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).

CSU Durrell Center

Project registration date 03/15/2012

LEED FOR COMMERCIAL INTERIORS (V2009)

AI ATTEMPTED: 69, DENIED: 8, PENDING: 0, AWARDED: 66 OF 110 POINTS

SUSTAINABLE SITES

SSC1 Site Selection 5 OF 10
SSC2 Development Density and Community Connectivity 4 / 10
SSC3.1 Alternative Transportation-Public Transportation Access 4 / 10
SSC3.2 Alternative Transportation-Bicycle Storage and Changing Rooms 2 / 10
SSC3.3 Alternative Transportation-Parking Availability 0 / 10

ENERGY AND ATMOSPHERE

EA1 Fundamental Commissioning of the Building Energy Systems 10 / 10
EA2 Minimum Energy Performance 1 / 10
EA3 Fundamental Refrigerant Mgmt 1 / 10
EA4 Optimize Energy Performance-Lighting Power 2 / 10
EA5 Optimize Energy Performance-Lighting Controls 0 / 10
EA6 Optimize Energy Performance-MHVAC 5 / 10
EA7 Optimize Energy Performance-Equipment and Appliances 4 / 10
EA8 Enhanced Commissioning 5 / 5
EA9 Measurement and Verification 0 / 5
EA10 Green Power 5 / 5

MATERIALS AND RESOURCES

MR1 Storage and Collection of Recyclables 1 / 2
MR2 Construction Waste Mgmt 2 / 2
MR3 Materials Reuse 0 / 2
MR4 Recycled Content 1 / 2
MR5 Regional Materials 1 / 2
MR6 Rapidly Renewable Materials 0 / 1
MR7 Certified Wood 0 / 1

INDOOR ENVIRONMENTAL QUALITY

IEQ1 Minimum IAQ Performance 1 / 10
IEQ2 Environmental Tobacco Smoke (ETS) Control 0 / 1
IEQ3 Outdoor Air Delivery Monitoring 0 / 1
IEQ4 Increased Ventilation 0 / 1
IEQ5 Construction IAQ Mgmt Plan-Outgoing Construction 1 / 1
IEQ6 Construction IAQ Mgmt Plan-Before Occupancy 0 / 1
IEQ7.1 Low Emitting Materials-Adhesives and Sealants 1 / 1
IEQ7.2 Low Emitting Materials-Paints and Coatings 1 / 1
IEQ8.2 Daylight and Views 1 / 1
IEQ8.3 Daylight and Views for Seated Spaces 0 / 1

INNOVATION IN DESIGN

IDC1.1 Innovation in Design 1 / 5
IDC1.2 Innovation in Design 0 / 5
IDC1.3 Innovation in Design 0 / 5
IDC1.4 Innovation in Design 0 / 5
IDC1.5 Innovation in Design 0 / 5
IDC2 LEED® Accredited Professional 1 / 1

REGIONAL PRIORITY CREDITS

SSC1 Site Selection 0 / 1
SSC2 Development Density and Community Connectivity 1 / 1
SSC3.1 Alternative Transportation-Public Transportation Access 1 / 1
WE1 Water Use Reduction 0 / 1
EC1.1 Optimize Energy Performance-Lighting Power 0 / 1
MRc3.1 Materials Reuse 0 / 1

TOTAL 66 OF 110
CREDIT DETAILS

Project Information Forms

PIf1: Minimum Program Requirements

07/11/2013 DESIGN PRELIMINARY REVIEW

The LEED Project Information Form has been submitted stating that the project complies with all Minimum Program Requirements. The Form has been signed. The project will comply with MPR 6 (Must Commit to Sharing Tenant-Level Energy and Water Usage Data), via Option 2. The project is located in Fort Collins, Colorado.

08/29/2013 DESIGN FINAL REVIEW

12/06/2013 CONSTRUCTION PRELIMINARY REVIEW

04/22/2014 CONSTRUCTION FINAL REVIEW

PIf2: Project Summary Details

07/11/2013 DESIGN PRELIMINARY REVIEW

The LEED Project Information Form has been submitted including the following project summary details. The project space occupies two stories and 44,237 gross square feet in the two-story building. This is 98.21% of the total gross square feet of the building. The building was originally constructed in 1966 with 34,824 square feet undergoing alteration and 9,413 square feet not undergoing initial fit-out or alteration work. It uses energy from natural gas, electricity, and district or campus heating. It uses water from a municipal potable water system and the sewage is conveyed to a municipal sewer system. The total project budget is $9,000,000.

09/09/2013 DESIGN FINAL REVIEW

The Project Information Form was previously approved in the Design Preliminary Review. The form has been revised to state that the project gross square footage is 100% of the building in which it is located. The documentation demonstrates compliance.

12/06/2013 CONSTRUCTION PRELIMINARY REVIEW

04/22/2014 CONSTRUCTION FINAL REVIEW

PIf3: Occupant and Usage Data

07/12/2013 DESIGN PRELIMINARY REVIEW

The LEED Project Information Form has been submitted including the following occupant and usage data. The occupant is a state government organization and an occupant type that consists primarily of Retail:Restaurant/Cafeteria spaces. The FTE value is 36, the peak users value is 1,533, and the average users value is 1,036. The project space is operated 290 days per year. The project space is intended to be owner-occupied after project completion.

However, the occupancy numbers have not been reported consistently throughout this project. The peak users value of 1,533 varies substantially from the total peak occupancy of 879 people documented within IEQp1: Minimum Air Quality Performance. Occupancy numbers must be reported consistently throughout all submittal documentation.

TECHNICAL ADVICE:

Please revise the form as necessary to ensure that the occupancy numbers are reported consistently throughout the project.

09/09/2013 DESIGN FINAL REVIEW

The LEED Project Information Form has been revised to address the issue outlined in the Design Preliminary Review comments and
The peak users value is 879, which is consistent with IEQp1: Minimum Air Quality Performance. The documentation demonstrates compliance.

12/06/2013 CONSTRUCTION PRELIMINARY REVIEW

04/22/2014 CONSTRUCTION FINAL REVIEW

_Pif4: Schedule and Overview Documents_ Approved

07/11/2013 DESIGN PRELIMINARY REVIEW

The LEED Project Information Form has been submitted including the design and construction schedule, and the estimated date of occupancy is noted as April 29, 2013. The following required documents have been uploaded: interior renderings, floor plans, sections elevations, and mechanical drawings. The base building systems narrative and general project narrative have been provided. Additionally, mechanical schedules, exterior building renderings, an online map of the building location, and site plan have been provided.

09/09/2013 DESIGN FINAL REVIEW

The Project Information Form was previously approved in the Design Preliminary Review. Mechanical plans, schedules, and manufacturer documentation have been provided. The documentation demonstrates compliance.

