control	0 / 1
WEc1 Water Efficient Landscaping	0 / 1

TOTAL 53 OF 110

CREDIT DETAILS



Project Information Forms

Pf1: Minimum Program Requirements

Approved

03/22/2010 **DESIGN PRELIMINARY REVIEW**

The LEED Project Information Form has been provided stating that the project complies with the minimum program requirements.

05/21/2010 **DESIGN FINAL REVIEW**

The LEED Project Information Form has been provided stating that the project complies with the minimum program requirements.

05/26/2011 **CONSTRUCTION PRELIMINARY REVIEW**

This LEED Project Information Form was previously approved in the Design Final Review. No changes have been made.

08/26/2011 **CONSTRUCTION FINAL REVIEW**

This LEED Project Information Form was previously approved in the Design Final Review. No changes have been made.

Pf2: Project Summary Details

Approved

03/22/2010 **DESIGN PRELIMINARY REVIEW**

The LEED Project Information Form has been provided including LEED project summary details for the building area, gross square footage, energy/water sources and budget/cost data.

However, the gross square footage designed to be regularly occupied shown in the PI Form (4,810 sf) is inconsistent with what is stated in PI Form 3, Occupant and Usage Data (3,285 sf), and the Credit Form for IEQc8.2, Daylight and Views (3,124 sf).

TECHNICAL ADVICE:

Please provide a revised Form showing a value for regularly occupied spaces that is consistent across all credits. If necessary, please provide a narrative explaining the discrepancy.

05/17/2010 **DESIGN FINAL REVIEW**

The project team has provided a revised LEED Project Information Form confirming a gross square footage of 4,810, with 3,124 sq. ft. designed to be regularly occupied. A narrative response has also been provided. The documentation demonstrates compliance.

05/26/2011 **CONSTRUCTION PRELIMINARY REVIEW**

This LEED Project Information Form was previously approved in the Design Final Review. No changes have been made.

08/26/2011 **CONSTRUCTION FINAL REVIEW**

This LEED Project Information Form was previously approved in the Design Final Review. No changes have been made.

Plf3: Occupant and Usage Data**Approved****03/22/2010 DESIGN PRELIMINARY REVIEW**

The LEED Project Information Form has been provided documenting space usage data and classifying the space as Retail.

However, the Daily Occupancy Table has not been completed showing the average and peak Full-Time Employees, Students/Visitors, Transients, Residents or Other. Also, the regularly occupied gross square footage shown in the PI Form (3,285 sf) is inconsistent with what is stated in PI Form 2, Project Summary Details (4,810 sf), and the Credit Form for IEQc8.2, Daylight and Views (3,124 sf).

TECHNICAL ADVICE:

Please provide a revised Form with a completed Daily Occupancy Table. Also, ensure that the value for regularly occupied spaces is reported consistently across all credits. If necessary, please provide a narrative explaining the discrepancy.

05/17/2010 DESIGN FINAL REVIEW

The project team has provided a revised LEED Project Information Form including average and peak occupancies for the FTE, Student, and Visitor categories. The Form also confirms a regularly occupied square footage of 3,124. In addition, a narrative response has been provided. The documentation demonstrates compliance.

05/26/2011 CONSTRUCTION PRELIMINARY REVIEW

This LEED Project Information Form was previously approved in the Design Final Review. No changes have been made.

08/26/2011 CONSTRUCTION FINAL REVIEW

This LEED Project Information Form was previously approved in the Design Final Review. No changes have been made.

Plf4: Schedule and Overview Documents**Approved****03/22/2010 DESIGN PRELIMINARY REVIEW**

The LEED Project Information Form has been provided including schedule data and a narrative describing the building HVAC and lighting/electrical systems. The required LEED project building description and narrative describing the process for preparing for LEED certification has been provided. Representative floor plans, HVAC schedules, building elevations and a site plan have been provided.

05/21/2010 DESIGN FINAL REVIEW

The LEED Project Information Form has been provided including schedule data and a narrative describing the building HVAC and lighting/electrical systems. The required LEED project building description and narrative describing the process for preparing for LEED certification has been provided. Representative floor plans, HVAC schedules, building elevations and a site plan have been provided.

05/26/2011 CONSTRUCTION PRELIMINARY REVIEW

This LEED Project Information Form was previously approved in the Design Final Review. No changes have been made.

08/26/2011 CONSTRUCTION FINAL REVIEW

This LEED Project Information Form was previously approved in the Design Final Review. No changes have been made.



Sustainable Sites

SSp1: Construction Activity Pollution Prevention

Awarded

05/26/2011 **CONSTRUCTION PRELIMINARY REVIEW**

The LEED Prerequisite Form has been provided stating that the project's Erosion and Sedimentation Control (ESC) 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. Narratives describing the implemented erosion and sedimentation control measures, site plans, and photographs have been provided.

SSc1: Site Selection

Awarded: 1

POSSIBLE POINTS: 1

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

03/22/2010 **DESIGN PRELIMINARY REVIEW**

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

05/26/2011 **CONSTRUCTION PRELIMINARY REVIEW**

This credit was previously approved in the Design Final Review. No changes have been made.

SSc2: Development Density and Community Connectivity

Awarded: 5

POSSIBLE POINTS: 5

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

03/22/2010 **DESIGN PRELIMINARY REVIEW**

The LEED Credit Form has been provided stating that that the project site is located within 0.5 mile of at least 10 community services and a residential district, with a minimum density of 10 units per acre. Additionally, a listing of the neighborhood services has been provided on the Form. Asite plan as well as the required site map showing the 0.5 mile radius and the locations of the community services and residential district has also been provided.

05/26/2011 **CONSTRUCTION PRELIMINARY REVIEW**

This credit was previously approved in the Design Final Review. No changes have been made.

SSc3: Brownfield Redevelopment

Not Attempted

POSSIBLE POINTS: 1

SSc4.1: Alternative Transportation-Public Transportation Access

Awarded: 6

POSSIBLE POINTS: 6

ATTEMPTED: 6, DENIED: 0, PENDING: 0, AWARDED: 6

03/22/2010 **DESIGN PRELIMINARY REVIEW**

The LEED Credit Form has been provided stating that the project is served by 3 bus lines within 0.25 miles of the project site. Asite plan and scaled drawing showing the location of the transit stops and pedestrian path has been provided.

