meridian consulting llc

Washington and Kirkwood

LEED for New Construction v4

2/16/2018

Y	?	N	Total Project Score	Possible Points 110
50	0	60		

Certified: 40 pts Silver: 50 pts Gold: 60 pts Platinum: 80 pts

Y	?	N	Integrative Process
1			

Y	?	N	Location and Transportation
11	0	5	
		16	Credit, LEED for Neighborhood Development Location
1			Credit, Sensitive Land Protection
		2	Credit, High Priority Site
4		1	Credit, Surrounding Density and Diverse Uses
5			Credit, Access to Quality Transit
		1	Credit, Bicycle Facilities
		1	Credit, Reduced Parking Footprint
1			Credit, Green Vehicles

Y	?	N	Sustainable Sites
3	0	7	
Y			Prereq, Construction Activity Pollution Prevention
		1	Credit, Site Assessment
		2	Credit, Site Development - Protect or Restore Habitat
1			Credit, Open Space
		3	Credit, Rainwater Management
2			Credit, Heat Island Reduction
		1	Credit, Light Pollution Reduction

Y	?	N	Water Efficiency
5	0	6	
Y			Prereq, Outdoor Water Use Reduction, 30%
Y			Prereq, Indoor Water Use Reduction, 20%
Y			Prereq, Building-Level Water Metering
1		1	Credit, Outdoor Water Use Reduction, 50%, 100%
3		3	Credit, Indoor Water Use Reduction, 25%-50%
		2	Credit, Cooling Tower Water Use
1			Credit, Water Metering

Y	?	N	Energy and Atmosphere
11	0	22	
Y			Prereq, Fundamental Commissioning and Verification
Y			Prereq, Minimum Energy Performance, 5%
Y			Prereq, Building-Level Energy Metering
Y			Prereq, Fundamental Refrigerant Management
3		3	Credit, Enhanced Cx: Enhanced Systems Cx, Bldg Envelope Cx, MBCx
6		12	Credit, Optimize Energy Performance, 6%-50%
		1	Credit, Advanced Energy Metering
		2	Credit, Demand Response

Y	?	N	Energy and Atmosphere
11	0	22	
		3	Credit, Renewable Energy Production
		1	Credit, Enhanced Refrigerant Management
2			Credit, Green Power and Carbon Offsets

Y	?	N	Materials and Resources
5	0	8	
Y			Prereq, Storage and Collection of Recyclables
Y			Prereq, Construction and Demolition Waste Management Planning
		5	Credit, Bldg Life-Cycle Impact Reduction
1		1	Credit, Bldg Product Disclosure and Optimization - EPDs
1		1	Credit, Bldg Product Disclosure and Optimization - Sourcing of Raw Materials
1		1	Credit, Bldg Product Disclosure and Optimization - Material Ingredients
2			Credit, Construction and Demolition Waste Management

Y	?	N	Indoor Environmental Quality
8	0	8	
Y			Prereq, Minimum Indoor Air Quality Performance
Y			Prereq, Environmental Tobacco Smoke Control
1			Credit, Enhanced Indoor Air Quality Strategies, Option 1
1			Credit, Enhanced Indoor Air Quality Strategies, Option 2
2		1	Credit, Low-Emitting Materials
1			Credit, Construction Indoor Air Quality Management Plan
		2	Credit, Indoor Air Quality Assessment
1			Credit, Thermal Comfort
1		1	Credit, Interior Lighting
		3	Credit, Daylight
1			Credit, Quality Views
		1	Credit, Acoustic Performance

Y	?	N	Innovation
4	0	2	
1			Credit, Innovation, Building Education
1			Credit, Innovation, Low Mercury Lighting
1			Credit, Innovation, Indoor Integrated Pest Management
		1	Credit, Innovation, Green Cleaning
		1	Credit, Innovation, Learning Controls for Thermal Comfort (Pilot Credit)
1			Credit, LEED Accredited Professional

Y	?	N	Regional Priority
2	0	2	
2			Credit, Green Vehicles, Quality Transit (4)
		2	Credit, Restore Habitat, Rainwater Management (3)

Note: The above targeted credits may vary over the course of the project, but the project will obtain LEED Silver certification.

