



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 Green Business Certification Inc. (GBCI®).

Hill Side Offices

Project ID 1000046049
Rating system & version LEED-CS
Project registration date 08/13/2014



Design and Construction Final Review Decision

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

LEED 2009 CORE AND SHELL

ATTEMPTED: 63, DENIED: 0, PENDING: 0, AWARDED: 63 OF 110 POINTS

SUSTAINABLE SITES 23 OF 28		
SSp1	Construction Activity Pollution Prevention	Y
SSc1	Site Selection	1 / 1
SSc2	Development Density and Community Connectivity	5 / 5
SSc3	Brownfield Redevelopment	0 / 1
SSc4.1	Alternative Transportation-Public Transportation Access	6 / 6
SSc4.2	Alternative Transportation-Bicycle Storage and Changing Rooms	2 / 2
SSc4.3	Alternative Transportation-Low-Emitting and Fuel-Efficient Vehicles	3 / 3
SSc4.4	Alternative Transportation-Parking Capacity	2 / 2
SSc5.1	Site Development-Protect or Restore Habitat	1 / 1
SSc5.2	Site Development-Maximize Open Space	0 / 1
SSc6.1	Stormwater Design-Quantity Control	0 / 1
SSc6.2	Stormwater Design-Quality Control	0 / 1
SSc7.1	Heat Island Effect, Non-Roof	1 / 1
SSc7.2	Heat Island Effect-Roof	1 / 1
SSc8	Light Pollution Reduction	0 / 1
SSc9	Tenant Design and Construction Guidelines	1 / 1

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

ENERGY AND ATMOSPHERE 19 OF 37		
EAp1	Fundamental Commissioning of the Building Energy Systems	Y
EAp2	Minimum Energy Performance	Y
EAp3	Fundamental Refrigerant Mgmt	Y
EAc1	Optimize Energy Performance	9 / 21
EAc2	On-Site Renewable Energy	0 / 4
EAc3	Enhanced Commissioning	2 / 2
EAc4	Enhanced Refrigerant Mgmt	2 / 2
EAc5.1	Measurement and Verification-Base Building	3 / 3
EAc5.2	Measurement and Verification-Tenant Submetering	3 / 3
EAc6	Green Power	0 / 2

MATERIALS AND RESOURCES 3 OF 13		
MRp1	Storage and Collection of Recyclables	Y
MRC1	Building Reuse-Maintain Existing Walls, Floors and Roof	0 / 5
MRC2	Construction Waste Mgmt	1 / 2
MRC3	Materials Reuse	0 / 1
MRC4	Recycled Content	0 / 2
MRC5	Regional Materials	2 / 2
MRC6	Certified Wood	0 / 1

INDOOR ENVIRONMENTAL QUALITY 7 OF 12		
IEQp1	Minimum IAQ Performance	Y
IEQp2	Environmental Tobacco Smoke (ETS) Control	Y
IEQc1	Outdoor Air Delivery Monitoring	1 / 1
IEQc2	Increased Ventilation	1 / 1
IEQc3	Construction IAQ Mgmt Plan-During Construction	1 / 1
IEQc4.1	Low-Emitting Materials-Adhesives and Sealants	0 / 1
IEQc4.2	Low-Emitting Materials-Paints and Coatings	0 / 1
IEQc4.3	Low-Emitting Materials-Flooring Systems	1 / 1
IEQc4.4	Low-Emitting Materials-Composite Wood and Agrifiber Products	0 / 1
IEQc5	Indoor Chemical and Pollutant Source Control	1 / 1
IEQc6	Controllability of Systems-Thermal Comfort	1 / 1
IEQc7	Thermal Comfort-Design	0 / 1
IEQc8.1	Daylight and Views-Daylight	0 / 1
IEQc8.2	Daylight and Views-Views	1 / 1

INNOVATION IN DESIGN 5 OF 6		
IDc1.1	SS c4 - Double public transport access	1 / 1
IDc1.1	Innovation in Design	0 / 1
IDc1.2	Innovation in Design	0 / 1
IDc1.2	SSc7.1 - 100% of the on-site parking spaces have been located under cover	1 / 1
IDc1.3	MR c5- Regional Materials above 30%	1 / 1
IDc1.3	Innovation in Design	0 / 1
IDc1.4	Innovation in Design	0 / 1
IDc1.4	Innovation in Design	0 / 1
IDc1.5	Water Performance Measurement-Whole building	1 / 1
IDc1.5	Innovation in Design	0 / 1
IDc2	LEED® Accredited Professional	1 / 1

REGIONAL PRIORITY CREDITS 4 OF 4		
WEc3	Water Use Reduction	1 / 1
EAc1	Optimize Energy Performance	1 / 1
EAc3	Enhanced Commissioning	1 / 1
EAc5.2	Measurement and Verification-Tenant Submetering	1 / 1

TOTAL

63 OF 110



Project Information Forms

Plf1 : Minimum Program Requirements

Approved

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project complies with all Minimum Program Requirements. The project will comply with MPR 6: Must Commit to Sharing Whole-Building Energy and Water Usage Data via a USGBC Approved Data Template. The project is located in Budapest, Hungary.

Plf2 : Project Summary Details

Approved

DESIGN AND CONSTRUCTION FINAL REVIEW

The revised LEED Form states that the project has 269,228.54 gross square feet. The inconsistency with EAp2: Minimum Energy Performance and IEQp1: Minimum Indoor Air Quality Performance has been explained. The additional documentation demonstrates compliance.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form includes the required project summary details. There is one building in this LEED application with a total of 10 stories and 25,012.15 gross square feet. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. It appears the total project gross floor area is in square meters rather than square feet. Confirm the units used in the form and revise as required.

2. The total area reported here (25,012.15 square feet) is inconsistent with that within EAp2: Minimum Energy Performance (366,528 square feet) and within IEQp1: Minimum Indoor Air Quality Performance (20,214 square meters). Square footage values must be reported consistently. Provide a narrative and revise the form to ensure that the total gross square footage is consistent across all submittals.