Please note that it appears that MTU line 5 is beyond the required 0.25 mile walking distance. However, this does not affect credit compliance. For future submittals, ensure that all bus stops are within a 0.25 mile walking distance of the project site.

05/26/2011 CONSTRUCTION PRELIMINARY REVIEW

This credit was previously approved in the Design Final Review. No changes have been made.

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

03/22/2010 DESIGN PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that an alternative compliance path is being attempted for this project. Although no parking is included in the scope of this project, the building owner is designating 1 preferred parking space for low-emitting and fuel-efficient vehicles in an adjacent parking lot. Anarrative and site plan showing the location of the preferred parking has been provided.

However, the amount of preferred parking is less than 5% of the available parking. Also, it is unclear whether or not this parking spot will only be available to visitors of the LEED project building.

TECHNICAL ADVICE:

Please provide a letter from the building owner confirming that 5% of the available parking will be designated as preferred parking for low-emitting, fuel-efficient vehicles and that these spaces are only available to visitors of the LEED project building. Alternatively, the project team may demonstrate compliance with the requirements of the LEED-NC Application Guide for Multiple Buildings and On-Campus Building Projects (AGMBC).

05/21/2010 DESIGN FINAL REVIEW

The LEED Credit Form has been provided stating that an alternative compliance path is being attempted for this project. Although no parking is included in the scope of this project, the building owner is designating 1 preferred parking space for low-emitting and fuel-efficient vehicles in an adjacent parking lot. Anarrative and site plan showing the location of the preferred parking has been provided. The documentation demonstrates credit compliance.

05/26/2011 CONSTRUCTION PRELIMINARY REVIEW

This credit was previously approved in the Design Final Review. No changes have been made.

SSc4.4: Alternative Transportation-Parking Capacity **Awarded: 2**
POSSIBLE POINTS: 2
ATTEMPTED: 2, DENIED: 0, PENDING: 0, AWARDED: 2

03/22/2010 DESIGN PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that no new parking has been added to the site. A site plan and transit system map have been provided.

05/26/2011 CONSTRUCTION PRELIMINARY REVIEW

This credit was previously approved in the Design Final Review. No changes have been made.

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

SSc5.2: Site Development-Maximize Open Space **Not Attempted**
POSSIBLE POINTS: 1

SSc6.1: Stormwater Design-Quantity Control **Not Attempted**
POSSIBLE POINTS: 1

SSc6.2: Stormwater Design-Quality Control **Not Attempted**
POSSIBLE POINTS: 1

SSc7.1: Heat Island Effect, Non-Roof **Not Attempted**
POSSIBLE POINTS: 1

SSc7.2: Heat Island Effect-Roof **Awarded: 1**
POSSIBLE POINTS: 1
ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

03/22/2010 DESIGN PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the roofing materials used on the project have a minimum SRI value of 78 for 126% (Weighted Compliant Rooftop SRI) of the roof surface. A narrative, specifications, cutsheets and roof plan have been provided in support of this claim.

05/26/2011 CONSTRUCTION PRELIMINARY REVIEW

This credit was previously approved in the Design Final Review. No changes have been made.

SSc8: Light Pollution Reduction **Awarded: 1**
POSSIBLE POINTS: 1
ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

03/22/2010 DESIGN PRELIMINARY REVIEW

The LEED Credit Form 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 Credit Form narrative indicates that nonemergency interior luminaires with a direct line of sight to any openings in the building envelope have been reduced by at least 50% between 11pm and 5 am via automatic devices. Interior lighting plans and a narrative of interior lighting strategies have been uploaded to support this claim.

Exterior Lighting Power: The Credit Form indicates that the lighting power densities for the building façade/landscape area do not exceed the ASHRAE recommendation. The Form states that no other exterior lighting was used on this project. Cutsheets for exterior lighting fixtures have been uploaded to support this claim.

Light Trespass: The Credit Form indicates that the project is located in LZ:3. The Credit Form also indicates that the percentage of site lamp lumens above 90 degrees from nadir is 0% of total site lamp lumens. Based on requirements for LZ:3, the project complies with this portion of the credit requirement.

In addition, a site lumen calculation has been provided, along with a narrative explaining the light trespass analysis undertaken for the project. A site photometric study has also been provided.

05/26/2011 CONSTRUCTION PRELIMINARY REVIEW

This credit was previously approved in the Design Final Review. No changes have been made.



Water Efficiency

WEp1: Water Use Reduction-20%Reduction

Anticipated

03/22/2010 **DESIGN PRELIMINARY REVIEW**

The LEED Credit Form has been provided stating that the project is not providing any water for domestic purposes, and a narrative has been included explaining this special circumstance..

WEc1: Water Efficient Landscaping

Awarded: 2

POSSIBLE POINTS: 4

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

05/31/2011 **CONSTRUCTION PRELIMINARY REVIEW**

This credit was submitted for initial review during the Construction Preliminary Review. The LEED Credit Form has been provided stating that no permanent irrigation system has been installed. Anarrative has also been included describing the landscaping design strategies installed on the site. The Owner has signed the form. Site plans and landscaping plans have been provided.

WEc2: Innovative Wastewater Technologies

Not Attempted

POSSIBLE POINTS: 2

WEc3: Water Use Reduction

Not Attempted

POSSIBLE POINTS: 4



Energy and Atmosphere

EAp1: Fundamental Commissioning of the Building Energy Systems

Awarded

05/26/2011 CONSTRUCTION PRELIMINARY REVIEW

The LEED Prerequisite Form has been provided stating that the fundamental commissioning requirements have been completed. A Commissioning Plan, construction checklists, narrative, and Executive Summary have been provided. The documentation provided describes the commissioned systems, as well as the results of the commissioning process.

However, the provided form and commissioning report indicate that domestic hot water systems have not been commissioned, as required.

TECHNICAL ADVICE:

Please provide a revised form and supporting documentation demonstrating that all systems, including the domestic hot water systems, were commissioned, as well as the results of the commissioning process.

08/26/2011 CONSTRUCTION FINAL REVIEW

A response narrative has been provided to address the issues outlined in the Preliminary Review comments and states that no new domestic hot water systems have been installed on this project. The narrative further states that existing domestic hot water systems have been examined for proper operation and efficient control by the Commissioning Agent. The documentation demonstrates prerequisite compliance.