Y	?	N	Criteria	Requirements	Current Status	Actions	Responsible Party
Integrative Process							
1			Credit, Integrative Process	Perform a preliminary "simple box" energy modeling analysis before the completion of schematic design. Also perform a preliminary water budget analysis before the completion of schematic design that explores how to reduce potable water loads (indoor, outdoor, process, supply sources).	A box level energy analysis was conducted prior to completion of Schematic Design. Water efficiency analysis was also conducted. Lighting efficiency measures were found to generate the most energy savings.	Document energy and water analysis on LEED Online.	Meridian Consulting
Location and Transportation							
		16	Credit, LEED for ND Location	This credit can be obtained if the project is located on a LEED for Neighborhood Development site.	Credit is not applicable.	NA	NA
1			Credit, Sensitive Land Protection	Locate the development footprint on land that has been previously developed. Or, locate the project on a site that isn't prime farmland, a floodplain, habitat for threatened or endangered species, 100 ft from water bodies, 50 ft from wetlands.	The site is on a previously developed infill site.	Document at 100% CDs.	Meridian Consulting
		2	Credit, High Priority Site	Option 1: Locate the project on an infill location in a historic district. Option 2: Locate the project on one of the following: EPA National Priorities List; Federal Empowerment Zone site; Federal Enterprise Community site; Federal Renewal Community site; DOT Community Development Financial Institutions Fund Qualified Low Income Community; HUD Qualified Census Tract (QCT) or DDA; Option 3: Brownfield Site.	A Phase II site survey was conducted for the site. There was no site contamination found.	None	NA
4		1	Credit, Surrounding Density and Diverse Uses	Option 1: Locate on a site whose surrounding existing density within a ¼-mile meets these thresholds: 22,000 sf/acre (2 pts), 35,000 sf/acre) 3 pts). Option 2: Locate on a site within 0.5 miles of either 4 community services (1 pt) or 8 community services (2 pts).	The site is in a densely developed area with GMU to the South, Clarendon to the East, and mixed residential and commercial to the West and North. Single family homes are between 6-7 du per acre. There are more than 8 community services within 1/2 mile.	Update density calculations during construction.	Meridian Consulting
5			Credit, Access to Quality Transit	Locate the project within 1/4 mile of bus stops, or 1/2 mile from a rail station. Transit rides must be 72/weekday and 40/weekend day (1 pt), 144/108 (3 pots), 360/216 (5 pts).	The project has access to multiple transit options: Clarendon Metro Station, Virginia Square Metro Station (Orange, Silver Line), 41 Bus, 42 Bus, 38B Bus, 62 Bus. Total transit rides is 398 per weekday and 259 rides on Saturday/Sunday.	Document at 100% CDs.	Meridian Consulting

		1	Credit, Bicycle Facilities	One entry must be within 200 yards of a bike network. Commercial Bike Storage: Short term storage for 2.5% of peak users, and no less than 4 spaces. Long term storage for 5% of regular occupants. Commercial Showers: 1 shower for first 100 occupants, 1 per 150 thereafter. Residential Bike Storage: Spaces for 30% of regular occupants and not less than 1 per unit. Short term storage for 2.5% of peak users, and >4 spaces.	At least 1 bike space is needed per residential unit (254), plus 4 temporary spaces (258 total).	Design to credit requirements if feasible.	Odell
		1	Reduced Parking Footprint	Do not exceed the local code for parking capacity. And, provide parking capacity that is a % reduction below the base ratios recommended by the Institute of Transportation Engineers' Transportation Planning Handbook. Reduce by 20% from ITE ratios if project hasn't achieved Density Credit, or Transit Credit. Reduce by 40% from ITE ratios if those credit are achieved. And, provide preferred parking for carpools for 5% of the total parking spaces.	Parking consists of 228 spaces in a 2-level underground garage. Base ratios are 1.5 spaces per 1-br, with 0.25 added per additional bedroom. The base ratio is 228 based on all 1-br units. This is below the credit threshold spaces. A total of 12 carpool spaces in preferred locations would be needed for the credit.	Credit feasibility is to be determined.	Eleventh Street Development
1			Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles. In addition, designate 2% of spaces for charging station spaces.	Preferred parking for 12 low emitting and fuel efficient vehicle (LEFEV) spaces are needed. Charging stations for 4 spaces is also required.	Identify LEFEV and charging station spaces.	Odell
11	0	5	Total				
Sustainable Sites							
Y			Prerequisite, Construction Activity Pollution Prevention	Develop and implement an erosion and sediment control plan according to the 2012 EPA Construction General Permit or local equivalent, whichever is more stringent.	An erosion and sediment control plan will be developed.	Include dust control in the plan. In addition, the plan must address each phase of construction.	WLP
		1	Credit, Site Assessment	Complete a site assessment with the following site aspects included: topography, hydrology, climate, vegetation, soils, human use, health effects. The assessment should be used to influence site and building design.	The project site doesn't contain natural features that can be preserved.	NA	NA
		2	Credit, Site Development, Protect or Restore Habitat	Protect at least 40% of the greenfield portion of the site if applicable. A minimum of 30% of the site must be vegetated with native or adapted plants.	Site doesn't have more than 30% landscaped area.	NA	NA
1			Credit, Open Space	Provide outdoor space greater than or equal to 30% of the total site area (including building footprint). A minimum of 25% of that outdoor space must be vegetated.	Credit is achievable based on bioretention and courtyard planted areas.	Design to meet 30% site open space, 25% of which must be landscaped.	Landscape Architect

