



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®).

Long Dock at Beacon Barn and Pavillion

Project ID 1000002639
Rating system & version LEED-NC v2009
Project registration date 11/23/2009



Certified (Gold)

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

LEED FOR NEW CONSTRUCTION & MAJOR RENOVATIONS (V2009)

ATTEMPTED: 76, DENIED: 4, PENDING: 0, AWARDED: 73 OF 110 POINTS

SUSTAINABLE SITES 20 OF 26

| | |
|---|-------|
| SSp1 Construction Activity Pollution Prevention | Y |
| SSc1 Site Selection | 0 / 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 | 1 / 1 |
| SSc6.1Stormwater Design-Quantity Control | 1 / 1 |
| SSc6.2Stormwater Design-Quality Control | 1 / 1 |
| SSc7.1Heat Island Effect, Non-Roof | 0 / 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 | 4 / 4 |
| WEc2 Innovative Wastewater Technologies | 0 / 2 |
| WEc3 Water Use Reduction | 2 / 4 |

ENERGY AND ATMOSPHERE 28 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 | 19 / 19 |
| EAc2 On-Site Renewable Energy | 7 / 9 |
| EAc3 Enhanced Commissioning | 2 / 2 |
| EAc4 Enhanced Refrigerant Mgmt | 0 / 2 |
| EAc5 Measurement and Verification | 0 / 3 |
| EAc6 Green Power | 0 / 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 | 2 / 2 |
| MRc3 Materials Reuse | 0 / 2 |
| MRc4 Recycled Content | 1 / 2 |

MATERIALS AND RESOURCES CONTINUED

| | |
|----------------------------------|-------|
| MRc5 Regional Materials | 1 / 2 |
| MRc6 Rapidly Renewable Materials | 0 / 1 |
| MRc7 Certified Wood | 1 / 1 |

INDOOR ENVIRONMENTAL QUALITY 8 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 | 0 / 1 |
| IEQc4.1Low-Emitting Materials-Adhesives and Sealants | 0 / 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 | 0 / 1 |
| IEQc6.1Controllability of Systems-Lighting | 1 / 1 |
| IEQc6.2Controllability of Systems-Thermal Comfort | 1 / 1 |
| IEQc7.1Thermal Comfort-Design | 0 / 1 |
| IEQc7.2Thermal Comfort-Verification | 0 / 1 |
| IEQc8.1Daylight and Views-Daylight | 0 / 1 |
| IEQc8.2Daylight and Views-Views | 1 / 1 |

INNOVATION IN DESIGN 4 OF 6

| | |
|------------------------------------|-------|
| IDc1.1 Innovation in Design | 1 / 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 2 OF 4

| | |
|---|-------|
| SSc3 Brownfield Redevelopment | 0 / 1 |
| SSc6.1 Stormwater Design-Quantity Control | 1 / 1 |
| SSc7.1 Heat Island Effect, Non-Roof | 0 / 1 |
| WEc2 Innovative Wastewater Technologies | 0 / 1 |
| EAc2 On-Site Renewable Energy | 1 / 1 |
| MRc1.1Building Reuse-Maintain Existing Walls, Floors and Roof | 0 / 1 |

TOTAL 73 OF 110

CREDIT DETAILS



Project Information Forms

P1f1: Minimum Program Requirements

Approved

06/04/2013 **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 is located in Beacon, New York.

P1f2: Project Summary Details

Approved

06/04/2013 **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 four stories and 8,011 gross square feet. The building was originally constructed in 1930 with 8,011square feet currently undergoing renovation. The project is 100% renovation. The total site area within the LEED-NC project boundary is 193,171 square feet and the building area to site area ratio is 4.15%. The project is located on a campus. There are 63 parking spaces available to the occupants, three floors above grade and one floor below grade (excluding parking levels). The site was previously developed. The building uses energy from natural gas and electricity and uses water from a municipal potable water system. The sewage is conveyed to a municipal sewer system. The total project budget is \$5,000,000.

P1f3: Occupant and Usage Data

Approved

06/04/2013 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Project Information Form has been submitted including the following occupant and usage data. The occupant is a non-profit organization and an occupant type that consists primarily of core learning spaces. The building is intended to be owner-occupied and owner-managed after project completion. The average users value is 46, the peak users value is 66, the FTE value is six, and the building is occupied 365 days per year.