EAp2: Minimum Energy Performance

Awarded

05/31/2011 CONSTRUCTION PRELIMINARY REVIEW

This prerequisite has been submitted for initial review during the Construction Preliminary Review. The LEED Prerequisite Form and supporting documentation have been provided stating that the project has achieved an energy cost savings of 32.61% using the ASHRAE 90.1-2007 Appendix G methodology. Additional documentation that consists of an Energy Star Statement of Energy Design Intent, a Section 1.4 Table spreadsheet, process loads narrative, and a bookstore equipment inventory have been provided. Energy efficiency measures include an improved thermal envelope, high efficiency glazing, reduced interior lighting power density, motion sensors, day-lighting controls, high efficiency heat recovery chiller, variable speed pumps, demand control ventilation, a high efficiency hot water boiler and a VAV HVAC system.

However, the following eight review comments requiring a project team response (marked as Mandatory) must be addressed for the Final Review. For the remaining review comments (marked as Optional), a project team response is optional.

TECHNICAL ADVICE:

Provide revised energy modeling results, prerequisite form, and supporting documentation in the form of input and output summaries including, at a minimum, the BEPS, BEPU and ES-D reports for the 0-degree Baseline rotation and the Proposed case from the simulation program demonstrating that the following issues have been addressed. In addition, provide a response narrative to each of the review comments and a narrative to describe any changes made in addition to the review comments.

REVIEW COMMENTS REQUIRING A PROJECT TEAM RESPONSE (Mandatory):

1. A simulation file was provided for the Proposed model with the extension .SIM; however, this file type is not an accepted file type for any supporting documentation for any prerequisite/credit. This file was used in the review process. For the final review, ensure that the file types provided are included in the acceptable file types. Convert the .SIM file type to a PDF for the final review.

2. Section 1.3 of the prerequisite form indicates that there is 65 unmet load hours for the Baseline model 0-degree rotation; however, no supporting documentation has been provided confirming the value reported for the Baseline model 0-degree model. Section G3.1.2.2 requires that the total unmet load hours for the Proposed model and Baseline model 0-degree rotation cannot exceed 300 hours and the total unmet load hours for the Proposed model cannot exceed the total unmet load hours for the Baseline model 0-degree rotation by more than 50. Provide the BEPS report or the BEPU report for the Baseline model 0-degree rotation verifying the total unmet load hours reported for the Baseline model 0-degree rotation model in Section 1.3. In addition, make any necessary changes to the energy models and update Section 1.3 so the requirements of Section G3.1.2.2 have been met.

3. The equipment capacities (boiler capacity, pump power, chiller capacity, pump flow, minimum outside air volume etc.) for each HVAC equipment in the Proposed model are inconsistent with the equipment capacities in the actual design when comparing Table 1.4.2 and the PV-A report for the Proposed model to the mechanical schedules provided for PI Form 4: Schedules and Overview Documents. In addition, it is unclear if the unit heaters serving the basement have been modeled. Table G3.1.10(a) in the Proposed building column requires that the Proposed model reflect all HVAC systems at actual equipment capacities and efficiencies. The HVAC equipment capacities cannot be auto-sized in the Proposed model. Revise the Proposed model as needed to reflect all HVAC systems at actual

equipment capacities and efficiencies. In addition, update Table 1.4.2 reflecting the changes and provide revised SV-A and PV-A reports for the Proposed model reflecting the changes. Further, if the equipment capacities and efficiencies are based on updated mechanical schedules and/or HVAC submittal sheets, provide the updated mechanical schedules and/or HVAC submittal sheets.

4. Table 1.4.2 indicates that the economizer high-limit shut-off temperature has been modeled the same between the Proposed and Baseline case; however, it is unclear if the Proposed model reflects the actual design parameters for the economizer control. Revise the Proposed model to reflect actual design parameters for economizer control and update Table 1.4.2 as needed.

5. Demand control ventilation (DCV) was modeled for credit in the Proposed case as indicated in Table 1.4.2; however, the minimum outdoor air ventilation rates were modeled the same between each case as indicated in Table 1.4.2. Appendix G allows schedule changes for DCV as approved by the rating authority (Table G3.1.4 in the Baseline building column). As the rating authority, GBCI requires that the outdoor air ventilation rates for the Baseline Case be modeled using minimum ASHRAE 62.1-2007 rates wherever credit is taken for DCV in the Proposed Case. The Proposed case minimum outdoor air ventilation rates at design conditions must be modeled as designed. Verify that the Baseline Case model reflects ASHRAE 62.1-2007 minimum outdoor air ventilation rates for any spaces where credit is taken for DCV, or revise the model accordingly. For all other spaces, confirm that the minimum outside air ventilation volume (in units of cfm) are modeled identically in the Baseline and Proposed cases as required by Section G3.1.2.5. Additionally, verify that all HVAC systems in both the Baseline and Proposed cases are modeled with zero outside air flow when fans are cycled on to meet unoccupied setback temperatures unless health or safety regulations mandate an alternate minimum flow during unoccupied periods (in which case, the unoccupied minimum outside air ventilation rates must be modeled identically in the Baseline and Proposed Cases). In addition, provide the total minimum outdoor air ventilation volume for each model in Table 1.4.2. Note that the total minimum outdoor air ventilation volume in the Baseline model must never be greater than the Proposed model.

6. Table 1.4.5 provides the exterior lighting power for each model; however, no calculations have been provided showing how the exterior lighting power was calculated for each model. Provide exterior lighting power calculations for each case using Section 9.4.5 as the guidelines. In addition, revise the Proposed and/or Baseline models as needed reflecting the changes. Ensure that no credit is taken in the Proposed model for lighting reductions on non-tradable surfaces per LEED Interpretation 5261. In addition, note that additional lighting power allowance cannot be claimed in the Baseline model for surfaces that are not provided with lighting in the actual design and lighting fixtures cannot be double counted for different exterior surfaces.

7. Table EAp2-4 and Table EAp2-11 of the prerequisite form provides the output results for the Baseline models; however, no output summaries have been provided from the simulation program confirming the values provided in this section. Provide the BEPS, BEPU and ES-D reports for the 0-degree Baseline rotation case. These output summaries must be generated by the simulation program and must reflect the values provided in Table EAp2-4 and Table EAp2-11.

8. The energy cost of electricity and natural gas in Table EAp2-12 of the prerequisite form for the Proposed model is inconsistent with the ES-D report for the Proposed model. Revise Table EAp2-12 so the values are consistent with the supporting documentation.

