



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®).

SEA Building Addition

Project ID	1000125923
Rating system & version	LEED V4 BD+C: NC
Project registration date	11/12/2019
Project certification date	10/25/2023



Gold Certified

Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80+

LEED v4 BD+C: New Construction

Attempted: 59, Denied: 1, Pending: 0, Awarded: 60 of 110 points

	INTEGRATIVE PROCESS	1 OF 1		MATERIALS AND RESOURCES	7 OF 13
	Integrative Process	1 / 1		Storage and Collection of Recyclables	Y
	LOCATION AND TRANSPORTATION	13 OF 16		Construction and Demolition Waste Mgmt Planning	Y
	LEED for Neighborhood Development Location	0 / 16		Building Life-Cycle Impact Reduction	3 / 5
	Sensitive Land Protection	1 / 1		Product disclosure & optimization - Environmental Product Declarations	1 / 2
	High Priority Site	1 / 2		Product disclosure & optimization - Sourcing of Raw Materials	1 / 2
	Surrounding Density and Diverse Uses	5 / 5		Product disclosure & optimization - Material Ingredients	1 / 2
	Access to Quality Transit	5 / 5		Construction and Demolition Waste Mgmt	1 / 2
	Bicycle Facilities	0 / 1		INDOOR ENVIRONMENTAL QUALITY	5 OF 16
	Reduced Parking Footprint	1 / 1		Minimum IAQ Performance	Y
	Green Vehicles	0 / 1		Environmental Tobacco Smoke Control	Y
	SUSTAINABLE SITES	0 OF 10		Enhanced IAQ Strategies	1 / 2
	Construction Activity Pollution Prevention	Y		Low-Emitting Materials	2 / 3
	Site Assessment	0 / 1		Construction IAQ Mgmt Plan	1 / 1
	Site Development - Protect or Restore Habitat	0 / 2		IAQ Assessment	0 / 2
	Open Space	0 / 1		Thermal Comfort	0 / 1
	Rainwater Mgmt	0 / 3		Interior Lighting	1 / 2
	Heat Island Reduction	0 / 2		Daylight	0 / 3
	Light Pollution Reduction	0 / 1		Quality Views	0 / 1
	WATER EFFICIENCY	3 OF 11		Acoustic Performance	0 / 1
	Outdoor Water Use Reduction	Y		INNOVATION	4 OF 6
	Outdoor Water Use Reduction	0 / 2		Innovation	3 / 5
	Indoor Water Use Reduction	Y		LEED Accredited Professional	1 / 1
	Indoor Water Use Reduction	0 / 6		REGIONAL PRIORITY CREDITS	2 OF 4
	Building-Level Water Metering	Y		Reduced Parking Footprint	1 / 1
	Cooling Tower Water Use	2 / 2		Optimize Energy Performance	1 / 1
	Water Metering	1 / 1			
	ENERGY AND ATMOSPHERE	25 OF 33		TOTAL	60 OF 110
	Fundamental Commissioning and Verification	Y			
	Minimum Energy Performance	Y			
	Optimize Energy Performance	18 / 18			
	Building-Level Energy Metering	Y			
	Fundamental Refrigerant Mgmt	Y			
	Enhanced Commissioning	5 / 6			
	Advanced Energy Metering	0 / 1			
	Demand Response	2 / 2			
	Renewable Energy Production	0 / 3			
	Enhanced Refrigerant Mgmt	0 / 1			
	Green Power and Carbon Offsets	0 / 2			

Credit details



PROJECT INFORMATION

Project Information

Awarded

Design Final Review

Awarded.

Design Preliminary Review

Thank you for submitting your project for review. We hope you find the following review comments helpful. If you have questions about this review or would like to request a call to discuss your project, please contact us at <http://www.gbci.org/contact>. If requesting a call, please provide your availability and your detailed question(s) so that GBCI may prepare for the call.

To help us continuously improve, we would be grateful for your feedback about the certification process. This survey can be completed in about one minute: <http://bit.ly/LEED-Review-Survey>.

The Project Information Form has been completed and the supporting documentation has been provided.