P1f4: Schedule and Overview Documents

Approved

06/12/2013 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Project Information Form has been submitted including the design and construction schedule, the date of substantial construction completion is noted as July 8, 2011, and the estimated date of occupancy is noted as August 9, 2011. The following required documents have been uploaded: elevations, sections, floor plans, site plan, mechanical schedule and drawings, and photographs. Additionally, the building systems narrative and the project narrative have been provided.



SSp1: Construction Activity Pollution Prevention

Awarded

06/12/2013 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 local standards and codes. The requirements of the local standards and codes are more stringent than the National Pollutant Discharge Elimination System (NPDES) program requirements. The narrative describing how the local erosion and sedimentation control standards are equal or more stringent than the requirements of Phase I and Phase II of the NPDES program has been provided as required. 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. The narrative describes the 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

Not Attempted

POSSIBLE POINTS: 1

SSc2: Development Density and Community Connectivity

Awarded: 5

POSSIBLE POINTS: 5

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

06/13/2013 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. Ascaled area plan showing the one-half-mile radius, the locations of the basic services, and the residential district has been provided.

However, the density of the residential district is not noted on the provided area map and it appears that the density is not at least ten units per acre as required. It is unclear if the meets the credit requirements.

TECHNICAL ADVICE:

Please provide a revised scaled area plan or map which confirms the existing development density of the residential neighborhood.

08/21/2013 DESIGN AND CONSTRUCTION FINAL REVIEW

Revised scaled maps confirming the existing development density of the residential neighborhood have been provided. The density is at least ten units per acre as required. The documentation demonstrates credit compliance.

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

06/13/2013 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the project complies with Option 1 and is served by an existing rail line within one-half-mile walking distance of the project site. Ascaled drawing showing the location of the transit stops and the pedestrian route has been provided.

The comments stated below apply only to the Exemplary Performance requirements of this credit. Note that this pathway must be pursued via an un-awarded, available Innovation in Design credit in order to earn any Exemplary Performance points for this strategy.

The LEED Credit Form has been submitted stating that the project achieves exemplary performance for SSc4.1: Alternative Transportation - Public Transportation Access as specified in the LEED Reference Guide for Green Building Design and Construction, 2009 Edition. The documentation provided within SSc4.1 demonstrates that the project is within one half mile of a commuter rail, light rail, or subway line, within one quarter mile of a public or campus bus line, and within one quarter mile of a ferry, that provides access to transit lines within two miles of the project site, approximately a 10 minute ride, and available to all project occupants. Transit schedules have been provided as required. The ferry route, ferry schedule, and a scaled drawing showing the location of the transit stops have also been provided.

However, the total number of rides per day is unclear. A minimum of 200 transit rides per day is required for Exemplary Performance.

Additionally, the ferry cannot contribute toward credit compliance because building occupants do not access the shuttle from the main entrance of the project.

TECHNICAL ADVICE:

Please provide a narrative and documentation indicating the number of transit rides per day available to building occupants. Ensure that ferry transit rides have been excluded from the calculations.

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

06/13/2013 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 6.45% 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) has been provided.

However, three issues are pending.

1. The location of the designated spaces does not appear to meet the LEED definition of preferred, as required. Preferred spaces are those spaces located closest to the main entrance of the project (exclusive of spaces designed for handicapped).
2. The documentation does not confirm that the preferred low-emitting and fuel-efficient parking spaces are reserved, as required. Photographs or detail drawings of the installed signage have not been provided.
3. 63 spaces have been entered in the form, whereas 62 spaces are indicated in the plan.

TECHNICAL ADVICE:

1. Please provide documentation, such as a narrative and/or revised site drawings, to confirm that the low-emitting and fuel-efficient vehicle parking spaces are located so as to meet the LEED definition of preferred.
2. Provide photographs or signage details that confirm that the low-emitting and fuel-efficient parking spaces are reserved.
3. Revise the form to indicate the correct number of parking spaces provided on-site.

08/21/2013 DESIGN AND CONSTRUCTION FINAL REVIEW

Revised LEED Credit Form, narrative, and signage photographs have been provided to address the issues outlined in the Preliminary Review. The form indicates the correct number of parking spaces provided on-site and the low-emitting and fuel-efficient vehicle parking spaces are allocated so as to meet the LEED definition of preferred. The signage photographs confirm that the low-emitting and fuel-efficient parking spaces are reserved. The documentation demonstrates credit compliance.