		3	Credit, Rainwater Management	Meet one of the following stormwater management thresholds by managing stormwater onsite: 95th percentile storm (1 pt), 98th percentile storm (2 pts), 85th percentile storm for zero lot line only (3 pts), natural land conditions (3 pts).	Project is designed to treat 1" of runoff which is below LEED threshold.	NA	NA
2			Credit, Heat Island Reduction	Option 1, Nonroof and Roof Measures (2 pts). Meet the credit threshold using the following nonroof and roof measures: hardscape shaded by landscaping or solar structures, 3-yr aged SRI 28 materials, open-grid paving, vegetated roof, 3-yr aged SRI 64 roof. Or, provide at least 75% of parking under cover (1 pt).	Majority of site hardscape must be SRI 28 or higher. Non-terrace roof area must be 3-yr aged SRI 64.	Specify site hardscape that is SRI 28 or higher and a reflective membrane roof.	Odell, Landscape Architect
		1	Credit, Light Pollution Reduction	Meet uplight and light trespass requirements, using either the backlight-uplight-glare (BUG) method (Option 1) or the calculation method (Option 2). Projects may use different options for uplight and light trespass. BUG ratings are based on the MLO lighting zone.	Credit is not targeted.	NA	NA
3	0	7	Total				
Water Efficiency							
Y			Prerequisite, Outdoor Water Use Reduction	Option 1, No Irrigation. Show that the landscape does not require a permanent irrigation system beyond a two-year initial period. Option 2, Reduced Irrigation. Reduce the project's landscape water requirement by at least 30% from the calculated baseline for the site's peak watering month.	The project will have an irrigation system for the courtyard and potentially in other landscaped areas.	Design landscaping with drip irrigation, native/adapted plants, moisture sensors and irrigation controller.	Landscape Architect
Y			Prerequisite, Indoor Water Use Reduction	Reduce aggregate water consumption by 20% from the baseline. Base calculations on the volumes compared to the baseline. All newly installed toilets, urinals, private lavatory faucets, and showerheads must be WaterSense labeled.	The following flow rates are recommended: 1.28 gpf toilets, 1.5 gpm kitchen faucets, 1.5 gpm showerheads, 1.0 gpm lav faucets. Fixtures must be WaterSense. Appliances must be ENERGY STAR.	Specify recommended flow rates to the extent possible.	Odell
Y			Prerequisite, Building Level Water Metering	Install permanent water meters that measure the total potable water use for the project. Meter data must be collected monthly and annually. Share data with USGBC for 5 years.	Water use will be metered for the whole building.	Document credit at 100% CDs.	Meridian
1		1	Credit, Outdoor Water Use Reduction	Option 1, No Irrigation. Show that the landscape does not require a permanent irrigation system beyond a 2-year establishment period (2 pts). Option 2, Reduced Irrigation. Reduce the project's landscape water requirement by at least 50% (1 pt), or 100% (2 pts) from the calculated baseline for the site's peak watering month.	The project will have an irrigation system for the courtyard and potentially in other landscaped areas.	Design landscaping with drip irrigation, native/adapted plants, moisture sensors and irrigation controller.	Landscape Architect