PRECERTIFICATION FINAL REVIEW

The requested clarifications for Plf1: Minimum Program Requirements and Plf4: Schedule and Overview Documents demonstrate compliance.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form includes the required project summary details. There is one building in this LEED application with a total of 8 stories and 272,187 gross square feet. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. Plf1: Minimum Program Requirements and Plf4: Schedule and Overview Documents are pending clarifications regarding the LEED project boundary. Therefore, it is unclear whether the project areas reported within this form, such as total site area and hardscape area, accurately reflect the areas associated with the LEED project building. Provide the requested clarifications for Plf1 and Plf4 and resubmit this form. Provide a revised form, as necessary, ensuring that project areas have been reported accurately.

Plf3 : Occupant and Usage Data

Approved

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form includes the required occupant and usage data. The project consists primarily of Office: Mixed-Use spaces. The average user value is 2,072, the peak user value is 2,072, and the FTE value is 1,983.

PRECERTIFICATION FINAL REVIEW

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PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form includes the required occupant and usage data. The form states that the project will consist primarily of Office: Mixed-Use spaces. The FTE value will be 1,992, the total transients value (not including retail) will be 86, the total retail

customers value will be 46, and the total building users value will be 2,124.

It is noted that the entire area of the building reported in Plf2: Project Summary Details (272,187 square feet) has not been included in the occupancy counts (based on a total area of 232,840 square feet). For the Certification application, note that while spaces associated with underground and/or structured parking must be excluded from the occupancy calculations, non-regularly occupied support spaces (such as common areas, mechanical spaces, and circulation) must be included in the gross area of the space type for which they are ancillary. In this case, the estimated occupancy values are more stringent than the default occupancy counts when the total gross floor area of the project building is accounted for. At this time for Precertification, compliance is not affected.

Plf4 : Schedule and Overview Documents

Approved

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form includes the design and construction schedule. The date of substantial completion is March 29, 2019. The required documents have been uploaded.

PRECERTIFICATION FINAL REVIEW

The requested clarifications for Plf1: Minimum Program Requirements and the additional documentation demonstrate compliance.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form includes the design and construction schedule. The estimated date of substantial completion is September 30, 2017. The required documents have been uploaded. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. Plf1: Minimum Program Requirements is pending clarifications regarding the LEED project boundary. It is unclear whether the LEED project boundary has been drawn as to comply with MPR 3: Must Use a Reasonable Site Boundary. Provide the requested clarifications for Plf1 and resubmit this form. Provide a revised site plan, as necessary, to ensure that the LEED project boundary conforms to the Minimum Program Requirements and has been reported consistently across the project submittal.

Plf5 : Building System Control

Approved

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form indicates the division of work throughout the project and which parties control the building systems included in the project scope.

PRECERTIFICATION FINAL REVIEW

The additional documentation demonstrates compliance.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form states the division of work throughout the project and which parties will control the building systems included in the project scope. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. It is unclear if the form, as completed, accurately reflects the scope of the Core and Shell project and the improvements that may be made by the future tenant(s). The form indicates that the fit-out of the tenant spaces is controlled by the Building Developer, whereas it is typical that the build out of the tenant spaces would be completed by the tenants of a Core and Shell project. Note that the LEED BD+C v2009 Reference Guide states that the LEED Core and Shell rating system is most appropriate for buildings undergoing new construction or major renovation on its exterior shell and core mechanical, electrical, and plumbing units, but not a complete interior fit-out. If the tenant fit-out spaces were controlled by the Building Owner, then the project would have to re-apply for the LEED for New Construction rating system. Note that guidance on selecting a Rating System is available on the USGBC website (<http://www.usgbc.org/leed/certification/choose>). Provide a narrative describing the Core and Shell and tenant scopes of work. Clarify whether the tenant fit-out spaces are controlled by the Building Developer or the future tenants.



Sustainable Sites

SSp1 : Construction Activity Pollution Prevention

Awarded

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project has implemented an erosion and sedimentation control (ESC) plan that conforms to the 2003 EPA Construction General Permit (CGP).

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this prerequisite, stating that the project will implement an Erosion and Sedimentation Control (ESC) Plan that conforms to the 2003 EPA Construction General Permit (CGP).

SSc1 : Site Selection

Awarded : 1

POSSIBLE POINTS: 1

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

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project site does not meet any of the prohibited criteria. Local equivalents have been utilized.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this credit, stating that the site does not meet any of the prohibited criteria.

SSc2 : Development Density and Community Connectivity

Awarded : 5

POSSIBLE POINTS: 5

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

DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation demonstrates compliance.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project complies with Option 2: Community Connectivity. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. Provide a scaled map illustrating a one-half mile radius, the locations of all noted basic services, and highlighting the residential area within one-half mile of the project site. Ensure that the documentation includes the net density of the existing residential area.
2. The list of basic services includes two establishments from the same service type (Supermarkets). Provide a revised form and map highlighting ten unique, qualifying basic services (restaurants may be counted twice) within a one-half mile radius of a main building entrance.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this credit, stating that the site will comply with Option 2: Community Connectivity.

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

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project complies with Option 1: Rail Station, Bus Rapid Transit, and Ferry Terminal Proximity and is located within a one-half mile walking distance of a qualifying transit system.

PRECERTIFICATION FINAL REVIEW

Additional documentation has been provided.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this credit, stating that the project will comply with Option 1: Rail Station, Bus Rapid Transit, and Ferry Terminal Proximity and will be located within a one-half-mile walking distance of at least one commuter rail, light rail, subway station, bus rapid transit station, or commuter ferry terminal.

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

Awarded : 2

POSSIBLE POINTS: 2

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

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project complies with Case 1: Commercial or Institutional Projects 28,000 Square Meters. Bicycle storage facilities have been provided to serve at least 3% of the LEED project occupants for the space up to 28,000 square meters and shower facilities have been provided for at least 0.5% of the LEED project FTE occupants.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this credit, stating that the project will comply with Case 1: Commercial or Institutional Projects. The form states that bicycle storage facilities will be provided to serve at least 3% of the LEED FTE and transient project occupants, measured at peak occupancy, and shower/changing facilities will be provided for at least 0.5% of the LEED FTE project occupants.

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

Awarded : 3

POSSIBLE POINTS: 3

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

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project complies with Option 2 and provides alternative-fuel fueling stations for 3.4% of the total parking capacity.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this credit, stating that the project will comply with Option 2: Alternative-fuel fueling stations, and the project will install alternative-fuel refueling stations for at least 3% of the total vehicle parking capacity of the site.