12/06/2013 CONSTRUCTION PRELIMINARY REVIEW

04/22/2014 CONSTRUCTION FINAL REVIEW

_Pif5: Previously LEED Certified Details_ Approved

07/11/2013 DESIGN PRELIMINARY REVIEW

The LEED Project Information Form has been submitted stating that the building or portions of the building that the project is located in has not been LEED certified.

08/29/2013 DESIGN FINAL REVIEW

12/09/2013 CONSTRUCTION PRELIMINARY REVIEW

04/22/2014 CONSTRUCTION FINAL REVIEW
Sustainable Sites

SSc1: Site Selection

POSSIBLE POINTS: 5
ATTEMPTED: 4, DENIED: 3, PENDING: 0, AWARDED: 2

07/17/2013 DESIGN PRELIMINARY REVIEW

Option 2 - Path 1: Brownfield Redevelopment

The LEED Credit Form has been provided stating that the project is pursuing an alternative compliance path as outlined in LEED Interpretation 10001, regarding asbestos in buildings. The project has documented asbestos contamination in the building in accordance with EPA Reg. 40CFR Part 763. A detailed narrative has been provided declaring that all mitigation and abatement activities were carried out in accordance with the relevant local, state, and federal guidelines.

One point is awarded.

----------

Option 2 - Path 4: Heat Island Effect - Nonroof

The LEED Credit Form has been provided stating that 100% of nonroof base building hardscape surfaces will be mitigated through the use of materials with an SRI of at least 29. A minimum of 30% is required. The table listing materials with an SRI of at least 29 has been provided as required. The site plan including information regarding paving materials has been provided. It is noted that the calculations include hardscape surfaces with SRI values greater than 29.

It is noted that although the SRI values for Colored concrete (31) and Crusher fines (37) appear higher than industry norms, when recalculated with only the St Gray Concrete, 67% of nonroof base building hardscape surfaces will be mitigated through the use of materials with an SRI of at least 29. This uncertainty does not affect credit achievement.

One point is awarded.

----------

Option 2 - Path 7: Water Efficient Landscaping - Reduce by 50%

The LEED Credit Form has been provided stating that the base building landscaping and irrigation systems have been designed to reduce potable water consumption for irrigation by 51% from a calculated baseline case. A minimum reduction of 50% in potable water is required. The site plan and form irrigation calculations have been provided which describe the landscape and irrigation design strategies employed by the project.

However, the provided calculations indicate that the baseline case does not use average values for species factor (ks) as required.

TECHNICAL ADVICE:

Please provide revised calculations to ensure that the baseline case uses average values for species factor (ks). For additional information, refer to the calculations section within SSc1, Option 2, Path 7 in the LEED Reference Guide for Green Interior Design and Construction, 2009 Edition.

Two points are denied pending clarifications.

----------

Option 2 - Path 10: Water Use Reduction - 30% Reduction

The LEED Credit Form and water use calculations have been provided stating that the base building has reduced water use by 35% from a calculated baseline. Supporting documentation has been provided.

However, the documentation in PIf2: Project Summary Details states that the LEED-CI space occupies 98.21% of the total gross square feet of the base building. As noted in the LEED Reference Guide for Interior Design and Construction, 2009 Edition, this credit is only applicable to projects where the LEED-CI space occupies less than 50% of the base building, therefore this LEED-CI project is ineligible for this credit.

One point is denied.

----------

A total of two points are awarded, two points are denied pending clarifications, and one point is denied.

08/29/2013 DESIGN FINAL REVIEW

No further information has been provided.

12/12/2013 CONSTRUCTION PRELIMINARY REVIEW

Option 2 - Path 7: Water Efficient Landscaping - Reduce by 50%

The project has withdrawn Path 7.
A total of two points are awarded.

**SSc2: Development Density and Community Connectivity**

*Awarded: 6*

POSSIBLE POINTS: 6

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

07/12/2013 DESIGN PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the project 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) and therefore applies Option 2. A scaled online map showing the one-half-mile radius, the locations of the basic services, and the residential district has been provided. Additionally, a supplemental table has been provided.

**SSc3.1: Alternative Transportation-Public Transportation Access**

*Awarded: 6*

POSSIBLE POINTS: 6

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

07/12/2013 DESIGN PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the project is served by four bus lines within one-quarter-mile walking distance of the project site. A scaled map showing the location of the transit stops and pedestrian routes has been provided.

**SSc3.2: Alternative Transportation-Bicycle Storage and Changing Rooms**

*Awarded: 2*

POSSIBLE POINTS: 2

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

07/12/2013 DESIGN PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that bicycle storage facilities have been provided to serve 7.05% of the LEED-CI project FTE and transient occupants, measured at peak occupancy, and shower facilities for 2.78% of the LEED-CI project FTE occupants. Bicycle storage facilities must be provided for at least 5% of project FTE and transient occupants and shower facilities must be provided for at least 0.5% of FTE project occupants. Plans have been provided showing the location of the bicycle storage and shower facilities.

**SSc3.3: Alternative Transportation-Parking Availability**

*Not Attempted*

POSSIBLE POINTS: 2
Water Efficiency

WEp1: Water Use Reduction-20% Reduction

Awarded: 8

07/17/2013 DESIGN PRELIMINARY REVIEW

The LEED Prerequisite Form has been provided stating that the project occupants will utilize fixtures within the LEED-CI Project Boundary. Potable water usage in the LEED-CI space has been reduced by 35.03% from the calculated baseline design. A reduction of 20% is required. A plumbing fixture schedule which includes all fixtures utilized by the LEED-CI occupants (within the LEED-CI Project Boundary) has been provided. Additionally, a narrative describing project-specific usage rates and manufacturer documentation have been provided.

However, the floor plans provided in PIf4: Schedule and Overview Documents indicate that the project includes restrooms that do not contain urinals (109A, 207, and 206). The calculations in the form automatically assume that 100% of male occupants will use restrooms that contain urinals. If a percentage of male occupants will not have access to or will not be expected to use restrooms with urinals, the default Total Daily Uses for water closets and urinals will need to be adjusted in the form accordingly.

TECHNICAL ADVICE:

Please provide a narrative and/or supporting daily use calculations to explain the anticipated urinal usage. Revise the form as necessary to ensure that the Total Daily Uses column for the water closets and urinals have been modified appropriately. Ensure that the total occupancy values used between all the fixtures equals the total occupancy values of the project.


08/29/2013 DESIGN FINAL REVIEW

The LEED Prerequisite Form has been revised to address the issue outlined in the Preliminary Review comments and states that potable water usage in the LEED-CI space has been reduced by 34.86% from the calculated baseline design. The documentation demonstrates prerequisite compliance.

POSSIBLE POINTS: 11
ATTEMPTED: 5, DENIED: 0, PENDING: 0, AWARDED: 8

WEc1: Water Use Reduction

Awarded: 8

07/17/2013 DESIGN PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the project will utilize fixtures within the LEED-CI Project Boundary, and the project has reduced potable water use by 35.03% from the calculated baseline design. A minimum reduction of 30% is required. However, WEp1: Water Use Reduction has been denied pending clarifications.