REVIEW COMMENTS THAT DO NOT REQUIRE A PROJECT TEAM RESPONSE, BUT MAY LEAD TO AN IMPROVED PERFORMANCE RATING IF ADDRESSED (Optional):

9. Table 1.4.2 and Table EAp2-4 of the prerequisite form indicate that not enough fan power is modeled for each HVAC system in the Baseline model. Table EAp2-4 indicates that the peak demand energy for Fans-interior is 1.88 kW; however, it is expected to be higher. It is recommended but not required that the fan power of each HVAC system in the Baseline model is revised to reflect the fan power allowance as allowed by Section G3.1.2.9. If the changes are made, update Table 1.4.2 by providing the fan supply volume and fan power for each HVAC system in the Baseline model. In addition, provide the SV-A reports for the Baseline model reflecting the changes. Note that the supply CFM of each HVAC system must be used to calculate the TOTAL fan power of each HVAC system, and that fan power must then be broken up into supply, return, exhaust and relief.

10. Table 1.4.5 indicates that additional credit is taken for occupancy sensors in the Proposed model; however, it is unclear what percentage of credit is taken for lighting fixtures connected to occupancy sensors in the Proposed model. In this case, Table G3.2 allows the lighting power to be reduced by 15% for lighting fixtures connected to occupancy sensors since the total conditioned building area is less than 5,000 sq. ft. Revise the Proposed model as needed and update Table 1.4.5 indicating the percentage of credit taken for occupancy sensors.

08/26/2011 CONSTRUCTION FINAL REVIEW

The LEED Prerequisite Form has been revised to address the issues outlined in the Preliminary Review comments and states a 20.9% energy cost savings using the ASHRAE 90.1-2007 Appendix G methodology. Additional documentation that consists of a narrative response to the Preliminary Review comments, exterior lighting power calculations, excerpt on economizer outdoor air cooling control, existing chiller cut-sheet, dedicated heat recovery chiller cut-sheet, gas and electric utility rates, revised Baseline fan power allowance calculations, an energy modeling narrative, updated simulation output summary files and updated input files have been provided. The energy consumption for the Proposed case in the Final Review is 44,411 kWh (electricity) and 3,772 therms (natural gas). The documentation demonstrates prerequisite compliance.

For future submittals, note the following comment. This issue was either not identified in the Preliminary Review or was identified in the Preliminary Review but was not deemed sufficient enough to affect the energy cost savings. However, the impact may be more substantial in future reviews and so it should be taken into account.

1. The non-tradable exterior lighting power was not modeled identically when comparing the total exterior lighting power for each model in the exterior lighting calculations provided. Building facade lighting is a non-tradable surface according to Table 9.4.5 so the exterior lighting power for this surface type must be modeled identically between the Proposed and Baseline models. For future project ensure the non-tradable exterior lighting power reflects the lower of the calculated non-tradable exterior power for each model (272 W). Note that no credit can be taken in the Proposed model for lighting reductions on non-tradable surfaces per LEED Interpretation 5261.

EAp3: Fundamental Refrigerant Management**Awarded****03/22/2010 DESIGN PRELIMINARY REVIEW**

The LEED Credit Form has been provided stating that base building HVAC and R systems use no CFC-based refrigerants.

08/26/2011 CONSTRUCTION FINAL REVIEW

This LEED Prerequisite Form was previously approved during the Design Preliminary Review phase. No changes have been made.

EAc1: Optimize Energy Performance**Awarded: 5**

POSSIBLE POINTS: 19

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

05/31/2011 CONSTRUCTION PRELIMINARY REVIEW

This credit has been submitted for initial review during the Construction Preliminary Review. The LEED Credit Form and supporting documentation have been provided stating that the project has achieved an energy cost savings of 32.61% using the ASHRAE 90.1-2007 Appendix G methodology as demonstrated in EAp2: Minimum Energy Performance.

However, EAp2 is denied pending clarifications.

TECHNICAL ADVICE:

Please provide the requested clarifications to EAp2 to confirm compliance with this credit.

08/26/2011 CONSTRUCTION FINAL REVIEW

The revised LEED Credit Form has been provided stating that the project has achieved an energy cost savings of 20.9% using the ASHRAE 90.1-2007 Appendix G methodology as demonstrated in EAp2: Minimum Energy Performance. The documentation demonstrates credit compliance for five points.

EAc2: On-Site Renewable Energy**Not Attempted**

POSSIBLE POINTS: 7

EAc3: Enhanced Commissioning**Awarded: 2**

POSSIBLE POINTS: 2

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

05/26/2011 CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the enhanced commissioning requirements have been completed. In addition, a narrative was provided describing the enhanced commissioning processes that were employed on the project. Finally, a systems manual has been provided.

However, EAp1: Fundamental Commissioning of the Building Energy Systems has been denied pending clarifications.

TECHNICAL ADVICE:

Please provide the requested clarifications to EAp1 and resubmit this credit.

08/26/2011 CONSTRUCTION FINAL REVIEW

The requested clarifications for EAp1: Fundamental Commissioning of the Building Energy Systems have been provided to address the issues outlined in the Preliminary Review comments, and the prerequisite has been awarded. The documentation demonstrates credit compliance.

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

POSSIBLE POINTS: 2

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

03/22/2010 DESIGN PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the project selected refrigerants and HVAC and R equipment that minimize or eliminate the emission of compounds that contribute to ozone depletion and global warming. As the Form has an error in calculation, the project team has uploaded a narrative and supplementary calculation demonstrating that the project's total refrigerant impact is 85.2 per ton, which is less than the maximum allowable value of 100.

However, the provided Form has not been completed.

TECHNICAL ADVICE:

Please provide a revised Form with the refrigerants table completed. List all HVAC and R equipment used within the project scope as well as the location, manufacturer name, model number, anticipated installation date, and refrigerant used.

05/17/2010 DESIGN FINAL REVIEW

The project team has provided a revised LEED Credit Form demonstrating that the project's total refrigerant impact is 84.4 per ton, which is less than the maximum allowable value of 100. In addition, a narrative response has been provided. The documentation demonstrates credit compliance.

05/26/2011 CONSTRUCTION PRELIMINARY REVIEW

This credit was previously approved in the Design Final Review. No changes have been made.

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

06/07/2011 CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the project has a 2-year purchase agreement to procure 110% (74,154 kWh) of the tenant's electricity that meets the Green-E definition for renewable power. The submitted documentation includes a copy of the two-year electric utility purchase contract and the calculation used to determine the amount. The project team used the actual electricity usage calculation.