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

06/13/2013 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 (6.45% 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 and the preferred parking spaces has been provided.

However, the location of the designated spaces does not appear to meet the LEED definition of preferred as required. Preferred spaces are those spaces located closest to the main entrance of the project (exclusive of spaces designed for handicapped). Additionally, the documentation does not confirm that the preferred car/vanpool parking spaces are reserved, as required. Photographs or detail drawings of the installed signage have not been provided.

TECHNICAL ADVICE:

Please provide documentation such as a narrative and/or revised site drawings which confirms that the car/vanpool vehicle parking spaces are located so as to meet the LEED definition of preferred. Additionally, provide photographs or signage details that confirm that the car/vanpool parking spaces are reserved.

08/21/2013 DESIGN AND CONSTRUCTION FINAL REVIEW

Arevised LEED Credit Form, narrative, and signage photographs have been provided to address the issues outlined in the Preliminary Review. The car/vanpool vehicle parking spaces are allocated so as to meet the LEED definition of preferred. The signage photographs confirm that the car/vanpool parking spaces are reserved. The documentation demonstrates credit compliance.

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

06/13/2013 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 therefore the project complies with Case 3. 115,575 square feet of vegetated open space has been provided which is equal to 60% of the total site area. A minimum area of open space equal to 20% of the total site area is required. The calculations do include wetlands or naturally designed ponds. The Project Manager has signed the form. A site plan highlighting the dedicated open space has been provided.

However, it is unclear if the wetlands/naturally designed ponds are vegetated and have side slope gradients averaging 1:4 or less as required.

TECHNICAL ADVICE:

Please provide a narrative and, as applicable, a revised site plan and form indicating whether the wetlands/naturally designed ponds are vegetated and have side slope gradients averaging 1:4 or less. If the wetlands/naturally designed ponds do not meet the requirements, revise the form and calculations to exclude their area from the open space calculations.

08/21/2013 DESIGN AND CONSTRUCTION FINAL REVIEW

The LEED Credit Form has been revised to address the issue outlined in the Preliminary Review and states that 99,406 square feet of vegetated open space has been provided which is equal to 51% of the total site area. The wetlands/naturally designed ponds have been excluded from the open space calculations. The documentation demonstrates credit compliance.

SSc6.1: Stormwater Design-Quantity Control **Awarded: 1**
POSSIBLE POINTS: 1
ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

06/13/2013 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 less than or equal to 50% therefore, Case 1 - Option 1 applies. A storm water management plan has been implemented such that the post-development site runoff in both rate and quantity does not exceed the pre-development runoff rate and quantity for both the one- and two-year 24-hour storm events. The pre- and post-development runoff values have been provided within the form. The storm water management plan which includes the description of the storm water management strategies and calculations supporting the claimed runoff values has been provided.

SSc6.2: Stormwater Design-Quality Control **Awarded: 1**
POSSIBLE POINTS: 1
ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

06/13/2013 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.

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

06/13/2013 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that 141% (weighted average) of the base building roof surface has a Solar Reflectance Index meeting the credit requirements, therefore the project complies with Option 1. A minimum of 75% of the roof compliant is required. The table listing the compliant SRI roofing materials, a roof plan, and manufacturer documentation for the installed roofing materials have been provided.

However, only the barn roof has been included in the calculations. All buildings within the LEED Project Boundary must comply with the credit requirements.

TECHNICAL ADVICE:

Please provide a revised form calculation and roof plans that include the total roof area of all buildings within the LEED Project Boundary. Provide additional manufacturer documentation containing the SRI of the installed roofing materials as applicable.

08/22/2013 DESIGN AND CONSTRUCTION FINAL REVIEW

Anarrative has been provided to address the issue outlined in the Preliminary Review and states that the Kayak Pavilion is not applicable to this credit because it is open air and unconditioned.

However, regardless of its open air and unconditioned nature, the structure's roof must be included in the calculations for this credit. All buildings within the LEED Project Boundary and scope of work must comply with the credit requirements. Because the square footage and SRI value of the Pavilion roof is unknown, it cannot be determined if at least 75% of the total roof area of all buildings within the LEED Project Boundary has an SRI value meeting the credit requirements. The documentation does not demonstrate credit compliance.