3		3	Credit, Indoor Water Use Reduction	Reduce water consumption by 25-50% from the LEED baseline for indoor plumbing fixtures.	See Indoor Water Use Reduction Prerequisite.	See Indoor Water Use Reduction Prerequisite.	Odell
		2	Credit, Cooling Tower Water Use	Achieve the maximum number of cooling tower cycles possible (max 10) without exceeding credit-prescribed chemical concentrations (1 pt). Or, achieve over 10 cooling tower cycles without exceeding chemical concentrations (2 pts).	Credit is not applicable.	NA	NA
1			Credit, Water Metering	Install permanent water meters for two or more water subsystems (irrigation, indoor plumbing, DHW, boilers, reclaimed water, process water).	Credit is feasible with a landscape irrigation submeter and submeter for apartment water use.	Specify submeters.	MEP
5	0	6	Total				
Energy and Atmosphere							
Y			Prerequisite, Fundamental Commissioning and Verification	Conduct commissioning for energy related systems. Include an envelope review in the design review conducted before mid-CDs. The CxA must be under contract prior to the CD phase. The commissioning authority (CxA) must do the following: a. Review the OPR, BOD, and project design. b. Develop and implement a Cx plan. c. Develop and verify system testing. d. Maintain an issues log throughout the Cx process. e. Prepare a final Cx process report.	Project is pursuing fundamental commissioning.	Select commissioning agent prior to CD phase. A building envelope review is also needed prior to mid-CDs.	Eleventh Street Development
Y			Prerequisite, Minimum Energy Performance	Demonstrate a 5% improvement, or a 3% improvement compared with Appendix G of ASHRAE Standard 90.1-2010. Comply with the mandatory provisions (Sections 5.4, 6.4, 7.4, 8.4, 9.4 and 10.4) in Standard 90.1-2010.	An energy model will be used to demonstrate energy performance. See Optimize Energy Performance Credit.	Develop energy model as design progresses.	Energy Modeler
Y			Prerequisite, Building Level Energy Metering	Install new or use existing building-level energy meters, or submeters that can be aggregated to provide building-level data representing total building energy consumption. Utility-owned meters are acceptable. Commit to sharing with USGBC for 5 years.	Prereq will be met with submeters on residential feeders.	Specify submeters.	MEP
Y			Prerequisite, Fundamental Refrigerant Management	Zero use of chlorofluorocarbon (CFC)-based refrigerants in new base building heating, ventilating, air conditioning and refrigeration (HVAC&R) systems.	CFCs will not be specified.	Document prerequisite at 100% CDs.	MEP
3			Credit, Enhanced Commissioning, Path 1	The commissioning authority must do the following: 1. Review contractor submittals. 2. Verify inclusion of systems manual requirements in CDs. 3. Verify inclusion of operator and occupant training requirements in CDs. 4. Verify systems manual. 5. Verify training. 6. Verify seasonal testing. 7. Review building operations 10 months after substantial completion. 8. Develop an on-going commissioning plan.	Path 1 will be pursued if needed.	Evaluate enhanced commissioning credit.	Eleventh Street Development

		1	Credit, Enhanced and MBCx, Path 2	Achieve Path 1. And, develop monitoring-based procedures and identify points to be measured and evaluated to assess performance of energy and water-consuming systems. Include the procedures and measurement points in the commissioning plan.	Monitoring based commissioning is not being pursued.	NA	NA
		2	Credit, Envelope Commissioning	Fulfill the requirements in EA Prerequisite Fundamental Commissioning and Verification as they apply to the building's thermal envelope. Complete commissioning activities for the building's thermal envelope in accordance with ASHRAE Guideline 0–2005 and the National Institute of Building Sciences (NIBS) Guideline 3–2012, Exterior Enclosure Technical as they relate to energy, water, indoor environmental quality, and durability.	Credit is not targeted.	NA	NA
6		12	Credit, Optimize Energy Performance	Demonstrate a percentage improvement in the proposed building performance rating compared with the baseline building. Calculate the baseline building performance according to Appendix G of ASHRAE Standard 90.1-2007. Credit thresholds are between 6%-50%.	Energy efficiency measures in the design include improved window performance, HVAC efficiency, lighting efficiency (fluorescents/LEDs in units and common areas), lighting occupancy sensors in common areas, ENERGY STAR appliances (washers, refrigerators, dishwashers), and water efficient hot water fixtures.	Develop energy model as the design progresses.	Energy Modeler
		1	Credit, Advanced Energy Metering	Install advanced energy metering for the following: a. all whole-building energy sources used by the building; and b. any individual energy end uses that represent 10% or more of the total annual consumption of the building.	Credit is not targeted due to requirement to monitor end uses, which is difficult in residential units.	NA	NA
		2	Credit, Demand Response	Participate in an existing demand response (DR) program and complete the following activities. Design a system with the capability for real-time, automated DR based on external initiation by a DR Program Provider. 1. Enroll in a minimum one-year DR participation amount contractual commitment with a DR program provider, with the intention of multiyear renewal, for at least 10% of the estimated peak electricity demand.	Credit may be feasible. Property management would need to include demand response requirements in leases for at least 10% of tenants.	Evaluate if credit is needed and achievable.	Meridian, Eleventh Street Development
		3	Credit, Renewable Energy	Use renewable energy systems to offset building energy costs. Points are achieved for the following thresholds: 1% (1 pt), 5% (2 pts), 10% (3 pts).	Credit is not targeted.	NA	NA