1. It does not appear that the area within the LEED project boundary is complete. It appears there are several spaces labeled as Shell Space that may not have been fit-out (rooms 4.510, 5.508, and 5.516). Projects that include incomplete spaces must provide additional documentation and use Appendix 2 of the LEED v4 BD+C Reference Guide to establish occupant counts for incomplete spaces. Refer to the Getting Started section of the v4 BD+C Reference Guide for direction regarding Incomplete Spaces.

Provide the following:

- a. A narrative explaining the incomplete spaces and whether they will be completed by the project owner or future tenants.
- b. For incomplete spaces intended to be finished by the owner, a letter of commitment, signed by the owner, indicating that the incomplete spaces to be completed by the owner will satisfy the requirements of each prerequisite and credit achieved by this project if and when completed. This letter may cover the commitment in general terms and need not address each prerequisite or credit individually.
- c. For incomplete spaces intended to be finished by tenants (i.e. parties other than the owner), submit a set of nonbinding tenant design and construction guidelines, with a brief explanation of the project circumstances. Refer to LEED v4 BD+C: CS SSc Tenant Design and Construction Guidelines for guidance.
- d. A revised occupancy narrative for the incomplete spaces, separate from that of the complete spaces, describing the occupancy for the incomplete space based on Appendix 2 Default Occupancy Counts.



INTEGRATIVE PROCESS

Integrative Process

Possible points: 1

Attempted: 1, Denied: 0, Pending: 0, Awarded: 1

Awarded : 1

Design Preliminary Review

Awarded.



LOCATION AND TRANSPORTATION

LEED for Neighborhood Development Location

Possible points: 16

Not attempted

Sensitive Land Protection

Possible points: 1

Attempted: 1, Denied: 0, Pending: 0, Awarded: 1

Awarded : 1

Design Preliminary Review

Option 1: Previously Developed

Awarded.

High Priority Site

Possible points: 2

Attempted: 1, Denied: 0, Pending: 0, Awarded: 1

Awarded : 1

Design Preliminary Review

Option 2: Priority Designation

Awarded.

Surrounding Density and Diverse Uses

Possible points: 5

Attempted: 5, Denied: 0, Pending: 0, Awarded: 5

Awarded : 5

Design Preliminary Review

Option 1: Surrounding Density

Awarded.

Option 2: Diverse Uses

Awarded.

Access to Quality Transit

Possible points: 5

Attempted: 5, Denied: 0, Pending: 0, Awarded: 5

Awarded : 5 

Design Preliminary Review

The project meets the requirements of this credit using the LEED v4.1 substitution path.

Path 1: Access to Public Transit Service

Awarded.

Bicycle Facilities

Possible points: 1

Not attempted

Reduced Parking Footprint

Possible points: 1

Attempted: 1, Denied: 0, Pending: 0, Awarded: 1

Awarded : 1 

Design Preliminary Review

The project meets the requirements of this credit using the LEED v4.1 substitution path.

Option 3: Unbundling Parking

Awarded.

Green Vehicles
Possible points: 1

Not attempted



SUSTAINABLE SITES

Construction Activity Pollution Prevention

Awarded

Construction Preliminary Review

Local Standards and Codes

Awarded.

Site Assessment

Possible points: 1

Withdrawn

Site Development - Protect or Restore Habitat

Possible points: 2

Not attempted

Open Space

Possible points: 1

Not attempted

Rainwater Management

Possible points: 3

Not attempted

Heat Island Reduction

Possible points: 2

Withdrawn

Light Pollution Reduction

Possible points: 1

Not attempted



WATER EFFICIENCY

Outdoor Water Use Reduction

Awarded

Design Preliminary Review

Option 2: Reduced Irrigation, 30%

Awarded.

Outdoor Water Use Reduction

Possible points: 2

Not attempted

Indoor Water Use Reduction

Awarded

Design Final Review

Usage-based Calculation, 24.55%

Awarded.

Design Preliminary Review

Usage-based Calculation, 20.51%

1. PI Project Information is pending clarification due to issues with the project occupancy and incomplete spaces.

Provide revised calculations to ensure that all occupants (daily average) have been included in the water use calculations.