09/06/2013 REVISED REVIEW COMMENT

Anarrative has been provided to address the issue outlined in the Preliminary Review and states that the Kayak Pavilion is not applicable to this credit because it is open air and unconditioned. Please note that roof area is defined as covering enclosed area, not necessarily conditioned area. The drawings provided indicate the area is enclosed; however, because it is enclosed by perforated metal walls and doors, which do not keep out the elements, it is acceptable to exclude this structure's roof area from the calculations. 141% (weighted average) of the base building roof surface has a Solar Reflectance Index meeting the credit requirements. The documentation demonstrates credit compliance.

SSc8: Light Pollution Reduction

POSSIBLE POINTS: 1

Not Attempted



Water Efficiency

WEp1: Water Use Reduction-20%Reduction

Awarded

06/14/2013 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 36% from a calculated baseline design. A minimum reduction of 20% is required. A plumbing fixture schedule has been provided.

However, the flow rate of the dual-flush water closet has not been calculated correctly. When dual-flush water closets are utilized, weighted calculations must be performed to determine the average flow rate.

When the dual-flush water closet weighted average flow rate is revised to 1.3 gpf and the form is recalculated, the project has demonstrated a reduction in potable water use of 33%. Prerequisite compliance is not affected.

08/22/2013 DESIGN AND CONSTRUCTION FINAL REVIEW

This prerequisite was previously awarded in the Preliminary Review. The LEED Prerequisite Form has been revised based on the issue noted and states that the project has reduced potable water use by 33%. The documentation continues to demonstrate prerequisite compliance.

WEc1: Water Efficient Landscaping

Awarded: 4

POSSIBLE POINTS: 4

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

06/14/2013 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the landscaping does not utilize permanent irrigation systems and that all temporary irrigation systems used for plant establishment will be removed within one year of installation. The project team Landscape Architect has signed the form. The site plan and the narrative describing how the landscape has been designed for no irrigation have been provided.

WEc2: Innovative Wastewater Technologies

Not Attempted

POSSIBLE POINTS: 2

WEc3: Water Use Reduction

Awarded: 2

POSSIBLE POINTS: 4

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

06/14/2013 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 36% from the calculated baseline design fixture performance. A minimum reduction of 30% is required. When WEp1: Water Use Reduction was recalculated based on the issues noted there, the project has demonstrated a reduction of potable water use of 33%. The documentation demonstrates credit compliance for two points.

08/22/2013 DESIGN AND CONSTRUCTION FINAL REVIEW

This credit was previously awarded in the Preliminary Review. The LEED Credit Form has been revised based on the issue noted within WEp1 and states that the project has reduced potable water use by 33%. The documentation continues to demonstrate credit compliance for two points.



Energy and Atmosphere

EAp1: Fundamental Commissioning of the Building Energy Systems

Awarded

06/14/2013 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 project Owner and project team Commissioning Agent have signed the form as required. The executive summary of the commissioning report which includes a list of the systems commissioned, a summary of issues corrected, and a list of unresolved issues has been provided. A copy of contract defining the scope of the commissioning services and sample checklists have also been provided.

EAp2: Minimum Energy Performance

Awarded

06/14/2013 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 project has achieved an energy cost savings of 59.93% using the ASHRAE 90.1-2007 Appendix G methodology. A minimum energy cost savings of 5% is required for all major renovation projects. The project team Architect, Mechanical Engineer, and Electrical Engineer have signed the form as required. Energy efficiency measures incorporated into the building design include an improved thermal envelope, high efficiency glazing, reduced interior lighting power density, occupancy sensors, high efficiency zone fan, on-site renewable energy, and VRV heat pump systems. The total predicted annual energy consumption for the project is 76.35 mbtu/year of electricity.

EAp3: Fundamental Refrigerant Management

Awarded

06/14/2013 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

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

EAc1: Optimize Energy Performance

Awarded: 19

POSSIBLE POINTS: 19

ATTEMPTED: 19, DENIED: 0, PENDING: 0, AWARDED: 19

06/14/2013 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 59.36% using the ASHRAE 90.1-2007 Appendix G methodology. A minimum energy cost savings of 8% is required for all new projects.

The LEED Credit Form indicates that the project is pursuing the Exemplary Performance option for this credit and that the project reserves one point within the Innovation and Design Credit category for this strategy.

EAc2: On-Site Renewable Energy

Awarded: 7

POSSIBLE POINTS: 7

ATTEMPTED: 7, DENIED: 0, PENDING: 0, AWARDED: 7

06/14/2013 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 42.36% 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. The project Owner has signed the form as required. A narrative describing the on-site renewable energy production system has been provided.