		1	Credit, Enhanced Refrigerant Management	Select refrigerants for HVAC&R equipment to minimize the emission of compounds that contribute to ozone depletion and climate change. Or, do not use refrigerants. Or, use only refrigerants (naturally occurring or synthetic) that have an ozone depletion potential (ODP) of zero and a global warming potential (GWP) of less than 50.	Credit is not feasible with split system heat pumps.	NA	NA
2			Credit, Green Power	Engage in at least a 5-year renewable energy contract to provide at least 50%, or 100% of the building's energy from renewable sources.	RECs will be purchased for the project site.	Estimate the amount of green power needed.	Meridian Consulting
11	0	22	**Total**				
Materials and Resources							
Y			Prerequisite, Storage and Collection of Recyclables	Provide a dedicated area for the collection and storage of recyclable materials, including at a minimum paper, corrugated cardboard, glass, plastics and metals. Provide for safe collection, and disposal of two of the following: batteries, mercury-containing lamps, and electronic waste.	Recycling will be identified in the floor plans. Property management will be engaged to determine if batteries, CFLs and electronic waste can be collected.	Identify recycling storage areas in the trash room and mail room.	Odell
Y			Prerequisite, Construction and Demolition Waste Management Planning	Develop and implement a construction waste management plan to recycle and/or salvage nonhazardous construction and demolition debris.	Prerequisite will be met.	Provide construction waste management specs.	Meridian Consulting
		5	Credit, Building Life Cycle Impact Reduction	Option 1: Historic Building Reuse. Maintain the existing structure and envelope of a historic building (5 pts). Option 2: Maintain at least 50%, by surface area, of the existing building structure, enclosure, and interior structural elements for abandoned or blighted buildings. Option 3: Reuse onsite or salvage offsite for 25%, 50% or 75% of building material surface area. Option 4: Conduct a life cycle assessment of the structure and enclosure.	Credit will be evaluated.	Review credit criteria to determine if the building could qualify.	Meridian Consulting
1		1	Credit, Building Product Disclosure and Optimization, Environmental Product Declarations	Option 1: Use at least 20 different permanently installed products sourced from at least five different manufacturers that meet one of the LEED disclosure criteria. Option 2: Use products that reduce environmental impacts compared to industry standard for 50%, by cost, of construction materials.	Products with 3rd party EPDs will be specified.	Provide sample specifications.	Meridian Consulting
1		1	Credit, Building Product Disclosure and Optimization, Sourcing of Raw Materials	Option 1: Use at least 20 products from at least five manufacturers that have publicly released a report (e.g., GRI, ISO 26000) on their extraction practices. Option 2: Use products that meet at least one of these extraction criteria for at least 25% of materials: extended producer responsibility, biobased, FSC wood, recycled content, material reuse.	Option one will be pursued; Option two may also be feasible based on recycled content materials.	Provide sample specifications.	Meridian Consulting