However, EAp2: Minimum Energy Performance is denied pending clarifications.

TECHNICAL ADVICE:

Please provide the requested clarifications to EAp2 and resubmit this credit. Additionally, demonstrate that the total annual electricity use has been reported consistently between EAp2 and this credit.

The form states that one point has been reserved in Innovation in Design for EAc6: Green Power.

08/26/2011 CONSTRUCTION FINAL REVIEW

The LEED Credit Form has been revised to address the issues outlined in the Preliminary Review comments and states that the project has purchased Green-e accredited Tradable Renewable Certificates (RECs) equal to 92% of the predicted annual electrical consumption over a two-year period. In addition, the requested clarifications have been provided for EAp2: Minimum Energy Performance. The documentation demonstrates credit compliance.



Materials and Resources

MRp1: Storage and Collection of Recyclables

Anticipated

03/22/2010 DESIGN PRELIMINARY REVIEW

The LEED Credit Form 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, glass, and metals. Asite plan, the campus recycling policy and a recycling area location plan have been provided to support the claim.

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

Not Attempted

POSSIBLE POINTS: 3

MRc1.2: Building Reuse, Maintain 50% of Interior

Not Attempted

POSSIBLE POINTS: 1

MRc2: Construction Waste Management

Awarded: 1

POSSIBLE POINTS: 2

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

05/31/2011 CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the project has diverted 19.56 tons (59%) of on-site generated construction waste from landfill. Calculations have been provided to document the waste types and receiving agencies for recycled materials. The form confirms that land-clearing debris and soil have not been included in the calculations. The project's Construction Waste Management Plan, invoices, and supplemental calculations have been provided.

MRc3: Materials Reuse

Not Attempted

POSSIBLE POINTS: 2

MRc4: Recycled Content

Awarded: 1

POSSIBLE POINTS: 2

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

05/31/2011 CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that 12% of the total building materials content, by value, has been manufactured using recycled materials. Product documentation has been provided.

However, the documentation provided for Interface and Knauf products does not match the recycled content percentages listed on the form. Additionally, it appears that float glass has been included in the overall recycled content. Please note that float glass is generally not eligible for recycled content as the recycled material is typically cullet (glass waste from the glass manufacturing process that is crushed, re-melted, and put back into the same glass manufacturing process). When recalculated, 10.68% of the total building materials content, by value, has been manufactured recycled materials. When recalculated with revised recycled content for the Interface and Knauf products and excluding the recycled content for the float glass, credit compliance is not affected.

MRc5: Regional Materials

Awarded: 1

POSSIBLE POINTS: 2

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

05/26/2011 CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that 14.24% of the total building materials value includes building materials and/or products that have been extracted, harvested, or recovered, as well as manufactured, within 500 miles of the project site. Product documentation and supplemental calculations have been provided.

However, the precast concrete included in the calculation appears to be an assembly, and the individual raw material components of the product have not been separated by weight of the material.

TECHNICAL ADVICE:

Please provide calculations for how the raw materials were determined. Information for how to document assemblies is provided in MRc5: Regional Materials in the LEED Reference Guide for Green Building Design and Construction, 2009 Edition, under the heading: Reused and Salvaged Materials. To clarify and support these calculations submit documentation such as manufacturers` letters or cut sheets specifying that the materials were manufactured and extracted within a 500 mile radius of the project.

08/26/2011 CONSTRUCTION FINAL REVIEW

Supplemental calculations have been provided to address the issues outlined in the Preliminary Review comments and demonstrate how the raw materials for the precast concrete were determined. The LEED Credit Form states that 14.23% of the total building materials value includes building materials and/or products that have been extracted, harvested, or recovered, as well as manufactured, within 500 miles of the project site. A response narrative has also been provided. The documentation demonstrates credit compliance for one point.

MRc6: Rapidly Renewable Materials

Awarded: 1

POSSIBLE POINTS: 1

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

05/26/2011 CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that 5.14% of the total materials used on the project are from rapidly renewable sources. Product specification sheets have been provided.

The form states that one point has been reserved in the Innovation in Design category for MRc6: Rapidly Renewable Materials.

MRc7: Certified Wood

Awarded: 1

POSSIBLE POINTS: 1

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

05/26/2011 CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that 79.38% of the total wood based building materials is harvested from FSC certified forests. Vender invoices and product documentation have been provided.



Indoor Environmental Quality

IEQp1: Minimum Indoor Air Quality Performance

Anticipated

03/22/2010 DESIGN PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the project complies with the minimum requirements of ASHRAE Standard 62.1-2007, Ventilation for Acceptable Indoor Air Quality, using the Ventilation Rate Procedure. Ventilation Rate Procedure Calculations and mechanical schedules have also been provided.

IEQp2: Environmental Tobacco Smoke (ETS) Control

Anticipated

03/22/2010 DESIGN PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that smoking is prohibited inside buildings within the project and that designated smoking areas have been located 25 feet away from building openings and air intakes. A site plan, floor plan, narrative and literature documenting the tobacco-free policy within all the campus buildings has been provided.

IEQc1: Outdoor Air Delivery Monitoring

Awarded: 1

POSSIBLE POINTS: 1

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

03/22/2010 DESIGN PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that carbon dioxide concentrations are monitored within the densely occupied Student Clubs Room and that direct airflow measurement devices have been provided for each mechanical ventilation system serving non-densely occupied spaces. The Form further states that monitoring equipment has been configured to generate an alarm when conditions vary by 10% or more from the setpoint. A floor plan and copy of the ASHRAE 62.1-2007 calculator has been provided, along with HVAC plans documenting the location and type of installed sensors.

05/26/2011 CONSTRUCTION PRELIMINARY REVIEW

This credit was previously approved in the Design Final Review. No changes have been made.

IEQc2: Increased Ventilation

Not Attempted

POSSIBLE POINTS: 1

IEQc3.1: Construction IAQ Management Plan-During Construction

Awarded: 1

POSSIBLE POINTS: 1

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

06/02/2011 CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the project developed and implemented a Construction Indoor Air Quality (IAQ) Management Plan that followed the referenced SMACNA Guidelines, and that permanently installed air handling equipment was not operated during construction. A copy of the project's IAQ Management Plan, vendor invoices, and a narrative have been provided.

However, photographs have not been provided to document the moisture protection methods.