The LEED Credit Form indicates that the project is pursuing the Exemplary Performance option for this credit and that the project reserves one point within the Innovation and Design Credit category for this strategy.

EAc3: Enhanced Commissioning

Awarded: 2

POSSIBLE POINTS: 2

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

06/14/2013 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that enhanced commissioning has been implemented. The project team Commissioning Agent has signed the form as required. The form includes the completion dates for the comprehensive commissioning review tasks. The systems manual covering the commissioned systems and future operating information and the contract between the Owner and the Commissioning Agent ensuring post-construction commissioning activities have been provided.

EAc4: Enhanced Refrigerant Management **Not Attempted**
POSSIBLE POINTS: 2

EAc5: Measurement and Verification **Not Attempted**
POSSIBLE POINTS: 3

EAc6: Green Power **Not Attempted**
POSSIBLE POINTS: 2



Materials and Resources

MRp1: Storage and Collection of Recyclables

Awarded

06/14/2013 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 describing the size, accessibility, and dedication of recycling storage areas and a floor plan showing the location of the recycling storage areas within the LEED-NC project have been provided. The area is adequately sized and located, and the narrative confirms the expected volume and pick-up frequencies.

MRC1.1: Building Reuse-Maintain Existing Walls, Floors and Roof

Denied

POSSIBLE POINTS: 3

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

06/14/2013 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 89% 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.

However, it is unclear if both buildings on-site have been included in the calculations; therefore, it is unclear whether all existing structural elements have been included in the calculations as required.

TECHNICAL ADVICE:

Please provide a clarification narrative and revise the form as necessary to demonstrate that all existing structural elements have been included in the calculations as required.

08/22/2013 DESIGN AND CONSTRUCTION FINAL REVIEW

A narrative has been provided to address the issue outlined in the Preliminary Review and states that the Kayak Pavilion is not applicable to this credit because it is open air and unconditioned.

However, regardless of its open air and unconditioned nature, the structure must be included in the calculations for this credit. All buildings within the LEED Project Boundary and scope of work must be included in the calculations. Because not all existing structural elements have been included in the calculations as required, the documentation does not demonstrate credit compliance.

MRC1.2: Building Reuse, Maintain 50% of Interior

Not Attempted

POSSIBLE POINTS: 1

MRC2: Construction Waste Management

Awarded: 2

POSSIBLE POINTS: 2

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

06/14/2013 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the project has diverted 93% 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.

However, the Construction Waste Management Plan does not document the waste types and receiving agencies for the recycled materials or the diversion goals, as required.

TECHNICAL ADVICE:

Please provide a revised copy of the Construction Waste Management Plan. The plan must identify the diversion goals, relevant construction debris and materials to be diverted, implementation protocols, and parties responsible for implementing the plan. See the Documentation Guidance and Examples sections in the LEED Reference Guide for Green Building Design and Construction, 2009 Edition for more information.

08/22/2013 DESIGN AND CONSTRUCTION FINAL REVIEW

Documentation identifying the diversion goals and the waste types and receiving agencies for the recycled materials has been provided to address the issue outlined in the Preliminary Review. The documentation demonstrates credit compliance for two points.

MRC3: Materials Reuse
POSSIBLE POINTS: 2

Not Attempted

MRC4: Recycled Content

Awarded: 1

POSSIBLE POINTS: 2

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

06/14/2013 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that 14.52% of the total building materials, by value, have 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. Manufacturer documentation has been provided for at least 20% of the compliant materials as required.

However, the manufacturer data for the Nucor steel products states that the recycled content is a company average; averages are not allowed in the calculations. Additionally, the recycled content values for the USG Firecode Drywall have been rounded up in the spreadsheet.

When recalculated using the actual values for the USG Firecode Drywall and with the Nucor steel products recycled content removed from the calculations, 13.18% of the total building materials, by value, have been manufactured using recycled materials. Credit compliance is not affected.

MRC5: Regional Materials

Awarded: 1

POSSIBLE POINTS: 2

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

06/14/2013 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form and the LEED Materials and Resource Calculator have been provided stating that 15.1% 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.

It is noted that the spreadsheet indicates the SCM Kayak Storage Racks were extracted 400 miles from the project site. However, the documentation provided does not indicate an extraction distance for this product. Therefore, it must be assumed that it was extracted outside of the 500 mile radius.