SSc4.4 : Alternative Transportation-Parking Capacity

Awarded : 2

POSSIBLE POINTS: 2

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

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project is non-residential and is pursuing Case 1 - Option 1. Minimum parking required by zoning is not exceeded.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this credit, stating that the LEED project will be non-residential and is pursuing Case 1 - Option 1: Minimum parking required by zoning is not exceeded. The number of parking spaces provided to the base building will not exceed the minimum number required by local zoning regulations.

SSc5.1 : Site Development-Protect or Restore Habitat

Awarded : 1

POSSIBLE POINTS: 1

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

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project complies with Case 2: Previously Developed Areas or Graded Sites. The project has restored or protected at least 50% of the project site excluding the building footprint using native or adapted vegetation.

PRECERTIFICATION FINAL REVIEW

The requested clarifications for Plf1: Minimum Program Requirements and the additional documentation confirm that the project will restore or protect at least 20% of the total project site area, including the building footprint, using native or adapted vegetation.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this credit, stating that the project will comply with Case 2: Previously Developed Areas or Graded Sites. The project will restore or protect at least 20% of the total project site area, including the building footprint, using native or adapted vegetation. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. Plf1: Minimum Program Requirements and Plf4: Schedule and Overview Documents are pending clarifications regarding the LEED project boundary. Therefore, it is unclear whether the total site area within Plf2: Project Summary Details has been accurately reported. Provide the requested clarifications for Plf1, Plf2, and Plf4, and resubmit this credit. Provide a revised narrative to ensure that the total site area and the total open space area have been reported accurately and consistently across the project submittal, based on a compliant LEED project boundary, and to confirm that the project will provide restore or protect at least 50% of the total site area.

2. The form indicates that vegetated roof will be included in the calculations, but the narrative does not describe the landscape design intended for the vegetated roof. Note that, according to LEED Interpretation 10231, vegetated roofs can contribute towards credit compliance if they are intensive roof systems and have six or more varieties of sedum to promote a level of species diversity similar to the native habitat of the project's region. See the entire LEED Interpretation for additional requirements. Provide a revised narrative to clarify that the vegetated roofs will meet the credit intent by providing habitat and promoting diversity. If the green roof does not meet these criteria, revise the form to describe the intended approach to this credit, excluding the vegetated roof.

SSc5.2 : Site Development-Maximize Open Space

POSSIBLE POINTS: 1

Not Attempted

SSc6.1 : Stormwater Design-Quantity Control

POSSIBLE POINTS: 1

Not Attempted

SSc6.2 : Stormwater Design-Quality Control

POSSIBLE POINTS: 1

Not Attempted

SSc7.1 : Heat Island Effect, Non-Roof

POSSIBLE POINTS: 1

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

Awarded : 1

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project complies with Option 2 and 100% of the base building on-site parking is located underground or under cover.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this credit, stating that the project will comply with Option 2: Parking Under Cover, and 100% of the base building on-site parking will be located underground or under cover.

SSc7.2 : Heat Island Effect-Roof

POSSIBLE POINTS: 1

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

Awarded : 1

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project complies with Option 3 and the weighted average roof area for the combined SRI compliant and vegetated roofing surfaces is greater than or equal to the total building roof area.

PRECERTIFICATION FINAL REVIEW

Additional documentation has been provided.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this credit, stating that the project will comply with Option 3: Combination of High-Albedo Materials and Vegetated Roof, and the weighted average roof area for the combined SRI compliant and vegetated roofing surfaces will be greater than or equal to the total building roof area.

SSc8 : Light Pollution Reduction
POSSIBLE POINTS: 1

Withdrawn

REVISED REVIEW COMMENT

The LEED Form indicates the intent to meet the requirements of this credit, stating that the building will comply with Option 2: Shielding for Interior Lighting. Additionally, the form indicates that there will be exterior lighting devices within the LEED project boundary and confirms the requirements for exterior lighting power density, site lumens, and light trespass will be met.

SSc9 : Tenant Design and Construction Guidelines

POSSIBLE POINTS: 1

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

Awarded : 1

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project has developed Tenant Design and Construction Guidelines for the certifying project tenant spaces.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this credit, stating that the project will develop Tenant Design and Construction Guidelines for the certifying project tenant spaces.



Water Efficiency

WEp1 : Water Use Reduction-20% Reduction

Awarded

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that there will be additional tenant work beyond the Core and Shell project scope and the performance calculations reflect the data specified in the tenant sales or lease agreement. The project has reduced potable water use by 31.24%. The following issues are noted.

1. The occupancy used in the calculations for this prerequisite (98 Transients) is inconsistent with the occupancy listed in Plf3: Occupant and Usage Data (89 Transients). Occupancy must be documented consistently among all credits unless justification can be provided.
2. The Water Use Reduction Calculator indicates that less than 100% of the occupants will be using lavatory fixtures.

In this case compliance is not affected.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this prerequisite, stating that the project will reduce potable water use by at least 30%.

It is unclear if the scope of the kitchen sink fixtures has been reported accurately for the project. This form and the information provided for Plf5: Building System Control indicate that all plumbing fixtures, including the kitchen sinks, will be in the scope of the Owner/Developer only, whereas the floor plans provided for Plf4: Schedule and Overview Documents do not show the locations of the kitchen sinks installed as a part of the Core and Shell scope. For the Certification application, ensure that the documentation confirms that the kitchen sink fixtures are controlled solely by the Owner/Developer. In this case, the documentation provided for this prerequisite includes the kitchen sink fixtures in the list of anticipated plumbing fixtures and provides the anticipated flow rate, as well as includes information regarding the location of these fixtures. Therefore, it appears that the In Scope compliance path pursued for this prerequisite is accurate. At this time for Precertification, compliance is not affected.

WEc1 : Water Efficient Landscaping

POSSIBLE POINTS: 4

Not Attempted

WEc2 : Innovative Wastewater Technologies

POSSIBLE POINTS: 2

Not Attempted

WEc3 : Water Use Reduction

POSSIBLE POINTS: 4

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

Awarded : 2

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that there will be additional tenant work beyond the Core and Shell project scope and the performance calculations reflect the data specified in the tenant sales or lease agreement. The project has reduced potable water use by 31.24%.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this credit, stating that the project will reduce potable water use by at least 30%.