2. The Indoor Water Use Reduction calculator indicates that less than 100% of the occupants will be using the shower.

Provide the following:

a. A revised calculator with the percent of occupants using each fixture family equaling 100% when summed in total for each fixture family (e.g. the male toilet, female toilet, urinal, lavatory, kitchen sink, and showerhead should each equal 100% in total).

b. If project-specific special circumstances exist, a narrative and documentation/calculations justifying different usage rates.

3. The kitchen sink has not been included in the documentation.

Provide the following:

a. Revised documentation to include all fixtures installed in the project.

b. Manufacturer documentation/cut sheets to confirm the model, flush or flow rate, and WaterSense label or, where applicable, local equivalent.

4. The information in WEc Cooling Tower Water Use indicates the project includes a cooling tower but documentation has not been provided.

Provide the following:

a. A clarification narrative and revised LEED Form if the project scope includes a cooling tower.

b. Manufacturer documentation/cut sheets to confirm that the appliance and process water use comply with the requirements.

Indoor Water Use Reduction

Possible points: 6

Not attempted

Building-Level Water Metering

Awarded

Design Preliminary Review

Awarded.

Cooling Tower Water Use

Awarded : 2 

Possible points: 2

Attempted: 2, Denied: 0, Pending: 0, Awarded: 2

Design Preliminary Review

The project meets the requirements using the LEED v4.1 substitution path for this credit, Option 1: Cooling Tower and Evaporative Condenser Cycles of Concentration.

Awarded.

Water Metering

Awarded : 1

Possible points: 1

Attempted: 1, Denied: 0, Pending: 0, Awarded: 1

Design Preliminary Review

Awarded.



ENERGY AND ATMOSPHERE

Fundamental Commissioning and Verification

Awarded

Construction Final Review

Awarded.

Construction Preliminary Review

1. All required elements of the commissioning report executive summary have not been provided. The report contains links to the required elements; however, they must be included in the report or provided in document form.

Provide the commissioning report executive summary and ensure it includes a list of systems commissioned and by whom, a summary of issues corrected, and a list of major outstanding/unresolved issues.

2. The CFR and OMP table of contents does not contain all of the required information.

Update the table of contents to include a sequence of operations for the building; set lighting levels throughout the building; and minimum outside air requirements.

Minimum Energy Performance

Awarded

Design Final Review

Option 1: Whole-Building Energy Simulation, 14.4% ASHRAE 90.1-2010 Appendix G energy cost savings. 15 additional points have been awarded to reflect PEER certified district energy.

Awarded.

The total predicted annual energy consumption for the project is 342,234 kWh/year of electricity, 1,032 therms/year of district steam, and 27,701 therms/year of district cooling.

Design Preliminary Review

Option 1: Whole-Building Energy Simulation, 10.4% ASHRAE 90.1-2010 Appendix G energy cost savings. The project is attempting additional points for PEER-certified district energy sources.

1. Provide the following:

- a. A narrative response to each Preliminary Review comment.
- b. A narrative describing any additional changes made to the energy models, or any significant changes to energy performance as a result of these changes (e.g., Baseline or Proposed energy consumption per end-use, Baseline or Proposed cost, etc.)
- c. LEED Minimum Energy Performance Calculator (MEPC) updated to address the comments below.
- d. Simulation input/output summary reports for the Baseline and Proposed models updated to address the comments below.

2. The total building area reported in this prerequisite (28,819 square feet) is inconsistent with that reported in the Project Registration Details of LEED Online (34,856 square feet), and the difference cannot be readily attributed to attributes such as wall thickness.

Provide a narrative describing the reason for the difference or revise the energy model and MEPC as necessary to be consistent with the as-designed gross floor area.