TECHNICAL ADVICE:

Please provide photographs highlighting the moisture protection methods. Photographs should include a date and time stamp. Include representative photos of all methods and at least two time periods.

08/26/2011 CONSTRUCTION FINAL REVIEW

A response narrative has been provided to address the issues outlined in the Preliminary Review comments and states that absorptive and insulative materials were not stored on site. Manufacturer letters have been provided. The documentation demonstrates credit compliance.

IEQc3.2: Construction IAQ Management Plan- Before Occupancy **Awarded: 1**

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

05/26/2011 CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that, prior to initial occupancy the space was flushed out with a minimum of 3,500 cubic feet of outdoor air per square foot of floor area. The form further states that following occupancy, the space was ventilated at a minimum rate of 0.30 cubic feet per minute per square foot of outside air or the design minimum outside air rate (determined in IEQp1: Minimum IAQ Performance); whichever is greater, until a total of 14,000 cubic feet per square foot of outside air was delivered to the space. Additionally, a copy of the IAQ Management Plan and vendor invoices have been provided.

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

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

05/26/2011 CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that all indoor adhesive and sealant products comply with the VOC limits of the referenced standards for this credit. The form includes a list of the required product details. Product documentation sheets have been provided for a minimum of 20% of the materials.

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

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

05/26/2011 CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that all indoor paint and coating products comply with the VOC limits of the referenced Green Seal and SCAQMD standards. The form includes a list of the required product details. Product documentation sheets have been provided for a minimum of 20% of the materials.

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

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

05/31/2011 CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the installed flooring products meet the applicable reference standards, and all flooring adhesives meet the requirements of IEQc4.1: Low-Emitting Materials, Adhesives and Sealants, which includes a volatile organic compound (VOC) limit of 50 grams per liter. Product specification sheets have also been provided.

IEQc4.4: Low-Emitting Materials-Composite Wood and Agrifiber Products **Not Attempted**

POSSIBLE POINTS: 1

IEOc5: Indoor Chemical and Pollutant Source **Awarded: 1**

Control

POSSIBLE POINTS: 1

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

03/22/2010 DESIGN PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the project has installed the required indoor chemical and pollutant source control measures required by this credit. The provided floor plan shows the entryway product length and location. The Form confirms that permanently installed air handling units were not operated during construction. The Form also confirms that MERV 13 filtration media has been installed in all HVAC systems prior to occupancy. The narrative states that the project is attempting an alternate compliance path as there are no rooms that utilize hazardous gases or chemicals, therefore no rooms received separation ventilation or deck-to-deck partitions.

Please note that the mechanical schedule provided lists MERV 5 filtration as the pre-filter and MERV 13 filtration as the primary filter, which appears to contradict the information on the Form stating permanently installed air handling units were not operated during construction. This does not affect credit compliance, but ensure that the provided documentation supports the claims stated in the Credit Form for future submittals.

05/26/2011 CONSTRUCTION PRELIMINARY REVIEW

This credit was previously approved in the Design Final Review. No changes have been made.

IEQc6.1: Controllability of Systems-Lighting

Awarded: 1

POSSIBLE POINTS: 1

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

03/22/2010 DESIGN PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that a sufficient quantity of lighting controls are provided for individual workstations, and states appropriate lighting controls are available for shared multi-occupant spaces. A floor plan and lighting plan has also been provided showing the project's lighting control strategy with a description of the type and location of the lighting controls.

However, the Reception 108 is listed as having 3 individual workstations which contradicts the information provided in EQc6.2, Controllability of Systems, Thermal Comfort. Please note that spaces must be consistently reported across all credits and throughout all documentation.

TECHNICAL ADVICE:

Please provide a revised Form which reports the space type for Reception 108 consistently across all credits and confirm that the appropriate controls have been provided.

05/17/2010 DESIGN FINAL REVIEW

The project team has provided a revised LEED Credit Form and narrative response stating that Reception 108 includes three individual workstations and has been reported consistently across all credits. The documentation demonstrates credit compliance.

05/26/2011 CONSTRUCTION PRELIMINARY REVIEW

This credit was previously approved in the Design Final Review. No changes have been made.

IEQc6.2: Controllability of Systems-Thermal Comfort

Awarded: 1

POSSIBLE POINTS: 1

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

03/22/2010 DESIGN PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that a sufficient quantity of thermal controls are provided for individual workstations, and states appropriate thermal controls are available for all shared multi-occupant spaces. A floor plan and HVAC plan has been provided documenting the location of thermal control.

However, the Reception 108 is listed as a Shared multi-occupant space which contradicts the information provided in EQc6.1, Controllability of Systems, Lighting. Please note that spaces must be consistently reported across all credits and through all

documentation.

TECHNICAL ADVICE:

Please provide a revised Form which reports the space type for Reception 108 consistently across all credits and confirm that the appropriate controls have been provided.

05/17/2010 DESIGN FINAL REVIEW

The project team has provided a revised LEED Credit Form and narrative response stating that Reception 108 includes as three individual workstations and has been reported consistently across all credits. The documentation demonstrates credit compliance.

05/26/2011 CONSTRUCTION PRELIMINARY REVIEW

This credit was previously approved in the Design Final Review. No changes have been made.

IEQc7.1: Thermal Comfort-Design

Awarded: 1

POSSIBLE POINTS: 1

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

03/22/2010 DESIGN PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the HVAC systems and building envelope have been designed to meet the requirements of the ASHRAE Standard 55-2004. Data has also been provided regarding the specific seasonal temperature and humidity design criteria. A psychometric chart, HVAC load analysis and narrative have also been provided to demonstrate credit compliance.

05/26/2011 CONSTRUCTION PRELIMINARY REVIEW

This credit was previously approved in the Design Final Review. No changes have been made.

IEQc7.2: Thermal Comfort-Verification

Awarded: 1

POSSIBLE POINTS: 1

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

03/22/2010 DESIGN PRELIMINARY REVIEW

The LEED Credit Form has been provided explaining that a thermal comfort survey will be distributed to building occupants. The narrative includes a description of the thermal comfort survey and an appropriate corrective action plan if the survey results indicate that 20% of the building occupants are dissatisfied with thermal comfort based on the environmental variables outlined in ASHRAE 55-2004. A sample thermal comfort survey has also been provided.

However, the narrative does not sufficiently describe a corrective action plan if the survey results indicate that 20% of building occupants are dissatisfied with thermal comfort based on the environmental variables outlined in ASHRAE 55-2004.