Energy And Atmosphere

EAp1 : Fundamental Commissioning of the Building Energy Systems

Awarded

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that fundamental commissioning is complete.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this prerequisite, stating that the fundamental commissioning requirements will be completed or will be under contract.

EAp2 : Minimum Energy Performance

Awarded

DESIGN AND CONSTRUCTION FINAL REVIEW

The LEED Form has been revised to address the issues outlined in the Preliminary Review and states that the project has achieved an energy cost savings of 24.3%. The total predicted annual energy consumption for the project is 6,193,320 kWh/year of electricity and 421,889 kWh/year of natural gas.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project complies with Option 1: Whole Building Energy Simulation and has achieved an energy cost savings of 24.1%. However, to demonstrate compliance, the following comments requiring a project response (marked as Mandatory) must be addressed for the Final Review.

TECHNICAL ADVICE

REVIEW COMMENTS REQUIRING A PROJECT RESPONSE (Mandatory)

1. Provide the following:

a. A narrative response to each Preliminary Review comment below.

b. A narrative describing any additional changes made to the energy models between the Preliminary and Final Review phases not addressed by the responses to the review comments. The mandatory comments are perceived to reduce the projected savings for the Proposed design. If the projected savings increase substantially in the Final submission, without implementing any optional comments that may improve performance, a narrative explanation for these results must be provided.

2. The total building area reported in this prerequisite (366,528 square feet) is inconsistent with that reported in Plf2: Project Summary Details (25,012 square feet). The total building area must be reported consistently among all submittals. Revise the energy models and update Section 1.1A to ensure consistency.

3. It is unclear if the lighting power densities included in Proposed Case for unfinished Tenant spaces have been modeled correctly. Credit has been taken for reduced lighting power density in the Office and Retail spaces, but the Tenant Guidelines attached to SS9: Tenant Design and Construction Guidelines and the Tenant Sales and Lease Agreement attached to Plf5: Building System Control do not include requirements for maximum tenant lighting power density. Provide a revised TSLA or guidelines that includes a 0.84 Watts per square foot maximum lighting power density for offices and 0.93 Watts per square foot for retail spaces, or revise the Proposed Case lighting power density for all unfinished tenant spaces to match the Baseline Case.

4. It is unclear whether the minimum outside air rates (in CFM) were modeled correctly in the Baseline and Proposed Case for all zones not having Demand Control Ventilation in the Proposed Case. The Outdoor Airflow of 80,950 cfm shown in the Minimum Energy Performance Calculator is inconsistent with the 84,450 cfm of Outdoor Air Intake Flow Provided in IEQp1: Minimum IAQ Performance. Confirm that the minimum outside airflow (in units of cfm) was modeled identically in the Baseline and Proposed case using the proposed case rates. Additionally, verify that all systems in both the baseline and proposed case are modeled with zero outside air flow when fans are cycled on to meet unoccupied setback temperatures unless health or safety regulations mandate an alternate minimum flow during unoccupied periods (in which case, the unoccupied outside air rates should be modeled identically in the Baseline and Proposed Case).

5. The energy savings reported of 88% for heating do not appear to be substantiated because the Minimum Energy Performance Calculator indicates that both the Baseline and Proposed Case have been modeled with 96% efficient condensing boilers and the Proposed Case window to wall ratio of 65% exceeds the 40% of the Baseline Case. Review the Baseline and Proposed inputs for the model to confirm that they conform to ASHRAE 90.1-2007 and LEED modeling protocol. Provide sufficient information regarding the energy inputs in the Section 1.4 Tables and an accompanying narrative to justify the reported energy savings. Additionally, provide input summary reports for a sample HVAC system and thermal zone and the HVAC plant report for the Baseline and Proposed Case to justify that the energy inputs correctly reflect ASHRAE 90.1-2007 and LEED modeling protocol.

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

6. It is unclear if the Baseline Case hot water boiler has been modeled correctly. The Minimum Energy Performance Calculator indicates that the Baseline Case hot water boiler is a 96% efficient condensing boiler. This exceeds the requirements of Table 6.8.1F. Revise the Baseline Case energy model and/or update the Minimum Energy Performance calculator to reflect the appropriate Baseline Case boiler efficiency.

PRECERTIFICATION FINAL REVIEW

The requested clarifications for Plf5: Building System Control and the additional documentation indicate that the anticipated energy cost savings is 20%.

For the Certification application, ensure that the most appropriate compliance path has been selected for this prerequisite. The LEED Form indicates that all HVAC and lighting systems are within the Core and Shell scope of work, whereas the supplemental documentation indicates that future tenants will install light fixtures and lighting controls in the tenant build-outs. In this case, the supplemental documentation confirms that the Tenant Sales and/or Lease Agreement will meet the requirements of this prerequisite.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this prerequisite, stating that the anticipated energy cost savings is 20%. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. Plf5: Building System Control is pending clarifications regarding the project scope of work. Therefore, it is unclear whether the most appropriate compliance path has been selected for this prerequisite. Provide the requested clarifications for Plf5 and resubmit this prerequisite. Revise the form and supplemental narrative, as necessary, to ensure that the scope of the energy related systems has been reported consistently across the project submittal. If appropriate, provide a revised form, in which the Tenant Work compliance path has been selected.

EAp3 : Fundamental Refrigerant Management

Awarded

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that there are no CFC-based refrigerants serving the project building.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this prerequisite, stating that the building HVAC and R systems will use no CFC-based refrigerants.

EAc1 : Optimize Energy Performance

Awarded : 9

POSSIBLE POINTS: 21

ATTEMPTED: 9, DENIED: 0, PENDING: 0, AWARDED: 9

DESIGN AND CONSTRUCTION FINAL REVIEW

The LEED Form states that the project has achieved an energy cost savings of 24.3%.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project has achieved an energy cost savings of 24.1%. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. Refer to the comments within EAp2: Minimum Energy Performance and resubmit this credit.

PRECERTIFICATION FINAL REVIEW

The requested clarifications for EAp2: Minimum Energy Performance and the additional documentation confirm that the project will achieve an energy cost savings of 20%.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this credit, stating that the project will achieve an energy cost savings of 20%. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. EAp2: Minimum Energy Performance is pending clarifications. Provide the requested clarifications for EAp2 and resubmit this credit.