TECHNICAL ADVICE:

Please see the comments within WEp1 and resubmit this credit.

08/29/2013 DESIGN FINAL REVIEW

The issue within WEp1: Water Use Reduction has been addressed and the LEED Credit Form has been revised stating that project has reduced potable water use by 34.86% from the calculated baseline design. The documentation demonstrates credit compliance for six points.
**EAp1: Fundamental Commissioning of the Building Energy Systems**  
Awarded  
12/03/2013  
 CONSTRUCTION PRELIMINARY REVIEW

The LEED Prerequisite Form has been provided stating that the fundamental commissioning requirements for the project energy-related systems have 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 form has been signed. The executive summary of the commissioning report, which includes a summary of issues corrected and a list of any major outstanding/unresolved issues, has been provided.

Although the provided commissioning report describes the systems serving the project, but does not clearly indicate which systems have been commissioned, the discrepancy does not affect achievement of this prerequisite. The systems manual provided within EAc2: Enhanced Commissioning confirms the list of systems commissioned.

**EAp2: Minimum Energy Performance**  
Awarded  
12/12/2013  
04/24/2014  
 CONSTRUCTION PRELIMINARY REVIEW

The LEED Prerequisite Form has been provided stating that the project complies with ASHRAE/IESNA 90.1-2007. The form indicates a 21.26% reduction in connected lighting power density from that allowed by ASHRAE 90.1-2007, using the space-by-space method. A reduction of at least 10% is required. The form states that ENERGY STAR-rated equipment and appliances equal to 91.91%, by rated power, have been installed on the project. A minimum of 50% rated power is required. The project team Architect and project team Design Engineer have signed the form. The ASHRAE 90.1-2007 Users Manual Lighting Compliance Documentation has been provided. Additionally, a supplemental narrative has been provided.

Although the calculation indicates a total square footage (42,980 square feet) that is inconsistent with that within PIF2: Project Summary Details (44,237 square feet), the discrepancy is minor and therefore, does not affect achievement of this prerequisite. For future projects, please ensure that the total square footage has been reported consistently across all LEED credit submittals.

However, the ASHRAE 90.1-2007 Users Manual Lighting Compliance Documentation has not been fully completed as required. It is unclear what fixtures have been installed and whether the total installed interior lighting power has been accurately calculated. As noted on the prerequisite form, all sections other than the Interior Lighting Power Allowance table are required to be completed.

TECHNICAL ADVICE:
Please provide the lighting compliance documentation including all installed interior lighting fixtures. Ensure that the lighting calculations include the ballast power.

04/24/2014  
 CONSTRUCTION FINAL REVIEW

A clarification narrative and copy of correspondence with GBCI have been provided to address the issue outlined in the Preliminary Review comments. It is noted that the narrative references a COMcheck report which has been uploaded within EAc1.1: Optimize Energy Performance - Lighting Power. The COMcheck report lists the installed fixtures. The documentation demonstrates prerequisite compliance.

**EAp3: Fundamental Refrigerant Management**  
Awarded  
07/11/2013  
 DESIGN PRELIMINARY REVIEW

The LEED Prerequisite Form has been provided stating that the LEED-CI project scope of work includes the installation of new HVAC systems. The table indicates that there are no CFC-based refrigerants in the new systems. A form narrative has been provided referencing the supporting documentation. Additionally, a cut sheet has been provided.

**EAc1.1: Optimize Energy Performance-Lighting Power**  
Awarded: 2  
07/11/2013  
 DESIGN PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the project has achieved a 21.26% reduction in connected lighting power density from that allowed by ASHRAE 90.1-2007, using the space-by-space method. A reduction of at least 15% is required. A form narrative has been provided referencing the supporting documentation. Additionally, a COMcheck report and lighting narrative have been provided.

However, EAp2: Minimum Energy Performance has not been submitted. EAp2 must be earned in order to demonstrate compliance
here.

**TECHNICAL ADVICE:**

Please submit EAp2 and resubmit this credit. When submitting EAp2, ensure that the Requirements Checklist has been completed in the COMcheck report to confirm that the project complies with the mandatory provisions of ASHRAE 90.1-2007. Alternatively, provide the ASHRAE Lighting Compliance Documentation with a completed Mandatory Provisions Checklist. Check each box to indicate that the mandatory requirement applies to the project and that the project complies with the requirement. If the requirement is not applicable, then leave the box unchecked. As necessary, provide a special circumstances narrative to include an explanation regarding the checklist.

**12/03/2013 CONSTRUCTION PRELIMINARY REVIEW**

EAp2: Minimum Energy Performance has been submitted to address the issue outlined in the Design Preliminary Review comments. However, EAp2 has been denied pending clarifications.

**TECHNICAL ADVICE:**

Please see the comments within EAp2 and resubmit this credit.

**04/17/2014 CONSTRUCTION FINAL REVIEW**

Revised documentation has been provided within EAp2: Minimum Energy Performance to address the issue outlined in the Preliminary Review comments and EAp2 has been earned, as required. The documentation demonstrates credit compliance for two points.

**POSSIBLE POINTS: 3**

**EAc1.2: Optimize Energy Performance - Lighting Controls**

Not Attempted

**POSSIBLE POINTS: 10**

ATTEMPTED: 10, DENIED: 5, PENDING: 0, AWARDED: 5

**EAc1.3: Optimize Energy Performance - HVAC**

Awarded: 5

**07/17/2013 DESIGN PRELIMINARY REVIEW**

Option 1 — Equipment Efficiency

The LEED Credit Form has been provided stating that the project will document Equipment Efficiency and therefore applies Option 1. The HVAC systems comply with the efficiency requirements outlined in the Advanced Buildings Core Performance Guide Sections 1.4, 2.9, and 3.10. The mechanical systems design load, mechanical system capacity, and the variable speed control information have been provided. The project team MEP Engineer has signed the form as required. The summary of the mechanical system design calculations has been provided and include the load and critical path supply duct pressure loss calculations.

---

Option 1 - Appropriate Zoning and Controls

The LEED Credit Form has been provided stating that the project has documented Appropriate Zoning and Controls, and therefore applies Option 1. The form states that HVAC systems have been designed so that every solar exposure has a separate control zone, interior spaces are separately zoned, and all private offices and specialty occupancies have active controls which are capable of sensing space use and modulating the HVAC system in response to space demand. The HVAC narrative in PI4: Schedule and Overview Documents describes the HVAC system. The mechanical drawings have been provided.

However, it is unclear whether private offices and specialty occupancy spaces (the classrooms, meeting rooms, dining areas, and kitchens) have active controls which are capable of sensing space use and modulating the HVAC system in response to space demand, such as demand controlled ventilation and occupancy responsive HVAC controls.

**TECHNICAL ADVICE:**

Please provide documentation to demonstrate that all private offices and specialty occupancy spaces have been provided with active controls which are capable of sensing space use and modulating the HVAC system in response to space demand.