When recalculated based on this issue, 13.38% of the total building materials value includes building materials and products that have been manufactured and extracted within 500 miles of the project site. Credit compliance is not affected.

MRC6: Rapidly Renewable Materials

Not Attempted

POSSIBLE POINTS: 1

MRC7: Certified Wood

Awarded: 1

POSSIBLE POINTS: 1

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

06/14/2013 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form and the LEED Materials and Resources Calculator have been provided stating that 88.05% of the total wood-based building materials are certified in accordance with the principles and criteria of the Forest Stewardship Council (FSC). A minimum of 50% is required. Vendor invoices have been provided for 100% of all FSC certified wood products.



Indoor Environmental Quality

IEQp1: Minimum Indoor Air Quality Performance

Awarded

06/14/2013 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Prerequisite Form has been provided stating that the project is naturally ventilated and mechanically conditioned and the project meets ASHRAE 62.1-2007 Sections 4 through 7. All naturally ventilated spaces are permanently open to and within 25 feet of operable window or roof openings and the operable area is equal to at least 4% of the net occupiable floor area. The project team Ventilation Systems Designer has signed the form as required.

IEQp2: Environmental Tobacco Smoke (ETS) Control

Awarded

06/14/2013 **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 on-site. Additionally, smoking is prohibited within the buildings. The Project Manager has signed the form. Photographs confirming the signage system communicating the exterior smoking policy have been provided.

IEQc1: Outdoor Air Delivery Monitoring

Awarded: 1

POSSIBLE POINTS: 1

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

06/14/2013 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Credit Form has been provided stating that the project meets the credit criteria for a naturally ventilated space. ACO2 sensor has installed within each naturally ventilated space and these sensors are programmed to generate an alarm when the conditions vary by 10% or more from the design value. Drawings confirming the location of the CO2 sensors in each densely occupied have been provided.

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

06/14/2013 **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 SMACNAGuidelines. The form narrative describes how absorptive materials were protected from moisture damage during the construction and preoccupancy phases. The project team Construction Manager has signed the form. Permanently installed air handling units were not operated during construction. A copy of the Construction IAQ Management Plan and photographs have been provided.

IEQc3.2: Construction IAQ Management Plan- Before Occupancy

Not Attempted

POSSIBLE POINTS: 1

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

Not Attempted

POSSIBLE POINTS: 1

IEQc4.2: Low-Emitting Materials-Paints and Coatings

Awarded: 1

POSSIBLE POINTS: 1

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

06/14/2013 **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.

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

POSSIBLE POINTS: 1

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

06/14/2013 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

06/14/2013 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.

IEQc5: Indoor Chemical and Pollutant Source Control**Not Attempted**

POSSIBLE POINTS: 1

IEQc6.1: Controllability of Systems-Lighting**Awarded: 1**

POSSIBLE POINTS: 1

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

06/14/2013 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. 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. Drawings confirming the location of the individual controls and the location of shared multi-occupant spaces, including activities and types of lighting controls have been provided.

IEQc6.2: Controllability of Systems-Thermal Comfort**Awarded: 1**

POSSIBLE POINTS: 1

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

06/14/2013 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the required ventilation and temperature controls are provided to enable 100% 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 naturally ventilated. The project team Mechanical Designer has signed the form as required. Drawings confirming the location of the individual thermal controls and the location of shared multi-occupant spaces thermal controls have been provided.

IEQc7.1: Thermal Comfort-Design**Not Attempted**

POSSIBLE POINTS: 1

IEQc7.2: Thermal Comfort-Verification**Not Attempted**

POSSIBLE POINTS: 1

IEQc8.1: Daylight and Views-Daylight**Not Attempted**

POSSIBLE POINTS: 1

IEQc8.2: Daylight and Views-Views**Awarded: 1**

POSSIBLE POINTS: 1

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

06/17/2013 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form and the LEED Supplemental Daylight and Views Calculator have been provided stating that the project has provided direct line of sight views from 96.28% of all regularly occupied seated spaces. Access to views must be provided for at least 90% of all regularly occupied gross area. Copies of applicable project drawings highlighting the direct line of sight through exterior windows from 42 inches above the floor have been provided.

However, only the barn building has been included in the calculations. It is unclear if the boat pavilion is regularly occupied and therefore whether all regularly occupied spaces from both buildings have been included as required. Note that only support areas such as copy rooms, storage, mechanical rooms, laundry, and restrooms may be excluded from the regularly occupied square footage.