TECHNICAL ADVICE:

Please provide a detailed narrative that includes specific information regarding the proposed corrective action plan developed for the project. This plan should include measurement of relevant environmental variables in problem areas in accordance with ASHRAE Standard 55-2004 (with errata but without addenda).

05/17/2010 DESIGN FINAL REVIEW

The project team has provided a revised LEED Credit Form and narrative describing the remedial action plan for the project. In addition, a narrative response has been provided. The documentation demonstrates credit compliance.

05/26/2011 CONSTRUCTION PRELIMINARY REVIEW

This credit was previously approved in the Design Final Review. No changes have been made.

IEQc8.1: Daylight and Views-Daylight
POSSIBLE POINTS: 1

Not Attempted

IEQc8.2: Daylight and Views-Views
POSSIBLE POINTS: 1
ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

Awarded: 1

03/22/2010 DESIGN PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the project has provided direct line of sight views for 92% of all regularly occupied areas. Copies of applicable project drawings highlighting the direct line of sight through exterior windows have been provided as required. Calculations have also been provided in support of the claim.

However, the gross square footage designed to be regularly occupied shown in the Credit Form (3,124 sf) is inconsistent with what is stated in PI Form 3, Occupant and Usage Data (3,285 sf), and the PI Form 2, Project Summary Details (4,810 sf).

TECHNICAL ADVICE:

Please provide a revised Form showing a value for regularly occupied spaces that is consistent across all credits. If necessary, please provide a narrative explaining the discrepancy.

05/17/2010 DESIGN FINAL REVIEW

The project team has provided a revised LEED Credit Form confirming a regularly occupied square footage of 3,124, demonstrating that the project has provided direct line of sight views for 92% of all regularly occupied spaces. In addition, a narrative response has been provided. The documentation demonstrates credit compliance.

05/26/2011 CONSTRUCTION PRELIMINARY REVIEW

This credit was previously approved in the Design Final Review. No changes have been made.



Innovation in Design

IDc1.1: Innovation in Design

Denied

POSSIBLE POINTS: 1

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

05/26/2011 CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the project team is pursuing an Innovation in Design strategy for Alternative Transportation. A narrative, transit map, and transit information from the campus website have been provided. The narrative states this program will be available to all employees.

However, this strategy is an exemplary performance strategy for SSc4: Alternative Transportation. The guideline for exemplary performance is to provide a comprehensive plan (more than one or two components), and earn at least 3 SSc4 points. The project must additionally provide official documentation for at least a five-year commitment to the programs, documentation for the number of employees that are initially provided personalized trip information, and documentation of the policies/procedures that ensure the same service for new employees. The documentation provided does not demonstrate that the strategy is comprehensive. Additionally, the project must provide official documentation demonstrating at least a five-year commitment to the program.

TECHNICAL ADVICE:

Please provide revised documentation demonstrating that the program is comprehensive and the project has committed to the program for a minimum of five years. Alternatively, the project may submit a different Innovation in Design strategy in the Final Review.

08/26/2011 CONSTRUCTION FINAL REVIEW

A response narrative has been provided to address the issues outlined in the Preliminary Review comments and states that the project has withdrawn this credit. The documentation does not demonstrate credit compliance.

IDc1.2: Innovation in Design

Awarded: 1

POSSIBLE POINTS: 1

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

05/26/2011 CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the project achieves exemplary performance for MRc6: Rapidly Renewable Materials, as specified in the LEED Reference Guide for Green Building Design and Construction, 2009 Edition. The guideline for exemplary performance in MRc6 is 5%. The project team has provided documentation demonstrating that 5.14% of the total materials used on the project are from rapidly renewable sources, which meets the exemplary performance requirement. A narrative has been provided.

IDc1.3: Innovation in Design

Awarded: 1

POSSIBLE POINTS: 1

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

05/26/2011 CONSTRUCTION PRELIMINARY REVIEW

This credit has been submitted for initial review during the Construction Preliminary Review. The LEED Credit Form has been provided stating that the project achieves exemplary performance for EAc6: Green Power, as specified in the LEED Reference Guide for Green Building Design and Construction, 2009 Edition. The guideline for exemplary performance in EAc6 is 100%.

However, EAc6 is denied pending clarifications.

TECHNICAL ADVICE:

Please provide the requested clarifications to EAc6 and resubmit this credit. Alternatively, the project may submit a different Innovation in Design strategy in the Final Review.

08/26/2011 CONSTRUCTION FINAL REVIEW

The LEED Credit Form has been revised to address the issues outlined in the Preliminary Review comments and states that the

project has purchased Green-e accredited Tradable Renewable Certificates (RECs) equal to 92% of the predicted annual electrical consumption over a 2-year period. The threshold for exemplary performance in EAc6: Green Power is 70.0%. The documentation demonstrates credit compliance.

IDc1.4: Innovation in Design
POSSIBLE POINTS: 1

Not Attempted

IDc1.5: Innovation in Design
POSSIBLE POINTS: 1

Not Attempted

IDc2: LEED® Accredited Professional

Awarded: 1

POSSIBLE POINTS: 1

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

05/31/2011 CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been submitted stating that a LEED AP has been a participant on the project development team. A copy of the LEED AP award certification for Patrick O'Donnell has been included, as required.