Note that the credit requires that individual active control is provided for each private office and specialty occupancy space. Grouping of offices using a single active control is not allowed, as it does not allow adjustment of the HVAC system in response to space demand associated with variable occupancy. As indicated in the LEED Reference Guide for Green Interior Design and Construction, 2009 Edition, occupancy sensors capable of modulating the HVAC system, in each private office and specialty occupancy space, or demand control ventilation with sensors in each of such spaces could be used to sense space use, and the HVAC system could use this data to adjust the HVAC system based on changes in space use. If demand controlled ventilation is used, demonstrate that CO2 sensors are installed in the breathing zone of each private office and specialty occupancy space.

---

Five points are earned for equipment efficiency and five points are pending clarifications for appropriate zoning and controls.
Option 1 - Appropriate Zoning and Controls

A narrative, floor plans, and cut sheets have been provided to address the issues outlined in the Preliminary Review comments. The documentation indicates VAV boxes with individual thermostats are provided for each private office and specialty occupancy space.

However, thermostats alone are not considered active controls. Active controls must be able to regulate air flow required for ventilation based on space demand or be able to modulate HVAC systems through an unoccupied temperature setback when occupants are not present during occupied hours. As indicated in the LEED Reference Guide for Green Interior Design and Construction, 2009 Edition, active controls may be occupancy sensors or demand control ventilation with sensors in each space, which sense space use and use this data to adjust the HVAC system based on changes in space use. The documentation does not demonstrate credit compliance for this portion of the credit.

Five points are earned for equipment efficiency and five points are denied for appropriate zoning and controls.

**EAc1.4: Optimize Energy Performance - Equipment and Appliances**  
**Awarded:** 4

**POSSIBLE POINTS:** 4  
**ATTEMPTED:** 1, **DENIED:** 0, **PENDING:** 0, **AWARDED:** 4

**12/03/2013 CONSTRUCTION PRELIMINARY REVIEW**

The LEED Credit Form has been provided stating that the project has installed ENERGY STAR-rated equipment and appliances equal to 91.91%, by rated power. A minimum of 70%, by rated power, is required.

**EAc2: Enhanced Commissioning**  
**Awarded:** 5

**POSSIBLE POINTS:** 5  
**ATTEMPTED:** 5, **DENIED:** 0, **PENDING:** 0, **AWARDED:** 5

**12/03/2013 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. 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, have been provided.

However, the provided contract has not been signed by the project Owner; therefore, it is unclear whether the contract ensures post-construction commissioning activities, as required.

**TECHNICAL ADVICE:**

Please provide the fully executed contract between the Owner and the Commissioning Agent, which ensures post-construction commissioning activities.

**04/17/2014 CONSTRUCTION FINAL REVIEW**

A fully executed commissioning contract and a clarification narrative confirming the commissioning scope of work have been provided to address the issue outlined in the Preliminary Review comments. The documentation demonstrates credit compliance.

**EAc3: Measurement and Verification**  
**Not Attempted**

**POSSIBLE POINTS:** 5

**EAc4: Green Power**  
**Awarded:** 5

**POSSIBLE POINTS:** 5  
**ATTEMPTED:** 5, **DENIED:** 0, **PENDING:** 0, **AWARDED:** 5

**12/03/2013 CONSTRUCTION PRELIMINARY REVIEW**

The LEED Credit Form has been provided stating that the project has a purchase agreement to procure eight kWh per square foot of the two-year electrical usage of this LEED-CI project from sources that meet the Green-e definition for renewable power and therefore applies Option 2. A minimum of eight kWh per square foot per year must be provided by green power. The contract to purchase off-site renewable energy has been provided.

However, the contract has not been signed; therefore, it is unclear whether the project Owner has committed to the green power purchase.

**TECHNICAL ADVICE:**

Please provide a contract to purchase off-site renewable energy, which has been signed.
Asigned invoice and a clarification narrative, confirming that the project Owner has committed to the green power purchase, have been provided to address the issue outlined in the Preliminary Review comments. The documentation demonstrates credit compliance.
**MRp1: Storage and Collection of Recyclables**

**Awards**

07/12/2013 DESIGN 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 floor plans showing the location of the recycling storage areas within the LEED-CI project space have been provided. The area is adequately sized and located, and the narrative confirms the expected volume and pick-up frequencies.

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

**MRc1.1: Tenant Space-Long-Term Commitment**

Awards: 1

07/17/2013 DESIGN PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the LEED-CI project occupant owns the space. A Special Circumstances narrative has been provided stating that the building is owned by Colorado State University. A map has been provided showing the building located on the campus.

However, it is unclear if all buildings located on the campus are owned by the University and as such, the project building is owned by the University.

TECHNICAL ADVICE:

Please provide an affidavit confirming that all buildings located on the campus are owned by the University. Alternatively, provide revised documentation confirming the project building is owned by the University.

08/29/2013 DESIGN FINAL REVIEW

The affidavit of ownership has been provided to address the issue outlined in the Preliminary Review comments. The documentation demonstrates credit compliance.

**POSSIBLE POINTS:** 2

**MRc1.2: Building Reuse**

Not Attempted

**POSSIBLE POINTS:** 2

MRc2: Construction Waste Management

Awarded: 2

12/06/2013 CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that the project has diverted 80.92% 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. Documentation has been provided for all commingled waste as required. Additionally, supplemental documentation and photographs have been provided.

**POSSIBLE POINTS:** 2

**MRc3.1: Materials Reuse**

Not Attempted

**POSSIBLE POINTS:** 2

**MRc3.2: Materials Reuse-Furniture and Furnishings**

Not Attempted

**POSSIBLE POINTS:** 1

MRc4: Recycled Content

Awarded: 1

12/12/2013 CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form and the Materials and Resource Calculator have been provided stating that 11.06% 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’s documentation has been provided for at least 20% of the compliant materials as required. Additionally, specifications, an excerpt from the LEED Reference Guide for Green Interior Design and Construction, and manufacturer documentation for non-compliant materials and for materials that do not appear to be included in the
list have been provided.

However, four issues are pending:

1. The Actual Materials Cost for Divisions 3-10, 31, and 32 and the Actual Materials Cost for Division 12 are equivalent to the sum of the listed materials. The list of materials does not appear to be comprehensive because there are products listed in IEQc4.1: Low-Emitting Materials — Adhesives and Sealants that do not appear to be included in the Calculator.

2. The manufacturer data for Bestway Cast-in-Place concrete does not appear to include the recycled content of the product by basis weight. It is unclear how the value of 25.7% pre-consumer recycled content has been determined.

3. The manufacturer data for Acelor Mittal Rebar does not appear to include the recycled content of the product by basis weight. It is unclear how the values of 88.0% post-consumer and 12.0% pre-consumer recycled content have been determined. Note that the provided documentation states that the materials are from 98.5% recycled steel scrap and that scrap contains post-consumer and pre-consumer recycled content.