3. The Minimum Energy Performance Calculator indicates that outside airflow rates have been modeled identically in the Baseline and Proposed Case buildings (as designed). However, Section G3.1.2.6 exception c requires that, when the minimum outdoor air intake flow in the Proposed Case is greater than the amount required by the rating authority or building official (see EQp Minimum Indoor Air Quality Performance for ASHRAE 62.1-2010 calculations for the outdoor airflow rate required by the rating authority - GBCI), the Baseline Case must be modeled as the greater of the outdoor airflow rate required by the rating authority or the building official and will

be less than the Proposed Case. In the case of this building, it appears that the air-side systems provide outdoor airflow rates that exceed ASHRAE 62.1-2010 minimums (note that 30% increased ventilation, if pursued within EQc Enhanced IAQ Strategies, should not be modeled in the Baseline Case building).

Provide additional documentation to confirm that the Baseline Case has been modeled as the greater of the outdoor airflow rate required by the rating authority or the building official.

4. The number of Primary Baseline systems modeled does not seem consistent with the G3.1.1. Since this building is five floors, it appears that five Primary Baseline systems should be modeled; however, it appears that only one Baseline system has been modeled.

Confirm that the Baseline system was modeled correctly or revise the model to reflect ASHRAE modeling protocol.

5. It is not clear whether the Proposed Case HVAC system was modeled as designed because the LEED Summary indicates that supply airflow for AHU-4 is 22,840 CFM; however, the mechanical schedules indicate the unit provides 28,930 CFM. Table G3.1.10 (b)(Proposed) requires that the model be consistent with the design documents.

Update the model so that all HVAC system parameters (e.g. fan volumes, fan powers, efficiencies, heating/cooling capacities, etc.) are consistent with the design documents, update the Minimum Energy Performance Calculator to reflect all changes made, and update the form to reflect any changes made.

Optimize Energy Performance

Possible points: 18
Attempted: 18, Denied: 0, Pending: 0, Awarded: 18

Awarded : 18

Design Final Review

Option 1: Whole Building Energy Simulation, 14.4%

Awarded.

Design Preliminary Review

Option 1: Whole Building Energy Simulation, 10.4%

1. EAp Minimum Energy Performance is pending clarifications.

Refer to the comments within the prerequisite and resubmit this credit.

Building-Level Energy Metering

Awarded

Design Preliminary Review

Awarded.

Fundamental Refrigerant Management

Awarded

Design Preliminary Review

Awarded.

Enhanced Commissioning

Possible points: 6
Attempted: 5, Denied: 0, Pending: 0, Awarded: 5

Awarded : 5

Construction Final Review

Option 1: Enhanced Systems Commissioning Path 1, Enhanced Commissioning

Awarded.

Option 2: Envelope Commissioning

Awarded.

Construction Preliminary Review

Option 1: Enhanced Systems Commissioning Path 1, Enhanced Commissioning

1. EAp Fundamental Commissioning and Verification is pending clarifications.

Refer to the comments within the prerequisite and resubmit this credit.

Option 2: Envelope Commissioning

Awarded.

Information about the envelope commissioning has not been included in the commissioning plan table of contents, current facilities requirements, operations and maintenance plan, representative functional tests, and commissioning report executive summary uploaded with EAp Fundamental Commissioning and Verification.

For future projects, ensure the documents referenced above contain or provide supplements to these documents demonstrating that all EA Prerequisite Fundamental Commissioning and Verification tasks were completed for the building envelope by the Envelope CxA. Provide:

- a. Commissioning plan or commissioning plan table of contents that addresses envelope commissioning.
- b. Current facilities requirements (CFR) document or CFR table of contents that addresses envelope commissioning.
- c. Operations and maintenance plan (OMP) or OMP table of contents that addresses envelope commissioning.
- d. Commissioning report executive summary that addresses envelope commissioning and summarizes project-specific issues identified during envelope commissioning and the resolution of these issues, or commissioning report executive summary with a copy of the envelope commissioning issues log.

Advanced Energy Metering

Possible points: 1

Withdrawn

Demand Response

Possible points: 2

Attempted: 2, Denied: 0, Pending: 0, Awarded: 2

Awarded : 2 

Construction Preliminary Review

The project meets the requirements using the LEED v4.1 substitution path for this credit.

Case 3: Load Flexibility and Management Strategies

Awarded.

Renewable Energy Production

Possible points: 3

Not attempted

Enhanced Refrigerant Management

Possible points: 1

Not attempted

Green Power and Carbon Offsets

Possible points: 2

Withdrawn



MATERIALS AND RESOURCES

Storage and Collection of Recyclables

Awarded

Design Preliminary Review

Awarded.