EAc2 : On-Site Renewable Energy
POSSIBLE POINTS: 4

Not Attempted

EAc3 : Enhanced Commissioning

Awarded : 2

POSSIBLE POINTS: 2

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

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that enhanced commissioning has been implemented.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this credit, stating that enhanced commissioning activities will be completed.

EAc4 : Enhanced Refrigerant Management

Awarded : 2

POSSIBLE POINTS: 2

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

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project selected refrigerants and HVACR systems that minimize or eliminate the emission of compounds that contribute to ozone depletion and global climate change. Additionally, all fire suppression systems in the LEED project do not use ozone-depleting substances including CFCs, HCFCs, or halons. The refrigerant impact calculation indicates that the total refrigerant impact of the LEED project is 6.77 per ton, which is less than the maximum allowable value of 100 .

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this credit, stating that the project will select refrigerants and HVAC and R systems that minimize or eliminate the emission of compounds that contribute to ozone depletion and global climate change. Additionally, all fire suppression systems in the LEED project will not use ozone-depleting substances, including CFCs, HCFCs, or halons. The total anticipated refrigerant impact of the LEED project is 56.39 per ton, which is less than the maximum allowable value of 100.

For the Certification application, ensure that the Tenant Sales and/or Lease Agreement addresses all tenant-installed HVAC and R systems with one-half pound or more of refrigerant, including any walk-in coolers and/or freezers installed within the tenant restaurant/cafe/terrace spaces.

EAc5.1 : Measurement and Verification-Base Building

Awarded : 3

POSSIBLE POINTS: 3

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

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project complies with Option 1 and has developed and implemented a Measurement and Verification (M&V) plan consistent with Option D: Calibrated Simulation (Savings Estimation Method) in the IPMVP Volume III: Concepts and Options for Determining Energy Savings in New Construction, April 2003.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this credit, stating that the project will comply with Option 1 and will develop and implement a Measurement and Verification (M&V) Plan consistent with Option D: Calibrated Simulation (Savings Estimation Method 2) in the IPMVP Volume III: Concepts and Options for Determining Energy Savings in New Construction, April 2003.

EAc5.2 : Measurement and Verification-Tenant Submetering

Awarded : 3

POSSIBLE POINTS: 3

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

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form has been provided stating that a tenant Measurement and Verification (M&V) plan has been developed and implemented for the project building.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this credit, stating that a Tenant Measurement and Verification (M&V) Plan will be developed and implemented for the project building.

EAc6 : Green Power
POSSIBLE POINTS: 2

Not Attempted



Materials And Resources

MRp1 : Storage and Collection of Recyclables

Awarded

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project has provided appropriately sized dedicated areas for the collection and storage of materials for recycling.

PRECERTIFICATION FINAL REVIEW

The additional documentation demonstrates compliance.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this prerequisite, stating that the project will provide appropriately sized dedicated areas for the collection and storage of materials for recycling. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. Provide a revised narrative describing how recycling in tenant spaces will be addressed.

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

POSSIBLE POINTS: 5

Not Attempted

MRc2 : Construction Waste Management

POSSIBLE POINTS: 2

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

Awarded : 1

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project has diverted 66.83% of the on-site generated construction waste from landfill.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this credit, stating that the project will divert at least 50% of the on-site generated construction waste from landfill.

For the Certification application, ensure that all incinerated materials have been calculated as landfill waste. The form narrative indicates that reclaimed timber that cannot be used as construction material would be used as firewood to the indigents may be counted as diverted. Note that according to LEED Interpretation 3004, incineration cannot be used as an alternative method for diverting waste from landfill.

MRc3 : Materials Reuse

POSSIBLE POINTS: 1

Not Attempted

MRc4 : Recycled Content

POSSIBLE POINTS: 2

Not Attempted

MRc5 : Regional Materials

POSSIBLE POINTS: 2

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

Awarded : 2

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that 30.48% of the total building materials value includes materials and products that have been manufactured and extracted within 500 miles of the project site.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this credit, stating that the project will comply with Option 1: 500 Mile Radius, and at least 30% of the total building materials value will include building materials and products that have been manufactured and extracted within 500 miles of the project site.

REVISED REVIEW COMMENT

The LEED Form indicates the intent to meet the requirements of this credit, stating that at least 50% of the total wood-based building materials will be certified in accordance with the principles and criteria of the Forest Stewardship Council (FSC).



Indoor Environmental Quality

IEQp1 : Minimum Indoor Air Quality Performance

Awarded

DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation demonstrates compliance.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project is mechanically ventilated and that the ventilation system has met the minimum requirements of ASHRAE 62.1-2007. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. The total area of 20,214 square meters documented for this prerequisite varies substantially from the total gross area of 25,012 square feet reported in P1f2: Project Summary Details and the 34,051 square meters reported in EAp2: Minimum Energy Performance. It is unclear whether all occupiable space (as defined by ASHRAE 62.1-2007) has been accounted for within the ventilation rate procedure calculations. Although some of the difference can be attributed to non-occupiable spaces (e.g., mechanical rooms, inactive stairwells, shafts, and gross versus net area) and space types that are only required to meet the exhaust requirements of Table 6-4 (e.g., restrooms, kitchens) a justification for any difference in excess of roughly 10% must be provided. All occupiable spaces (which can include regularly occupied, non-regularly occupied, and unconditioned areas) must be provided with ventilation that meets the minimum requirements in accordance with ASHRAE 62.1-2007. Update the Ventilation Rate Procedure calculations to include all occupiable spaces and ensure that the area is reported consistently among all credits. If the difference in area is greater than 10%, provide a detailed narrative that describes the approximate area breakdown of the excluded spaces by space type to confirm that all occupiable spaces have been included in the calculations.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this prerequisite, stating that the project will be mechanically ventilated and that the ventilation system will meet the minimum requirements of ASHRAE Standard 62.1-2007.

IEQp2 : Environmental Tobacco Smoke (ETS) Control

Awarded

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that smoking is prohibited on the project site. Additionally, smoking is prohibited within the building.

PRECERTIFICATION FINAL REVIEW

The additional documentation demonstrates compliance.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this prerequisite, stating that the project will minimize exposure to ETS-containing air by prohibiting smoking on site. Additionally, smoking will be prohibited within the building. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. Provide a more detailed narrative to describe how ETS control will be maintained throughout the project site.