4. The manufacturer data for the Fort Collins Precast Concrete does not appear to include the recycled content of the product by basis weight. It is unclear how the values of 20.4% post-consumer and 7.3% pre-consumer recycled content have been determined.

TECHNICAL ADVICE:

1. Please ensure that the list of materials provided for credit compliance is comprehensive or revise the Actual Materials Cost to accurately reflect the true total cost of all materials utilized within the LEED-CI project (including those materials that do not contribute towards credit compliance). Provide a narrative confirming the Actual Materials Cost is accurate.

2. — 4. Provide supplemental calculations demonstrating how the recycled content values entered in the Calculator have been determined. For further guidance, refer to the LEED Reference Guide for Green Interior Design and Construction, 2009 Edition under the subtitle Calculating Assembly Recycled Content. Provide assembly calculations to confirm the recycled content values entered in the Calculator. Revise the values in the Calculator as necessary to ensure they are consistent with the assembly calculations.

For future submittals, provide manufacturer documentation only if it confirms compliance.

04/25/2014 CONSTRUCTION FINAL REVIEW

The Materials and Resource Calculator has been revised to address the issues outlined in the Preliminary Review comments and states that 10.87% of the total building materials, by value, have been manufactured using recycled materials. The items in question have been revised as necessary. The narrative and manufacturer documentation have been provided. Sufficient information has been provided to address all issues raised in the Preliminary Review. The documentation demonstrates credit compliance for one point.

The provided narrative states that adhesive products used with HVAC/Mechanical were excluded from the calculator. For future projects, please note that all adhesives used within the weatherproofing system must be included in the Total Material Cost, including those used with HVAC/Mechanical related installation. In this case, this discrepancy does not affect credit compliance.
The LEED Credit Form and the Materials and Resource Calculator have been revised and state that 28.19% of the total building materials value includes building materials and products that have been manufactured within 500 miles of the project site. The narrative has been provided to address the issue outlined in the Preliminary Review comments and confirms the Actual Materials Cost. Additionally, manufacturer documentation has been provided. The documentation demonstrates credit compliance for one point.

The provided narrative states that adhesive products used with HVAC/Mechanical were excluded from the calculator. For future projects, please note that all adhesives used within the weather proofing system must be included in the Total Material Cost, including those used with HVAC/Mechanical related installation. In this case, this discrepancy does not affect credit compliance.

MRC6: Rapidly Renewable Materials
POSSIBLE POINTS: 1
Not Attempted

MRC7: Certified Wood
POSSIBLE POINTS: 1
Not Attempted
IEQp1: Minimum Indoor Air Quality Performance
Awarded 07/11/2013

DESIGN PRELIMINARY REVIEW

The LEED Prerequisite Form has been provided stating that the project is mechanically ventilated and mechanically conditioned and that the project air handling units are able to meet the ASHRAE 62.1-2007 outdoor air requirements; therefore, the project applies Case 1. The ventilation rate procedure (VRP) calculations and design outdoor airflow rates have been provided to confirm that the breathing zone ventilation rates for all occupied spaces meet the minimum established in ASHRAE 62.1-2007. The project team Ventilation Systems Designer has signed the form as required. A form narrative has been provided referencing the supporting documentation provided. Additionally, VRP calculations and a ventilation narrative have been provided.

However, two issues are pending:

1. The total peak occupancy of 879 people documented for this prerequisite varies substantially from the total building users of 1,533 people reported in PIf3: Occupant and Usage Data. Note that the peak occupancy should be reported consistently across all credits.

2. It appears that the Ventilation Efficiency at the system level was not determined based on the critical zone parameters.

TECHNICAL ADVICE:

1. Please confirm the appropriate peak occupancy for the building, and update the peak occupancy and/or the diversity as necessary so that the peak occupancy is consistent across all credits, or provide a detailed narrative describing the difference in occupants.

2. Revise the Ventilation Rate Procedure calculations for each air handler so that a single value for ventilation efficiency is used based on the calculations from the critical zone.

DESIGN FINAL REVIEW

A revised LEED Prerequisite Form including a response narrative, clarification narrative, and VRP calculations have been provided to address the issues outlined in the Preliminary Review comments. The calculations indicate that the Ventilation Efficiency at the system level was determined based on the critical zone parameters and reflect a peak occupancy consistent with PIf3: Occupant and Usage Data (879 people). The calculations confirm that the project air handling units are able to meet the ASHRAE 62.1-2007 outdoor air requirements. The documentation demonstrates prerequisite compliance.

IEQp2: Environmental Tobacco Smoke (ETS) Control
Awarded 07/17/2013

DESIGN PRELIMINARY REVIEW

The LEED Prerequisite Form has been provided stating that the project is located in a base building which minimizes exposure to ETS-containing air by prohibiting smoking within 25 feet of all entries, outdoor air intakes, and operable windows. The form has been signed. A photograph confirming the signage system communicating the exterior smoking policy has been provided.

However, it is unclear if the provided photograph of signage is applicable to this project because it states that only residents may access the building. The narrative provided within PIf4: Schedule and Overview Documents states that the project is a student dining and conference facility.

TECHNICAL ADVICE:

Please provide a narrative explaining how the provided photograph is applicable to the project under review. If necessary, provide a photograph or drawing confirming the signage system communicating the exterior smoking policy for the project under review.

DESIGN FINAL REVIEW

The photograph of the signage system communicating the exterior smoking policy for the project under review has been provided to address the issue outlined in the Preliminary Review comments. Additionally, a narrative explanation has been provided. The documentation demonstrates prerequisite compliance.

POSSIBLE POINTS: 1
IEQc1: Outdoor Air Delivery Monitoring
Not Attempted

POSSIBLE POINTS: 1
IEQc2: Increased Ventilation
Not Attempted

POSSIBLE POINTS: 1
IEQc3.1: Construction IAQ Management Plan—During Construction
Awarded: 1
The LEED Credit Form has been provided stating that the project developed and implemented a Construction IAQ Management Plan that followed the referenced SMACNA Guidelines. The form narrative describes how absorptive materials were protected from moisture damage during the construction and pre-occupancy phases. Photographs from at least two different time periods have been provided highlighting the implemented IAQ measures. Permanently installed air handling units were not operated during construction. A copy of the Construction IAQ Management Plan has been provided.

**POSSIBLE POINTS:** 1

**Awarded:** 1

**IEQc3.2: Construction IAQ Management Plan—Before Occupancy**

**POSSIBLE POINTS:** 1

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

The LEED Credit Form has been provided stating that the project followed the referenced SMACNA Guidelines. The form narrative describes how absorptive materials were protected from moisture damage during the construction and pre-occupancy phases. Photographs from at least two different time periods have been provided highlighting the implemented IAQ measures. Permanently installed air handling units were not operated during construction. A copy of the Construction IAQ Management Plan has been provided.