Construction and Demolition Waste Management Planning

Awarded

Construction Preliminary Review

The project meets the requirements of this credit using the LEED v4.1 substitution path.

Awarded.

Building Life-Cycle Impact Reduction

Possible points: 5

Attempted: 3, Denied: 1, Pending: 0, Awarded: 3

Awarded : 3

Design Final Review

The project meets the requirements of this credit using the LEED v4.1 substitution path.

Option 4: Whole-building Life-cycle Assessment, Path 2

Awarded for two points.

Revised Review Comment

The project is pursuing the LEED v4.1 substitution path for this credit.

Option 4: Whole-building Life-cycle Assessment, Path 2

1. The project is using a cement reduction optimization strategy and the baseline concrete mix is based on NRMCA South Central regional average data, however, additional relevant assumptions regarding the optimization have not been provided.

Describe the modeling assumptions for the baseline and proposed concrete mixes including information such as % flyash in each mix and a description of the CarbonCure technology. Be sure to explain any special circumstances.

Design Preliminary Review

The project is pursuing the LEED v4.1 substitution path for this credit.

Option 4: Whole-building Life-cycle Assessment, Path 2

1. The building descriptions have not been provided.

Provide the baseline and proposed building description.

2. It is not clear how the baseline building was modeled.

Update the LEED Form narrative to identify how the baseline building design was derived. There are four basic options for creating the baseline design: early design, existing building, building archetype, and alternative design. Refer to LEED Addenda 100002019 for additional information.

3. It is unclear what optimizations were used to achieve the environmental impact reductions.

Provide a narrative that clearly lists each optimization. Be sure to include any assumptions used for the baseline and proposed models (% recycled content, % fly ash, etc.). Cite sources for these assumptions as needed.

Building Product Disclosure and Optimization - Environmental

Awarded : 1

Product Declarations

Possible points: 2

Attempted: 1, Denied: 0, Pending: 0, Awarded: 1

Construction Preliminary Review

The project meets the requirements using the LEED v4.1 substitution path for this credit.

Option 1: Environmental Product Declaration, 28 weighted products

The documentation provided demonstrates that at least 20 weighted products, sourced from at least five different manufacturers, meet the requirements for environmental product declarations. Product documentation has been reviewed for materials listed in the Building Products Calculator: Rows 12-46.

Awarded.

Items that do not require a response for this project, but should be considered for future projects:

1. The Life-Cycle Assessment software used for VT Industries Flush Wood Doors (line 24) was only listed in the Reference section. For future projects, note that this information is required in the body of the EPD.
2. Documentation provided for USG Drywall Suspension System (line 38) did not include the LCA software. For future projects ensure this information is provided.

Building Product Disclosure and Optimization - Sourcing of Raw Materials

Possible points: 2

Attempted: 1, Denied: 0, Pending: 0, Awarded: 1

Awarded : 1 ⓘ

Construction Preliminary Review

The project meets the requirements using the LEED v4.1 substitution path for this credit.

Awarded. Sustainable criteria value is 20.5% of the total materials cost.

Building Product Disclosure and Optimization - Material Ingredients

Possible points: 2

Attempted: 1, Denied: 0, Pending: 0, Awarded: 1

Awarded : 1 ⓘ

Construction Preliminary Review

The project meets the requirements using the LEED v4.1 substitution path for this credit.

Option 1: Material Ingredient Reporting, 25 weighted products

The documentation provided demonstrates that at least 20 weighted products, sourced from at least five different manufacturers, meet the requirements for material ingredient reporting. Product documentation has been reviewed for materials listed in the Building Products Calculator: Rows 22-44.

Awarded.

Items that do not require a response for this project, but should be considered for future projects:

1. It appears documentation has not been provided for USG Mars HRC (line 36).

Construction and Demolition Waste Management

Possible points: 2

Attempted: 1, Denied: 0, Pending: 0, Awarded: 1

Awarded : 1

Construction Preliminary Review

Option 1: Diversion, Path 1, 54.75%

Awarded.