IEQc1 : Outdoor Air Delivery Monitoring

Awarded : 1

POSSIBLE POINTS: 1

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

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project is mechanically ventilated, that a CO2 sensor has been installed within each densely occupied space, that an outdoor airflow measurement device has been installed for all systems where 20% or more of the design supply airflow services non-densely occupied spaces, and these devices are programmed to generate an alarm when the conditions vary by 10% or more from the design value.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form states that the project will meet the credit criteria for a mechanically ventilated space. The form states that a CO2 sensor will be installed within each densely occupied space, that an outdoor airflow measurement device will be installed for all systems where 20% or more of the design supply airflow services non-densely occupied spaces, and that these devices will

be programmed to generate an alarm when the conditions vary by 10% or more from the design value.

IEQc2 : Increased Ventilation

Awarded : 1

POSSIBLE POINTS: 1

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

DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation demonstrates compliance.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project is mechanically ventilated and that the breathing zone outdoor air ventilation rates to all occupied spaces has been increased by at least 30% above the minimum rates required by ASHRAE 62.1-2007. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. Refer to the comments within IEQp1: Minimum Indoor Air Quality Performance and resubmit this credit.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this credit, stating that the project will be mechanically ventilated and that the breathing zone outdoor air ventilation rates to all occupied spaces will be increased by at least 30% above the minimum rates required by ASHRAE Standard 62.1-2007.

IEQc3 : Construction IAQ Management Plan-During Construction

Awarded : 1

POSSIBLE POINTS: 1

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

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project reduces air quality problems resulting from construction to promote the comfort and well-being of construction workers and building occupants.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this credit, stating that the project will reduce air quality problems resulting from construction to promote the comfort and well-being of construction workers and building occupants.

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

Withdrawn

POSSIBLE POINTS: 1

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

Withdrawn

POSSIBLE POINTS: 1

IEQc4.3 : Low-Emitting Materials-Flooring Systems

Awarded : 1

POSSIBLE POINTS: 1

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

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that all interior flooring materials meet or exceed applicable criteria for the Carpet and Rug Institute, South Coast Air Quality Management District, the California Department of Health Standard, or FloorScore; the carpet adhesives used have a VOC level of less than 50 g/L; all floor finishes meet the requirements of SCAQMD Rule 1113; and all tile setting adhesives and grout meet SCAQMD Rule 1168.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this credit, stating that all flooring materials and finishes used on the building interior will meet or exceed the applicable criteria for the Carpet and Rug Institute, South Coast Air Quality Management District (SCAQMD), or FloorScore. The carpet adhesives will have a VOC level of less than 50 g/L. All floor finishes will meet the requirements of SCAQMD Rule 1113. All tile setting adhesives and grout will meet SCAQMD Rule 1168.

IEQc4.4 : Low-Emitting Materials-Composite Wood and

Not Attempted

REVISED REVIEW COMMENT

The LEED Form states that all composite wood and agrifiber products used on the interior of the building and all laminating adhesives used to fabricate on-site and shop-applied composite wood and agrifiber assemblies contain no added urea-formaldehyde resins. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. Laminating adhesives have not been included in the table. Revise the form to include all laminating adhesives used to fabricate on-site and shop-applied composite wood and agrifiber assemblies. Provide a revised form, additional manufacturer documentation, and a narrative

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this credit, stating that all composite wood and agrifiber products used on the interior of the building and all laminating adhesives used to fabricate on-site and shop-applied composite wood and agrifiber assemblies will contain no added urea-formaldehyde resins.

IEQc5 : Indoor Chemical and Pollutant Source Control

Awarded : 1

POSSIBLE POINTS: 1

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

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project has been designed to minimize building occupant exposure to potentially hazardous particulates and chemical pollutants.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this credit, stating that the project will be designed to minimize building occupant exposure to particulates and chemical pollutants.

For the Certification application, ensure that documentation is provided to confirm that the required 10 foot long entryway systems will be installed at all regularly used entrances, including the entrances located underground.

IEQc6 : Controllability of Systems-Thermal Comfort

Awarded : 1

POSSIBLE POINTS: 1

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

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that thermal controls are provided for 98.59% of building occupants and 100% of shared multi-occupant spaces to enable adjustments that meet needs and preferences.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this credit, stating that thermal controls will be available for at least 50% of individual workstations and for all shared multi-occupant spaces to enable adjustments that meet needs and preferences.

For the Certification application, ensure that documentation has been provided showing both the thermal controls for the mechanical and natural ventilation. Demonstrate that the operable windows used in lieu of controls for occupants located 20 feet inside and 10 feet to either side of the operable windows meet the ASHRAE Standard 62.1-2007 paragraph 5.1 requirements.

IEQc7 : Thermal Comfort-Design

Not Attempted

POSSIBLE POINTS: 1

IEQc8.1 : Daylight and Views-Daylight

Withdrawn

POSSIBLE POINTS: 1

REVISED REVIEW COMMENT

The LEED Form indicates the intent to meet the requirements of this credit, stating that the project will achieve the daylighting requirements in at least 75% of all regularly occupied spaces via Option 2: Prescriptive.

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

POSSIBLE POINTS: 1

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

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project has provided direct line of sight views from 95.36% of all regularly occupied spaces.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form indicates the intent to meet the requirements of this credit, stating that the project will provide direct line of sight views from at least 90% of all regularly occupied spaces.



Innovation In Design

IDc1.1 : SS c4 - Double public transport access

Awarded : 1

POSSIBLE POINTS: 1

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

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project achieves exemplary performance for SS c4.1: Alternative Transportation - Public Transportation Access. The project location has at least double the transit lines required for the base credit, and the total frequency is 500 rides per day.

PRECERTIFICATION FINAL REVIEW

The additional documentation confirms that the total frequency of the rail lines will be 230 rides per day.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form states that the project will meet the requirements for exemplary performance of SS c4.1: Alternative Transportation - Public Transportation Access. The project location will be within a one-half mile of at least two existing commuter rail station, light rail station, subway station, bus rapid transit station, and/or commuter ferry terminal usable by building occupant. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. The base credit narrative does not confirm that the total frequency of the rail lines will be at least 200 rides per day. Provide a revised narrative to confirm that the total frequency of the rail lines will be at least 200 rides per day. Alternatively, the project may pursue a different Innovation in Design strategy for the Final Review.