1		1	Credit, Building Product Disclosure and Optimization, Material Ingredients	Option 1: Use at least 20 different products from at least 5 manufacturers that meet the following: HPDs, published material inventory, Cradle-to-Cradle. Option 2: Use products that total 25% of materials by cost which are Greenscreen certified or C2C. Option 3: Product Manufacturer Supply Chain Optimization.	Option 1 will be pursued based on products with HPDs.	Provide sample specifications.	Meridian Consulting
2			Credit 2, Construction Waste Management, 50%, 75%	Develop and implement a construction waste management plan to recycle and/or salvage nonhazardous construction and demolition debris.	Credit will be pursued (75% diversion).	Provide construction waste management specs.	Meridian Consulting
5	0	8	**Total**				
Indoor Environmental Quality							
Y			Prerequisite, Minimum IAQ Performance	Meet the minimum requirements of ASHRAE 62.1–2010, Sections 4–7. In addition, monitor outdoor air intake flow. CO detectors (hard wired with battery backup) must be installed in all residential units.	The building will be mechanically ventilated.	Include combination smoke/CO detectors in each residential unit. DOAS must have outside air monitors.	MEP
Y			Prerequisite, Environmental Tobacco Smoke Control	Prohibit smoking in the building. In addition, prohibit on-property smoking within 25 feet of the building. In residential buildings that allow smoking, demonstrate acceptable sealing of residential units by a blower door test.	The building will be non-smoking including in residential units.	Provide no-smoking policy and lease addendum at the end of design.	Eleventh Street Development
1			Credit, Enhanced IAQ Strategies, Option 1	1. Install permanent entryway systems at least 10 feet (3 meters) long in the primary direction of travel. 2. Sufficiently exhaust each space where hazardous gases or chemicals may be present or used (e.g., garages, housekeeping and laundry areas, copying and printing rooms), using ASHRAE 62.1 standards or a minimum of 0.50 cfm per square foot. 3. Each ventilation system that supplies outdoor air to occupied spaces must have minimum MERV 13 filters.	Option 1 of the credit is feasible.	Specify 10 ft walk-off mats at building entries. MERV 13 filters will be needed for DOAS units and other air handlers that process OA. Exhaust chemical storage / use spaces.	Odell, MEP
1			Credit, Enhanced IAQ Strategies, Option 2	Comply with one of the following: a. Conduct measurements of pollutants in outdoor air intake per credit criteria. b. Increase OA ventilation rates to all occupied spaces by at least 30%. c. Monitor CO2 concentrations within all densely occupied spaces. d. For spaces where air contaminants are likely install monitoring systems with sensors and an alarm function. e. Follow CIBSE AM10, Section 4, Design Calculations, to predict if airflows will provide effective natural ventilation.	Option 2 is targeted since CO2 sensors can be installed in densely occupied spaces (club room, fitness room).	Specify CO2 sensors for densely occupied spaces.	MEP

2		1	Credit, Low Emitting Materials	Use low emitting products for the following categories: 1. Interior Paints and Coatings, 2. Adhesives and Sealants, 3. Flooring, 4. Composite Wood, 5. Ceiling, Wall, Thermal and Acoustic Insulation, 6. Furniture. Points are obtained based on the number of categories achieved (2 = 1 pt, 4 = 2 pts, 5 = 3 pts).	Low emitting materials will be specified for the following: paints and coatings, adhesives and sealants, flooring and insulation.	Specify low emitting materials per credit criteria.	Spec Writer, Interior Design
1			Credit, Construction IAQ Management, During Construction	Develop and implement an IAQ management plan for the construction and preoccupancy phases of the building. The plan must be based on SMACNA IAQ Guidelines For Occupied Buildings Under Construction. In addition, protect stored on-site and installed absorptive materials from moisture damage.	A Construction IAQ Management Plan will be developed and implemented.	Include Construction IAQ Management requirements in specs.	Meridian Consulting
		2	Credit, Indoor Air Quality Assessment	Path 1: Flush Out Before Occupancy. Deliver at least 14,000 cfm per square foot of outside air to the building before occupancy begins. Indoor conditions must be between 60F-80F and less than 60% RH. Path 2: Flush out During Occupancy. Deliver at least 3,500 cfm per square foot of outside air prior to occupancy. And, deliver at least 0.3 cfm/sf of OA during occupancy till 14,000 cfm/sf has been supplied. Option 2: Conduct IAQ testing.	Credit is not targeted.	NA	NA
1			Credit, Thermal Comfort	Design HVAC systems according to ASHRAE Standard 55–2010. For natatoriums, demonstrate compliance with ASHRAE HVAC Applications Handbook, 2011 edition, Chapter 5, Places of Assembly, Typical Natatorium Design Conditions. In addition, provide thermal comfort control for at least 50% of workstations and 100% of multi-occupant spaces.	Credit is feasible.	Provide thermal comfort controls for at least 50% of leasing workstations and all multi-occupant spaces.	MEP
1		1	Credit, Interior Lighting	Option 1, Lighting Control (1 pt). Provide individual controls to at least 90% of individual occupant spaces. Lighting controls must have 3 levels (on/off/mid-level). All multi-occupant spaces must have controls. Option 2, Lighting Quality (1 pt). Meet LEED credit criteria for light quality (CRI, lamp hours, photometrics, overhead lighting, surface reflectance, furniture surface reflectance, work surface reflectance).	Option 1 of the credit is feasible.	Provide lighting controls (bi-level) for at least 90% of leasing office or other property management work stations, and all multi-occupant spaces.	MEP