TECHNICAL ADVICE:

Please provide a narrative clarifying the nature of the boat pavilion. If applicable, provide a revised calculation spreadsheet and highlighted plans to include all regularly occupied spaces in both buildings on-site. Regularly occupied spaces are defined as areas where workers are seated or standing as they work inside a building.

The LEED Credit Form indicates that the project is pursuing the Exemplary Performance option for this credit and that the project reserves one point within the Innovation and Design Credit category for this strategy.

08/22/2013 DESIGN AND CONSTRUCTION FINAL REVIEW

A narrative has been provided to address the issue outlined in the Preliminary Review and states that the Kayak Pavilion is not applicable to this credit because it is open air and unconditioned.

Note that regardless of a space's open air and unconditioned nature, all regularly occupied areas must be included in the calculations for this credit. However, since it can be confirmed the Pavilion is not considered regularly occupied and is used only for storage, this area should be excluded from the calculations. The documentation demonstrates credit compliance.



Innovation in Design

IDc1.1: Innovation in Design

Awarded: 1

POSSIBLE POINTS: 1

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

06/14/2013 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been submitted stating that the project achieves exemplary performance for EAc1 Optimize Energy Performance as specified in the LEED Reference Guide for Green Building Design and Construction, 2009 edition (updated June 2010). The requirement for exemplary performance in EAc1 is available by showing a 46% energy cost saving for major renovation. The project team has provided documentation demonstrating that the annual energy cost saving is 59.36%.

IDc1.2: Innovation in Design

Awarded: 1

POSSIBLE POINTS: 1

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

06/14/2013 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been submitted stating that the project achieves exemplary performance for IEQc8.2: Daylight and Views - Views as specified in the LEED Reference Guide for Green Building Design and Construction, 2009 Edition. The guidelines for exemplary performance in IEQc8.2 are to demonstrate a compliance with at least two Exemplary Performance measures for at least 90% of all regularly occupied spaces. The form states that 90% or more of regularly occupied spaces have views that include at least 2 of the following: 1) vegetation, 2) human activity, or 3) objects at least 70 feet from the exterior of the glazing and that 90% of regularly occupied spaces have access to unobstructed views within three times the head height of the vision glazing. Copies of applicable project drawings have been provided which highlight the exemplary performance measures obtained by each space.

However, IEQc8.2 has been denied pending clarifications.

TECHNICAL ADVICE:

Please see the comments within IEQc8.2. Ensure that any issues noted there are addressed within the exemplary performance documentation when resubmitting this credit and that all buildings on-site comply with the exemplary performance criteria.

08/22/2013 DESIGN AND CONSTRUCTION FINAL REVIEW

IEQc8.2 has been achieved. The documentation demonstrates credit compliance for an ID point.

IDc1.3: Innovation in Design

Awarded: 1

POSSIBLE POINTS: 1

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

06/14/2013 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been submitted stating that the project achieves exemplary performance for EAc2 On-Site Renewable Energy as specified in the LEED Reference Guide for Green Building Design and Construction, 2009 edition. The requirement for exemplary performance in EAc2 is available by showing that on-site renewable energy accounts 15% or more of the annual building energy cost. The EAc2 form indicates that on-site renewable energy accounts 42.36% of the annual building energy cost.

IDc1.4: Innovation in Design

Not Attempted

POSSIBLE POINTS: 1

IDc1.5: Innovation in Design

Not Attempted

POSSIBLE POINTS: 1

IDc2: LEED® Accredited Professional

Awarded: 1

POSSIBLE POINTS: 1

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

06/14/2013 DESIGN AND 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 Andrew Graceffa has been included as required.



Regional priority

SSc3: Brownfield Redevelopment

POSSIBLE POINTS: 1

SSc6.1: Stormwater Design-Quantity Control

POSSIBLE POINTS: 1

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

SSc7.1: Heat Island Effect, Non-Roof

POSSIBLE POINTS: 1

WEc2: Innovative Wastewater Technologies

POSSIBLE POINTS: 1

EAc2: On-Site Renewable Energy

POSSIBLE POINTS: 1

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

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

POSSIBLE POINTS: 1

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

TOTAL

110

76

4

0

73

REVIEW SUMMARY

| Review | SUBMITTED | | POINTS: | | | |
|--------|-----------|----------|-----------|--------|---------|---------|
| | SUBMITTED | RETURNED | SUBMITTED | DENIED | PENDING | AWARDED |