IDc1.1 : Innovation in Design

Not Attempted

POSSIBLE POINTS: 1

IDc1.2 : Innovation in Design

Not Attempted

POSSIBLE POINTS: 1

IDc1.2 : SS c7.1 - 100% of the on-site parking spaces have been located under cover

Awarded : 1

POSSIBLE POINTS: 1

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

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project achieves exemplary performance for SS c7.1: Heat Island Effect - Non-roof. The requirement for exemplary performance for Option 2 is 100% and the project has documented 100%.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form states that the project will meet the requirements for exemplary performance of MR c5: Regional Materials. The requirement for exemplary performance is 30%, and the project has documented 30%.

IDc1.3 : MR c5- Regional Materials above 30%

Awarded : 1

POSSIBLE POINTS: 1

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

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project achieves exemplary performance for MR c5: Regional Materials. The requirement for exemplary performance is 30% and the project has documented 30.48%.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form states that the project will meet the requirements for exemplary performance for SS c7.1: Heat Island Effect - Non-Roof. The requirement for exemplary performance is to locate 100% of the base building on-site parking underground or under cover, and the project has documented 100%.

IDc1.3 : Innovation in Design

Not Attempted

IDc1.4 : Innovation in Design
POSSIBLE POINTS: 1**Not Attempted****REVISED REVIEW COMMENT**

The LEED Form states that the project team has developed and implemented a Green Housekeeping program. The project must demonstrate compliance with LEED-EBOM 2009 IEQp3: Green Cleaning Policy. The Green Cleaning Policy has been provided. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. The policy must follow the LEED-EB O+M Policy Model (<http://www.usgbc.org/resources/leed-eb-om-policy-program-and-plan-model>). Provide a revised policy that addresses all aspects of the LEED-EB O+M Policy Model, including performance metrics, goals, a time period, and responsible parties.
2. LEED-EB is a whole building rating system, when attempting an Innovation in Design point for following a LEED-EB prerequisite or credit compliance path the strategy must be applied to the entire project building. Provide a revised copy of a legally binding tenant sales and lease agreement documentation that the tenants meet the requirement of the Core and Shell Green Cleaning Policy.

IDc1.4 : Innovation in Design
POSSIBLE POINTS: 1**Not Attempted****IDc1.5 : Water Performance Measurement-Whole building**

POSSIBLE POINTS: 1

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

Awarded : 1**DESIGN AND CONSTRUCTION FINAL REVIEW**

The additional documentation demonstrates compliance.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project team has developed and implemented an ID credit proposal in compliance with LEED EBOM v3 WEC1.1: Water Performance Measurement-Whole Building from the LEED Innovation Catalogue. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. Provide a description of the meter type and installed location(s), portions of water systems measured, and meter data recording process including intervals and schedule.

IDc1.5 : Innovation in Design
POSSIBLE POINTS: 1**Not Attempted****IDc2 : LEED® Accredited Professional**

POSSIBLE POINTS: 1

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

Awarded : 1**DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that a LEED AP has been a participant on the project development team.

PRECERTIFICATION PRELIMINARY REVIEW

The LEED Form states that a LEED AP has been a participant on the project development team.



Regional priority credits

WEc1 : Water Efficient Landscaping
POSSIBLE POINTS: 1

WEc2 : Innovative Wastewater Technologies
POSSIBLE POINTS: 1

WEc3 : Water Use Reduction
POSSIBLE POINTS: 1
ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

EAc1 : Optimize Energy Performance
POSSIBLE POINTS: 1
ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

EAc3 : Enhanced Commissioning
POSSIBLE POINTS: 1
ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

EAc5.2 : Measurement and Verification-Tenant Submetering
POSSIBLE POINTS: 1
ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

TOTAL	110	63	0	0	63
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REVIEW SUMMARY

Review						
		SUBMITTED	RETURNED	POINTS: SUBMITTED	DENIED	PENDING AWARDED
Precertification Preliminary	09/20/2016	10/13/2016	64	0	10	54
Credit	STATUS	TYPE	POINTS: ATTEMPTED	DENIED	PENDING	AWARDED
Minimum Program Requirements	Not Approved		0	0	0	0
Project Summary Details	Not Approved		0	0	0	0
Occupant and Usage Data	Approved		0	0	0	0
Schedule and Overview Documents	Not Approved		0	0	0	0
Building System Control	Not Approved		0	0	0	0
Construction Activity Pollution Prevention	Awarded	Construction	0	0	0	0
Site Selection	Awarded	Design	1	0	0	1
Development Density and Community Connectivity	Awarded	Design	5	0	0	5
Alternative Transportation-Public Transportation Access	Awarded	Design	6	0	0	6
Alternative Transportation-Bicycle Storage and Changing Rooms	Awarded	Design	2	0	0	2
Alternative Transportation-Low-Emitting and Fuel-Efficient Vehicles	Awarded	Design	3	0	0	3
Alternative Transportation-Parking Capacity	Awarded	Design	2	0	0	2
Site Development-Protect or Restore Habitat	Pending	Construction	1	0	1	0
Heat Island Effect, Non-Roof	Awarded	Construction	1	0	0	1
Heat Island Effect-Roof	Awarded	Design	1	0	0	1
Tenant Design and Construction Guidelines	Awarded	Design	1	0	0	1
Water Use Reduction-20% Reduction	Awarded	Design	0	0	0	0
Water Use Reduction	Awarded	Design	3	0	0	3
Fundamental Commissioning of the Building Energy Systems	Awarded	Construction	0	0	0	0
Minimum Energy Performance	Pending	Design	0	0	0	0
Fundamental Refrigerant Management	Awarded	Design	0	0	0	0
Optimize Energy Performance	Pending	Design	8	0	8	0
Enhanced Commissioning	Awarded	Construction	3	0	0	3
Enhanced Refrigerant Management	Awarded	Design	2	0	0	2
Measurement and Verification-Base Building	Awarded	Design	3	0	0	3
Measurement and Verification-Tenant Submetering	Awarded	Design	4	0	0	4
Storage and Collection of Recyclables	Pending	Design	0	0	0	0
Construction Waste Management	Awarded	Construction	1	0	0	1
Regional Materials	Awarded	Construction	2	0	0	2
Minimum Indoor Air Quality Performance	Awarded	Design	0	0	0	0
Environmental Tobacco Smoke (ETS) Control	Pending	Design	0	0	0	0
Outdoor Air Delivery Monitoring	Awarded	Design	1	0	0	1