		3	Credit, Daylight	Option 1, Simulation. Demonstrate through computer simulations that spatial daylight autonomy300/50% (sDA300/50%) of at least 55% (2 pts), 75% (3 pts), or 90% is achieved. Use regularly occupied floor area. Meet credit glare limits. Option 2, Simulation. Demonstrate through computer modeling that illuminance levels will be at least 300 lux at 9 a.m. and 3 p.m., at the equinox for 75% (1 pt) or 90% (2 pts) of regularly occupied spaces. Option 3, Measurements. Conduct daylight measurements to demonstrate at least 300 lux for 75% (2 pts), or 90% (3 pts) of regularly occupied space.	The Daylight Credit is not targeted.	NA	NA
1			Credit, Quality Views	Achieve a direct line of sight to the outdoors via vision glazing for 75% of all regularly occupied floor area.	Credit is feasible so long as inboard bedrooms are limited.	Design dwelling units with views from bedrooms and living spaces to the exterior to the extent possible.	Odell
		1	Credit, Acoustic Performance	HVAC Background Noise. Achieve maximum background noise levels from HVAC systems per 2011 ASHRAE Handbook, HVAC Applications, Chapter 48, Table 1; AHRI Standard 885-2008, Table 15. In addition, comply with design criteria for HVAC noise levels resulting from the sound transmission paths in ASHRAE 2011 Applications Handbook, Table 6. Sound Transmission: Meet the sound transmission class (STC) ratings per credit criteria. Meet reverberation time limits. Also design for sound masking and reinforcement in large conference rooms and auditoriums (over 50 people).	Credit requires an STC rating of at least 55 for unit demising walls.	NA	NA
8	0	8	**Total**				
Innovation							
1			Credit, Innovation, Building Education	Credit can be pursued with a case study and website content.	Credit is feasible.	Develop educational materials during construction.	Meridian Consulting
		1	Credit, Innovation, Green Cleaning	Meet LEED EB: O&M requirements for green cleaning.	Credit may be targeted if needed.	Evaluate green cleaning requirements.	Meridian Consulting
1			Credit, Innovation, Integrated Pest Management	Develop an Integrated Pest Management (IPM) Plan for the project site. IPM involves use of least toxic, or non-toxic means of pest control to the extent possible.	Credit is achievable.	Price IPM plan during construction.	Property Manager
1			Credit, Innovation, Low Mercury Lighting	Specify lamps (both interior and exterior) with an average mercury content below 70 picograms per lumen hour.	Credit is feasible.	Include low mercury lamp criteria in lighting specifications.	MEP

		1	Credit, Pilot, Learning Controls for Thermal Comfort	TBD	NA	NA	NA
1			Credit, LEED Accredited Professional	At least 1 principal participant of the project team must be a LEED Accredited Professional.	Meridian Consulting or another team member can meet this requirement.	Document credit during construction phase.	Meridian Consulting
4	0	2	**Total**				
Regional Priority							
1			Regional Priority Credit: Access to Quality Transit	See Access to Quality Transit Credit.	Credit is achievable.	See Access to Quality Transit Credit.	Meridian Consulting
1			Regional Priority Credit: Green Vehicles	See Green Vehicles Credit.	Credit is targeted.	See Green Vehicles Credit.	Odell
		1	Regional Priority Credit: Rainwater Management	See Rainwater Management Credit.	Credit is not targeted.	NA	NA
		1	Regional Priority Credit: Protect or Restore Habitat	See Protect or Restore Habitat Credit.	Credit is not targeted.	NA	NA
2	0	2	**Total**				
50	0	60	**Overall Total**				