**POSSIBLE POINTS:** 1

**Awarded:** 1

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

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

**POSSIBLE POINTS:** 1

**Awarded:** 1

**04/22/2014 CONSTRUCTION FINAL REVIEW**

This credit was previously awarded. The LEED Credit Form has been revised for accuracy and a narrative explanation has been provided. The documentation continues to demonstrate credit compliance.

**POSSIBLE POINTS:** 1

**Awarded:** 1

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

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. The form has been signed. Manufacturer documentation has been provided for at least 20% of the products as required.

**POSSIBLE POINTS:** 1

**Awarded:** 1

**IEQc4.3: Low-Emitting Materials—Flooring Systems**

**NOT ATTEMPTED**

**POSSIBLE POINTS:** 1

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

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. The form has been signed. Manufacturer documentation has been provided for at least 20% of the materials as required.

**POSSIBLE POINTS:** 1

**Awarded:** 1

**IEQc4.5: Low-Emitting Materials—Systems Furniture and Seating**

The LEED Credit Form has been provided stating that the systems furniture and office seating are Greenguard or ANSI/BIFMA certified, and these products met the testing requirements at the time of manufacture. The table lists the manufacturer, date of manufacturing for the project, and dates of certification for each product. The form has been signed. The Greenguard certificates and an Intertek certificate have been provided.

**POSSIBLE POINTS:** 1

**Awarded:** 1

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

The LEED Credit Form has been provided stating that the systems furniture and office seating are Greenguard or ANSI/BIFMA certified, and these products met the testing requirements at the time of manufacture. The table lists the manufacturer, date of manufacturing for the project, and dates of certification for each product. The form has been signed. The Greenguard certificates and an Intertek certificate have been provided.
IEQc5: Indoor Chemical and Pollutant Source Control
Not Attempted

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

07/11/2013 DESIGN 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 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. Additionally, electrical schedules have been provided.

Although it appears that Office 112B and Open Plan Workstations 204A may be inappropriately classified as shared multi-occupant spaces due to the fact that they contain individual workstations, the discrepancy does not affect achievement of this credit. The form and lighting plans indicates that Office 112B has an on/off switch and each of the open plan workstations in 204A have a task light to enable individual control. For future submittals, note that in individual occupant spaces, workers use standard workstations to conduct individual tasks. Examples are private offices and open office areas with multiple workers. Shared multi-occupant spaces include conference rooms, classrooms, and other indoor spaces used as places of congregation.

09/03/2013 DESIGN FINAL REVIEW

This credit was previously awarded. A revised 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, including Office 112B. The form indicates that 204A is a conference room and has the required multi-level lighting control. The documentation continues to demonstrate credit compliance.

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

07/11/2013 DESIGN PRELIMINARY REVIEW

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

However, two issues are pending:

1. It appears that Office 112B and Open Plan Workstations 204A may be inappropriately classified as shared multi-occupant spaces due to the fact that they contain individual workstations. Note that in individual occupant spaces, workers use standard workstations to conduct individual tasks. Examples are private offices and open office areas with multiple workers. Shared multi-occupant spaces include conference rooms, classrooms, and other indoor spaces used as places of congregation.

2. It is unclear whether the noted overhead diffusers in rooms 112B, 112C, and 204A meet the intent and requirements of this credit. It is unclear how occupants would be able to adjust the diffusers.

TECHNICAL ADVICE:

1. Please provide a narrative describing the activities that take place within Office 112B and Open Plan Workstations 204A. Revise the form and documentation as necessary to ensure that spaces are appropriately classified. Note that spaces must be classified consistently throughout all submittal documentation.

2. Provide a clarification narrative demonstrating how these diffusers meet the intent and requirements of the credit. Ensure that the narrative includes information regarding how the overhead diffusers are adjustable and accessible by the individual occupants as needed. Note that diffusers must be adjustable by the individual occupants in order to qualify as individual controls for this credit.

09/03/2013 DESIGN FINAL REVIEW

The LEED Credit Form has been revised to address the issues outlined in the Preliminary Review comments and states that the required ventilation and temperature controls are provided to enable 77.78% of the tenant occupants with the ability to make adjustments to suit individual needs and preferences, including Office 112B. Additionally, a clarification narrative, mechanical plan, and diffuser cut sheet have been provided. The narrative and cut sheet describe how the diffusers may be adjusted by individual occupants.
The documentation demonstrates credit compliance.

**IEQc7.1: Thermal Comfort-Design**

**Awarded: 1**

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

**07/11/2013 DESIGN PRELIMINARY REVIEW**

The LEED Credit Form has been provided stating that the mechanically ventilated and mechanically conditioned project space is in compliance with ASHRAE 55-2004. The metabolic rate and clothing insulation, weather design conditions, and operating conditions have been provided for both the cooling and heating mode. Local discomfort effects have been considered and calculations have been performed to limit the dissatisfied occupants to less than 10%. Supporting documentation has been provided to confirm that all design conditions fall within the ASHRAE 55-2004 acceptable ranges.

**IEQc7.2: Thermal Comfort-Verification**

**Awarded: 1**

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

**07/17/2013 DESIGN PRELIMINARY REVIEW**

The LEED Credit Form has been provided stating that a permanent monitoring system and process for corrective action are in place to ensure performance to the desired comfort criteria, as determined by the credit requirements. IEQc7.1: Thermal Comfort - Design, has been earned, as required. The project Owner has signed the form, as required. A sample questionnaire and a narrative which identifies the comfort criteria, strategy for ensuring performance to the comfort criteria, and description of the permanent monitoring system implemented have been provided.

However, the narrative provided does not identify the process for corrective action.

**TECHNICAL ADVICE:**

Please provide a more detailed narrative identifying the process for corrective action.

**09/06/2013 DESIGN FINAL REVIEW**

A revised LEED Credit Form has been provided to address the issue outlined in the Preliminary Review comments and identifies the process for corrective action. The documentation demonstrates credit compliance.

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

**Not Attempted**

**POSSIBLE POINTS: 2**

**IEQc8.2: Daylight and Views-Views for Seated Spaces**

**Not Attempted**

**POSSIBLE POINTS: 1**
Innovation in Design

IDc1.1: Innovation in Design  
POSSIBLE POINTS: 1  
ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1  
07/12/2013 DESIGN PRELIMINARY REVIEW

The LEED Credit Form has been submitted stating that the project has developed and implemented a Green Housekeeping program.

To receive an innovation point, the project team must demonstrate compliance with LEED-EBOM 2009 IEQp3: Green Cleaning Policy. The LEED-EBOM 2009 IEQp3 Prerequisite Form and the Green Cleaning Policy have been provided. The Green Cleaning Policy follows the LEED-EBOM Policy Model and demonstrates the development of a comprehensive and quantitative green cleaning program which includes detailed information regarding staff training, cleaning processes and chemicals, and occupant feedback.