Increased Ventilation	Awarded	Design	1	0	0	1
Construction IAQ Management Plan-During Construction	Awarded	Construction	1	0	0	1
Low-Emitting Materials-Flooring Systems	Awarded	Construction	1	0	0	1
Indoor Chemical and Pollutant Source Control	Awarded	Design	1	0	0	1
Controllability of Systems-Thermal Comfort	Awarded	Design	1	0	0	1
Daylight and Views-Views	Awarded	Design	1	0	0	1
SS c4 - Double public transport access	Pending	Design	1	0	1	0
SSc7.1 - 100% of the on-site parking spaces have been located under cover	Awarded	Construction	1	0	0	1
MR c5- Regional Materials above 30%	Awarded	Design	1	0	0	1
LEED® Accredited Professional	Awarded	Construction	1	0	0	1
	Awarded		1	0	0	1

Precertification Final	12/08/2016	12/21/2016	17	0	0	17
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Credit	STATUS	TYPE	POINTS: ATTEMPTED	DENIED	PENDING	AWARDED
Minimum Program Requirements	Approved		0	0	0	0
Project Summary Details	Approved		0	0	0	0
Occupant and Usage Data	Approved		0	0	0	0
Schedule and Overview Documents	Approved		0	0	0	0
Building System Control	Approved		0	0	0	0
Alternative Transportation-Public Transportation Access	Awarded	Design	6	0	0	6
Site Development-Protect or Restore Habitat	Awarded	Construction	1	0	0	1
Heat Island Effect-Roof	Awarded	Design	1	0	0	1
Minimum Energy Performance	Awarded	Design	0	0	0	0
Optimize Energy Performance	Awarded	Design	8	0	0	8
Storage and Collection of Recyclables	Awarded	Design	0	0	0	0
Environmental Tobacco Smoke (ETS) Control	Awarded	Design	0	0	0	0
SS c4 - Double public transport access	Awarded	Design	1	0	0	1

Design and Construction Preliminary	04/04/2019	04/30/2019	65	0	19	46
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Credit	STATUS	TYPE	POINTS: ATTEMPTED	DENIED	PENDING	AWARDED
Minimum Program Requirements	Approved		0	0	0	0
Project Summary Details	Not Approved		0	0	0	0
Occupant and Usage Data	Approved		0	0	0	0
Schedule and Overview Documents	Approved		0	0	0	0
Building System Control	Approved		0	0	0	0
Construction Activity Pollution Prevention	Awarded	Construction	0	0	0	0
Site Selection	Awarded	Design	1	0	0	1
Development Density and Community Connectivity	Pending	Design	5	0	5	0
Alternative Transportation-Public Transportation Access	Awarded	Design	6	0	0	6
Alternative Transportation-Bicycle Storage and Changing Rooms	Awarded	Design	2	0	0	2
Alternative Transportation-Low-Emitting and Fuel-Efficient Vehicles	Awarded	Design	3	0	0	3
Alternative Transportation-Parking Capacity	Awarded	Design	2	0	0	2
Site Development-Protect or Restore Habitat	Awarded	Construction	1	0	0	1
Heat Island Effect, Non-Roof	Awarded	Construction	1	0	0	1
Heat Island Effect-Roof	Awarded	Design	1	0	0	1
Tenant Design and Construction Guidelines	Awarded	Design	1	0	0	1
Water Use Reduction-20% Reduction	Awarded	Design	0	0	0	0
Water Use Reduction	Awarded	Design	3	0	0	3
Fundamental Commissioning of the Building Energy Systems	Awarded	Construction	0	0	0	0
Minimum Energy Performance	Pending	Design	0	0	0	0
Fundamental Refrigerant Management	Awarded	Design	0	0	0	0
Optimize Energy Performance	Pending	Design	10	0	10	0
Enhanced Commissioning	Awarded	Construction	3	0	0	3
Enhanced Refrigerant Management	Awarded	Design	2	0	0	2
Measurement and Verification-Base Building	Awarded	Design	3	0	0	3
Measurement and Verification-Tenant Submetering	Awarded	Design	4	0	0	4
Storage and Collection of Recyclables	Awarded	Design	0	0	0	0
Construction Waste Management	Awarded	Construction	1	0	0	1
Regional Materials	Awarded	Construction	2	0	0	2
Minimum Indoor Air Quality Performance	Pending	Design	0	0	0	0
Environmental Tobacco Smoke (ETS) Control	Awarded	Design	0	0	0	0
Outdoor Air Delivery Monitoring	Awarded	Design	1	0	0	1
Increased Ventilation	Pending	Design	1	0	1	0
Construction IAQ Management Plan-During Construction	Awarded	Construction	1	0	0	1
Low-Emitting Materials-Flooring Systems	Awarded	Construction	1	0	0	1

Indoor Chemical and Pollutant Source Control	Awarded	Design	1	0	0	1
Controllability of Systems-Thermal Comfort	Awarded	Design	1	0	0	1
Daylight and Views-Views	Awarded	Design	1	0	0	1
SS c4 - Double public transport access	Awarded	Design	1	0	0	1
SSc7.1 - 100% of the on-site parking spaces have been located under cover	Awarded	Construction	1	0	0	1
MR c5- Regional Materials above 30%	Awarded	Design	1	0	0	1
Water Performance Measurement-Whole building	Pending	Design	1	0	1	0
LEED® Accredited Professional	Awarded	Construction	1	0	0	1

Design and Construction Final	07/03/2019	07/19/2019	17	0	0	17
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Credit	STATUS	TYPE	POINTS: ATTEMPTED	DENIED	PENDING	AWARDED
Project Summary Details	Approved		0	0	0	0
Development Density and Community Connectivity	Awarded	Design	5	0	0	5
Minimum Energy Performance	Awarded	Design	0	0	0	0
Optimize Energy Performance	Awarded	Design	10	0	0	10
Minimum Indoor Air Quality Performance	Awarded	Design	0	0	0	0
Increased Ventilation	Awarded	Design	1	0	0	1
Water Performance Measurement-Whole building	Awarded	Design	1	0	0	1