Regional priority

SSc1: Site Selection

POSSIBLE POINTS: 1

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

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

POSSIBLE POINTS: 1

SSc5.1: Site Development-Protect or Restore Habitat

POSSIBLE POINTS: 1

SSc5.2: Site Development-Maximize Open Space

POSSIBLE POINTS: 1

SSc6.1: Stormwater Design-Quantity Control

POSSIBLE POINTS: 1

WEc1: Water Efficient Landscaping

POSSIBLE POINTS: 1

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

TOTAL

110

54

2

0

53

REVIEW SUMMARY

Review			POINTS:			
	SUBMITTED	RETURNED	SUBMITTED	DENIED	PENDING	AWARDED

Design Preliminary	02/22/2010	03/31/2010	29	0	9	20
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Credit	STATUS	TYPE	POINTS: ATTEMPTED	DENIED	PENDING	AWARDED
Plf1: Minimum Program Requirements	Approved		0	0	0	0
Plf2: Project Summary Details	Not Approved		0	0	0	0
Plf3: Occupant and Usage Data	Not Approved		0	0	0	0
Plf4: Schedule and Overview Documents	Approved		0	0	0	0
SSc1: Site Selection	Anticipated	Design	2	0	0	2
SSc2: Development Density and Community Connectivity	Anticipated	Design	5	0	0	5
SSc4.1: Alternative Transportation-Public Transportation Access	Anticipated	Design	6	0	0	6
SSc4.3: Alternative Transportation-Low -Emitting and Fuel-Efficient Vehicles	Pending	Design	3	0	3	0
SSc4.4: Alternative Transportation-Parking Capacity	Anticipated	Design	2	0	0	2
SSc7.2: Heat Island Effect, Roof	Anticipated	Design	1	0	0	1
SSc8: Light Pollution Reduction	Anticipated	Design	1	0	0	1
WEp1: Water Use Reduction, 20% Reduction	Anticipated	Design	0	0	0	0
EAp3: Fundamental Refrigerant Management	Anticipated	Design	0	0	0	0
EAc4: Enhanced Refrigerant Management	Pending	Design	2	0	2	0
MRp1: Storage and Collection of Recyclables	Anticipated	Design	0	0	0	0
IEQp1: Minimum Indoor Air Quality Performance	Anticipated	Design	0	0	0	0
IEQp2: Environmental Tobacco Smoke (ETS) Control	Anticipated	Design	0	0	0	0
IEQc1: Outdoor Air Delivery Monitoring	Anticipated	Design	1	0	0	1
IEQc5: Indoor Chemical and Pollutant Source Control	Anticipated	Design	1	0	0	1
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	Anticipated	Design	1	0	0	1
IEQc7.2: Thermal Comfort-Verification	Pending	Design	1	0	1	0
IEQc8.2: Daylight and View s-View s	Pending	Design	1	0	1	0

Design Final**05/03/2010****05/21/2010****9****0****0****9****Credit**

	STATUS	TYPE	POINTS: ATTEMPTED	DENIED	PENDING	AWARDED
Pf1: Minimum Program Requirements	Approved		0	0	0	0
Pf2: Project Summary Details	Approved		0	0	0	0
Pf3: Occupant and Usage Data	Approved		0	0	0	0
Pf4: Schedule and Overview Documents	Approved		0	0	0	0
SSc4.3: Alternative Transportation-Low -Emitting and Fuel-Efficient Vehicles	Anticipated	Design	3	0	0	3
EAc4: Enhanced Refrigerant Management	Anticipated	Design	2	0	0	2
IEQc6.1: Controllability of Systems-Lighting	Anticipated	Design	1	0	0	1
IEQc6.2: Controllability of Systems-Thermal Comfort	Anticipated	Design	1	0	0	1
IEQc7.2: Thermal Comfort-Verification	Anticipated	Design	1	0	0	1
IEQc8.2: Daylight and Views-Views	Anticipated	Design	1	0	0	1

Construction Preliminary

04/28/2011

06/08/2011

61

1

19

41

Credit	STATUS	TYPE	POINTS: ATTEMPTED	DENIED	PENDING	AWARDED
Plf1: Minimum Program Requirements	Approved		0	0	0	0
Plf2: Project Summary Details	Approved		0	0	0	0
Plf3: Occupant and Usage Data	Approved		0	0	0	0
Plf4: 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	2	0	0	2
SSc2: Development Density and Community Connectivity	Awarded	Design	5	0	0	5
SSc4.1: Alternative Transportation-Public Transportation Access	Awarded	Design	6	0	0	6
SSc4.3: Alternative Transportation-Low-Emitting and Fuel-Efficient Vehicles	Awarded	Design	3	0	0	3
SSc4.4: Alternative Transportation-Parking Capacity	Awarded	Design	2	0	0	2
SSc7.2: Heat Island Effect, Roof	Awarded	Design	1	0	0	1
SSc8: Light Pollution Reduction	Awarded	Design	1	0	0	1
WEc1: Water Efficient Landscaping	Awarded	Design	2	0	0	2
EAp1: Fundamental Commissioning of the Building Energy Systems	Pending	Construction	0	0	0	0
EAp2: Minimum Energy Performance	Pending	Design	0	0	0	0
EAc1: Optimize Energy Performance	Pending	Design	12	1	11	0
EAc3: Enhanced Commissioning	Pending	Construction	2	0	2	0
EAc4: Enhanced Refrigerant Management	Awarded	Design	2	0	0	2
EAc6: Green Power	Pending	Construction	2	0	2	0
MRC2: Construction Waste Management	Awarded	Construction	1	0	0	1
MRC4: Recycled Content	Awarded	Construction	1	0	0	1
MRC5: Regional Materials	Pending	Construction	1	0	1	0
MRC6: Rapidly Renewable Materials	Awarded	Construction	1	0	0	1
MRC7: Certified Wood	Awarded	Construction	1	0	0	1
IEQc1: Outdoor Air Delivery Monitoring	Awarded	Design	1	0	0	1
IEQc3.1: Construction IAQ Management Plan-During Construction	Pending	Construction	1	0	1	0
IEQc3.2: Construction IAQ Management Plan-Before Occupancy	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
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
IEQc8.2: Daylight and Views-Views	Awarded	Design	1	0	0	1
IDc1.1: ID - Alternative Transportation	Pending	Design	1	0	1	0
IDc1.2: Exemp Perf MRc6	Awarded	Design	1	0	0	1
IDc1.3: Exemp Perf EAc6	Pending	Design	1	0	1	0
IDc2: LEED® Accredited Professional	Awarded	Construction	1	0	0	1

Construction Final**08/12/2011****08/30/2011****13****2****0****53****Credit**

	STATUS	TYPE	POINTS: ATTEMPTED	DENIED	PENDING	AWARDED
Pf1: Minimum Program Requirements	Approved		0	0	0	0
Pf2: Project Summary Details	Approved		0	0	0	0
Pf3: Occupant and Usage Data	Approved		0	0	0	0
Pf4: Schedule and Overview Documents	Approved		0	0	0	0
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	5	1	0	5
EAc3: Enhanced Commissioning	Awarded	Construction	2	0	0	2
EAc6: Green Power	Awarded	Construction	2	0	0	2
MRC5: Regional Materials	Awarded	Construction	1	0	0	1
IEQc3.1: Construction IAQ Management Plan-During Construction	Awarded	Construction	1	0	0	1
IDc1.1: ID - Alternative Transportation	Denied	Design	1	1	0	0
IDc1.3: Exemp Perf EAc6	Awarded	Design	1	0	0	1