IDc1.1: Innovation in Design  
POSSIBLE POINTS: 1  
ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

IDc1.2: Innovation in Design  
POSSIBLE POINTS: 1  
ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

07/12/2013 DESIGN PRELIMINARY REVIEW

The LEED Credit Form has been submitted stating that the project has developed and implemented an ID credit proposal in compliance with LEED-EBOM 2009 MRp1: Sustainable Purchasing Policy. The LEED-EBOM 2009 MRp1 Prerequisite Form and the purchasing policy have been provided. The The policy addresses MR Credits 1, 2, 3, and 4.

IDc1.2: Innovation in Design  
POSSIBLE POINTS: 1  
ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

IDc1.3: Innovation in Design  
POSSIBLE POINTS: 1  
ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

12/09/2013 CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been submitted stating that the project team has developed and implemented a Public Education program. This strategy is detailed in LEED Reference Guide for Green Interior Design and Construction, 2009 Edition. To take advantage of the educational value of the green building features of a project and to earn a LEED point, any approach should be actively instructional. At least two ongoing instructional initiatives must be documented, such as a comprehensive signage program, a case study highlighting the successes of the LEED project, guided tours using the project as an example, an educational outreach program that engages occupants or the public through periodic events covering green building topics, and / or a website or electronic newsletter. The documentation provided for the development of a case study (available via touch screen) and guided tours comply with the Reference Guide requirements. Additionally, photographs of a metallic mural and of framed images have been provided.

IDc1.4: Innovation in Design  
POSSIBLE POINTS: 1  
ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

12/09/2013 CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been submitted stating that the project team has developed and implemented a Food Waste Reduction strategy. The project has implemented a composting program. A form narrative, images of signage, and diverted waste data have been provided.

However, as documented, the strategy falls short of the criteria listed in the LEED Reference Guide for Green Interior Design and Construction to achieve an Innovation in Design point. The strategy consists of only one product/process (composting) and is therefore not comprehensive. The strategy is not quantified using a baseline and design case and is not significantly better than standard sustainable design practices.

TECHNICAL ADVICE:
The project may apply for an alternative Innovation in Design credit for the Final Review. Note that the project team may wish to incorporate the composting program into LEED-EBOM 2009 MRp2: Solid Waste Management Policy to demonstrate achievement of this Innovation in Design strategy. In this case, provide the LEED-EBOM 2009 MRp2 Prerequisite Form and all the documentation that it requires.

04/22/2014 CONSTRUCTION FINAL REVIEW

Supporting documentation has been provided to address the issues outlined in the Preliminary Review comments. Quantification for the amount of food waste to compost (based on total waste) for the campus was previously provided. Quantified data for the donation of left-over food for the campus dining centers has been provided. The net effect for the project under review appears to be that 100% of the food waste (after donation and after composting), is sent to a food waste to energy facility, which is sufficient to document the handling of food waste for the project under review. Samples of signage and a summary of the plate waste audit have been provided. The documentation demonstrates compliance for an ID point.

IDc1.5: 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

12/06/2013 CONSTRUCTION PRELIMINARY REVIEW

The LEED Credit Form has been provided stating that a LEED AP has been a participant on the project development team. Copies of the LEED AP award certifications for Clayton Bartczak have been included as required.
SSc1: Site Selection
POSSIBLE POINTS: 1
ATTEMPTED: 1, DENIED: , PENDING: , AWARDED: 0

SSc2: Development Density and Community Connectivity
POSSIBLE POINTS: 1
ATTEMPTED: 1, DENIED: , PENDING: , AWARDED: 1

SSc3.1: Alternative Transportation-Public Transportation Access
POSSIBLE POINTS: 1
ATTEMPTED: 1, DENIED: , PENDING: , AWARDED: 1
<table>
<thead>
<tr>
<th>TOTAL</th>
<th></th>
<th></th>
<th>0</th>
<th>66</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>110</td>
<td>69</td>
<td>8</td>
<td></td>
</tr>
</tbody>
</table>
### REVIEW SUMMARY

<table>
<thead>
<tr>
<th>Credit</th>
<th>STATUS</th>
<th>TYPE</th>
<th>POINTS:</th>
<th>ATTEMPTED</th>
<th>DENIED</th>
<th>PENDING</th>
<th>AWARDED</th>
</tr>
</thead>
<tbody>
<tr>
<td>RF1: Minimum Program Requirements</td>
<td>Approved</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>RF2: Project Summary Details</td>
<td>Approved</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>RF3: Occupant and Usage Data</td>
<td>Not Approved</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>RF4: Schedule and Overview Documents</td>
<td>Approved</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>RF5: Previously LEED Certified Details</td>
<td>Approved</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>SSc1: Site Selection</td>
<td>Pending</td>
<td>Design</td>
<td>5</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>SSc2: Development Density and Community Connectivity</td>
<td>Anticipated</td>
<td>Design</td>
<td>7</td>
<td>0</td>
<td>0</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>SSc3.1: Alternative Transportation-Public Transportation Access</td>
<td>Anticipated</td>
<td>Design</td>
<td>7</td>
<td>0</td>
<td>0</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>SSc3.2: Alternative Transportation-Bicycle Storage and Changing Rooms</td>
<td>Anticipated</td>
<td>Design</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>WEp1: Water Use Reduction-20% Reduction</td>
<td>Pending</td>
<td>Design</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>WEc1: Water Use Reduction</td>
<td>Pending</td>
<td>Design</td>
<td>6</td>
<td>0</td>
<td>8</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>EPa3: Fundamental Refrigerant Management</td>
<td>Anticipated</td>
<td>Design</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EAc1.1: Optimize Energy Performance-Lighting Power</td>
<td>Pending</td>
<td>Design</td>
<td>2</td>
<td>0</td>
<td>2</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>EAc1.3: Optimize Energy Performance-HVAC</td>
<td>Pending</td>
<td>Design</td>
<td>5</td>
<td>0</td>
<td>5</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>MRp1: Storage and Collection of Recyclables</td>
<td>Anticipated</td>
<td>Design</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRc1.1: Tenant Space-Long-Term Commitment</td>
<td>Pending</td>
<td>Design</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>IEQp1: Minimum Indoor Air Quality Performance</td>
<td>Pending</td>
<td>Design</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>IEQp2: Environmental Tobacco Smoke (ETS) Control</td>
<td>Pending</td>
<td>Design</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>IEQc6.1: Controllability of Systems-Lighting</td>
<td>Anticipated</td>
<td>Design</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>IEQc6.2: Controllability of Systems-Thermal Comfort</td>
<td>Pending</td>
<td>Design</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>IEQc7.1: Thermal Comfort-Design</td>
<td>Anticipated</td>
<td>Design</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>IEQc7.2: Thermal Comfort-Verification</td>
<td>Pending</td>
<td>Design</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>IDC1.1: Green Cleaning Policy</td>
<td>Anticipated</td>
<td>Design</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>IDC1.2: Sustainable Purchasing Policy</td>
<td>Anticipated</td>
<td>Design</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