| | | | | | | |
|--|-------------------|-------------------|-----------|----------|-----------|-----------|
| Design and Construction Preliminary | 04/30/2013 | 06/19/2013 | 82 | 2 | 23 | 57 |
|--|-------------------|-------------------|-----------|----------|-----------|-----------|

| 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 |
| SSc2: Development Density and Community Connectivity | Pending | Design | 5 | 0 | 5 | 0 |
| SSc4.1: Alternative Transportation-Public Transportation Access | Awarded | 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 | Pending | Design | 2 | 0 | 2 | 0 |
| SSc5.2: Site Development-Maximize Open Space | Pending | Design | 1 | 0 | 1 | 0 |
| SSc6.1: Stormwater Design-Quantity Control | Awarded | Design | 2 | 0 | 0 | 2 |
| SSc6.2: Stormwater Design-Quality Control | Awarded | Design | 1 | 0 | 0 | 1 |
| SSc7.2: Heat Island Effect, Roof | Pending | Design | 1 | 0 | 1 | 0 |
| WEp1: Water Use Reduction, 20% Reduction | Awarded | Design | 0 | 0 | 0 | 0 |
| WEc1: Water Efficient Landscaping | Awarded | Design | 4 | 0 | 0 | 4 |
| WEc3: Water Use Reduction | Awarded | Design | 3 | 1 | 0 | 2 |
| 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 | 19 | 0 | 0 | 19 |
| EAc2: On-Site Renewable Energy | Awarded | Design | 8 | 0 | 0 | 8 |
| EAc3: Enhanced Commissioning | 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 | Pending | Construction | 3 | 0 | 3 | 0 |
| MRc2: Construction Waste Management | Pending | Construction | 2 | 0 | 2 | 0 |
| MRc4: Recycled Content | Awarded | Construction | 1 | 0 | 0 | 1 |
| MRc5: Regional Materials | Awarded | Construction | 1 | 0 | 0 | 1 |
| MRc7: Certified Wood | Awarded | Construction | 1 | 0 | 0 | 1 |
| IEQp1: Minimum Indoor Air Quality Performance | Awarded | Design | 0 | 0 | 0 | 0 |
| IEQp2: Environmental Tobacco Smoke (ETS) Control | Awarded | Design | 0 | 0 | 0 | 0 |

| | | | | | | |
|--|----------------|--------------|----------|----------|----------|----------|
| IEQc1: Outdoor Air Delivery Monitoring | Awarded | Design | 1 | 0 | 0 | 1 |
| IEQc3.1: Construction IAQ Management Plan-During Construction | 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 |
| 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 |
| IEQc8.2: Daylight and View s-View s | Pending | Design | 1 | 0 | 1 | 0 |
| IDc1.1: Innovation in Design:EAc1- Exemp Performance | Awarded | Design | 1 | 0 | 0 | 1 |
| IDc1.2: Innovation in Design:EQc8.2-Exemp Performance | Pending | Design | 1 | 0 | 1 | 0 |
| IDc1.3: Innovation in Design: EAc2 - Exemplary Performance | Awarded | Design | 1 | 0 | 0 | 1 |
| IDc2: LEED® Accredited Professional | Awarded | Construction | 1 | 0 | 0 | 1 |

Design and Construction Final**08/07/2013****08/26/2013****21****4****0****73**

| 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 |
| 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 | 2 | 0 | 0 | 2 |
| SSc5.2: Site Development-Maximize Open Space | Awarded | Design | 1 | 0 | 0 | 1 |
| SSc7.2: Heat Island Effect, Roof | Denied | Design | 1 | 1 | 0 | 0 |
| WEp1: Water Use Reduction, 20% Reduction | Awarded | Design | 0 | 0 | 0 | 0 |
| WEc3: Water Use Reduction | Awarded | Design | 2 | 1 | 0 | 2 |
| MRC1.1: Building Reuse-Maintain Existing Walls, Floors and Roof | Denied | Construction | 3 | 3 | 0 | 0 |
| MRC2: Construction Waste Management | Awarded | Construction | 2 | 0 | 0 | 2 |
| IEQc8.2: Daylight and Views-Views | Awarded | Design | 1 | 0 | 0 | 1 |
| IDc1.2: Innovation in Design:EQc8.2-Exemp Performance | Awarded | Design | 1 | 0 | 0 | 1 |