**Design Preliminary**

<p>| 05/31/2013 | 07/18/2013 | 42 | 1 | 21 | 27 |</p>
<table>
<thead>
<tr>
<th>Credit</th>
<th>STATUS</th>
<th>TYPE</th>
<th>POINTS-Appeared</th>
<th>DENIED</th>
<th>PENDING</th>
<th>AWARDED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pi1: Minimum Program Requirements</td>
<td>Approved</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pi2: Project Summary Details</td>
<td>Approved</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pi3: Occupant and Usage Data</td>
<td>Approved</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pi4: Schedule and Overview Documents</td>
<td>Approved</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pi5: Previously LEED Certified Details</td>
<td>Approved</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>SSc1: Site Selection</td>
<td>Pending</td>
<td>Design</td>
<td>5</td>
<td>1</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>We1p: Water Use Reduction-20% Reduction</td>
<td>Anticipated</td>
<td>Design</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>We1e: Water Use Reduction</td>
<td>Anticipated</td>
<td>Design</td>
<td>6</td>
<td>0</td>
<td>0</td>
<td>8</td>
</tr>
<tr>
<td>EAc1.3: Optimize Energy Performance-HVAC</td>
<td>Anticipated</td>
<td>Design</td>
<td>10</td>
<td>5</td>
<td>0</td>
<td>5</td>
</tr>
<tr>
<td>Mrc1.1: Tenant Space-Long-Term Commitment</td>
<td>Anticipated</td>
<td>Design</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>IEQp1: Minimum Indoor Air Quality Performance</td>
<td>Anticipated</td>
<td>Design</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>IEQp2: Environmental Tobacco Smoke (ETS) Control</td>
<td>Anticipated</td>
<td>Design</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>IEQc6.1: Controllability of Systems-Lighting</td>
<td>Anticipated</td>
<td>Design</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>IEQc6.2: Controllability of Systems-Thermal Comfort</td>
<td>Anticipated</td>
<td>Design</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>IEQc7.2: Thermal Comfort-Verification</td>
<td>Anticipated</td>
<td>Design</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Credit</td>
<td>STATUS</td>
<td>TYPE</td>
<td>POINTS-A TTEMPTED</td>
<td>DENIED</td>
<td>PENDING</td>
<td>AWARDED</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>--------------</td>
<td>-----------</td>
<td>-------------------</td>
<td>--------</td>
<td>---------</td>
<td>---------</td>
</tr>
<tr>
<td>PIf1: Minimum Program Requirements</td>
<td>Approved</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>PIf2: Project Summary Details</td>
<td>Approved</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>PIf3: Occupant and Usage Data</td>
<td>Approved</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>PIf4: Schedule and Overview Documents</td>
<td>Approved</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>PIf5: Previously LEED Certified Details</td>
<td>Approved</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>SSc1: Site Selection</td>
<td>Awarded</td>
<td>Design</td>
<td>5</td>
<td>3</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>EAp1: Fundamental Commissioning of the Building Energy Systems</td>
<td>Awarded</td>
<td>Construction</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EAp2: Minimum Energy Performance</td>
<td>Pending</td>
<td>Design</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EAc1.1: Optimize Energy Performance-Lighting Power</td>
<td>Pending</td>
<td>Design</td>
<td>2</td>
<td>0</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>EAc1.4: Optimize Energy Performance-Equipment and Appliances</td>
<td>Awarded</td>
<td>Design</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td>EAc2: Enhanced Commissioning</td>
<td>Pending</td>
<td>Construction</td>
<td>5</td>
<td>0</td>
<td>5</td>
<td>0</td>
</tr>
<tr>
<td>EAc4: Green Power</td>
<td>Pending</td>
<td>Construction</td>
<td>5</td>
<td>0</td>
<td>5</td>
<td>0</td>
</tr>
<tr>
<td>MRc2: Construction Waste Management</td>
<td>Awarded</td>
<td>Construction</td>
<td>2</td>
<td>0</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>MRc4: Recycled Content</td>
<td>Pending</td>
<td>Construction</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>MRc5: Regional Materials</td>
<td>Pending</td>
<td>Construction</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>IEQc3.1: Construction IAQ Management Plan-During Construction</td>
<td>Awarded</td>
<td>Construction</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>IEQc4.1: Low-Emitting Materials-Adhesives and Sealants</td>
<td>Awarded</td>
<td>Construction</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>IEQc4.2: Low-Emitting Materials-Paints and Coatings</td>
<td>Awarded</td>
<td>Construction</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>IEQc4.4: Low-Emitting Materials-Composite Wood and Agrifiber Products</td>
<td>Awarded</td>
<td>Construction</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>IEQc4.5: Low-Emitting Materials-Systems Furniture and Seating</td>
<td>Awarded</td>
<td>Construction</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Idc1.3: Sustainable Education Program</td>
<td>Awarded</td>
<td>Construction</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Idc1.4: Food Waste Reduction</td>
<td>Denied</td>
<td>Construction</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Idc2: LEED® Accredited Professional</td>
<td>Awarded</td>
<td>Construction</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Credit</td>
<td>STATUS</td>
<td>TYPE</td>
<td>POINTS-ATTEMPTED</td>
<td>DENIED</td>
<td>PENDING</td>
<td>AWARDED</td>
</tr>
<tr>
<td>-----------------------------------------------------------------------</td>
<td>---------</td>
<td>---------</td>
<td>------------------</td>
<td>--------</td>
<td>---------</td>
<td>---------</td>
</tr>
<tr>
<td>PIf1: Minimum Program Requirements</td>
<td>Approved</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>PIf2: Project Summary Details</td>
<td>Approved</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>PIf3: Occupant and Usage Data</td>
<td>Approved</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>PIf4: Schedule and Overview Documents</td>
<td>Approved</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>PIf5: Previously LEED Certified Details</td>
<td>Approved</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EAp2: Minimum Energy Performance</td>
<td>Awarded</td>
<td>Design</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EAc1.1: Optimize Energy Performance-Lighting Power</td>
<td>Awarded</td>
<td>Design</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>EAc2: Enhanced Commissioning</td>
<td>Awarded</td>
<td>Construction</td>
<td>5</td>
<td>0</td>
<td>0</td>
<td>5</td>
</tr>
<tr>
<td>EAc4: Green Power</td>
<td>Awarded</td>
<td>Construction</td>
<td>5</td>
<td>0</td>
<td>0</td>
<td>5</td>
</tr>
<tr>
<td>MRc4: Recycled Content</td>
<td>Awarded</td>
<td>Construction</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>MRc5: Regional Materials</td>
<td>Awarded</td>
<td>Construction</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>IEQc4.1: Low-Emitting Materials-Adhesives and Sealants</td>
<td>Awarded</td>
<td>Construction</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>IDc1.4: Food Waste Reduction</td>
<td>Awarded</td>
<td>Construction</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
</tbody>
</table>