INDOOR ENVIRONMENTAL QUALITY

Minimum Indoor Air Quality Performance

Awarded

Design Final Review

Option 1: ASHRAE Standard 62.1-2010

Awarded.

Design Preliminary Review

Option 1: ASHRAE Standard 62.1-2010

1. The total area of 25,207 square feet documented for this prerequisite varies substantially from the total gross area of 34,856 square feet reported in the project Registration Details of LEED Online. It is not clear whether all occupied space has been accounted for within the ventilation rate procedure calculations. Although some of the difference can be attributed to non-occupied 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 without specific Table 6-1 minimum ventilation rate requirements (e.g., restrooms, janitor closets), a justification for any difference in excess of roughly 10% must be provided. All occupied spaces (which can include regularly occupied, nonregularly occupied, and unconditioned areas) must be provided with ventilation that meets the minimum requirements in accordance with ASHRAE 62.1-2010.

Update the Ventilation Rate Procedure calculations to include all occupied 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 occupied spaces have been included in the calculations.

Environmental Tobacco Smoke Control

Awarded

Design Preliminary Review

Awarded.

Enhanced Indoor Air Quality Strategies

Awarded : 1

Possible points: 2

Attempted: 1, Denied: 0, Pending: 0, Awarded: 1

Design Preliminary Review

Option 1: Enhanced IAQ Strategies

Awarded.

Low-Emitting Materials

Awarded : 2

Possible points: 3

Attempted: 1, Denied: 0, Pending: 0, Awarded: 2

Construction Final Review

The project is pursuing the LEED v4.1 substitution path for this credit.

Product categories attempted: Flooring (100%), Ceilings (100%), and Insulation (85%)

Awarded for two points.

Items that do not require a response for this project, but should be considered for future projects:

1. The overhead structural elements referenced in the credit language to be excluded refers to the actual structure of the building. Drywall and acoustical tile suspension systems are to be included in the ceilings product category. For this project, it appears that both the acoustical tile and the drywall suspension system is hot dipped galvanized (per documentation provided within MRC Environmental Product Declarations), which is considered inherently non-emitting. Therefore, compliance is not affected.

Construction Preliminary Review

The project is pursuing the LEED v4.1 substitution path for this credit.

Product categories attempted: Flooring (100%), Wall Panels (99%), Ceilings (100%), and Insulation (85%)

Compliance has been demonstrated for one product category (Flooring: 100%). The documentation does not demonstrate compliance for additional categories.

1. Kawneer Storefronts / Entrances and OBE Glazing have been inappropriately identified in the calculation as being inherently non-emitting. Note that the full product, including Adhesives/sealants, paints/coatings, binders/resins must be inherently non-emitting for the finished product to qualify. Examples of products that are inherently non-emitting sources of VOCs are stone, ceramic, powder coated metals, plated or anodized metal, uncoated glass, clay brick, and unfinished or untreated solid wood flooring if they do not include integral organic based surface coatings, binders, or sealants.

Provide the following:

a. A revised calculation that appropriately identifies the above noted products as not inherently non-emitting.

b. The VOC emissions evaluations for these products.

2. The actual cost has not been entered in the calculation for every Wall Panel product. Note that omitting this data is only acceptable when 100% of the products meet the allowable VOC emissions evaluation requirements. However, two of the products listed may not be compliant.

Provide a revised calculation that includes the actual cost for every Wall Panel product. Even if documenting 100% compliance in a category, it is strongly suggested that the actual units of measure are provided to enable recalculations by the Reviewer, if necessary, to determine compliance.

3. It does not appear that all products installed within the waterproofing membrane have been entered in the calculation, including but not limited to ceiling suspension systems and insulation, which are documented within the MR BPDO Calculator.

Note that the ceiling suspension systems have emitting and non-emitting options. The full product, including cores/internal components, gasketing, adhesives/sealants, paints/coatings, binders/resins, etc. must be considered. Examples of products that are inherently non-emitting sources of VOCs are stone, ceramic, powder-coated metals, plated or anodized metal, uncoated glass, clay brick, and unfinished or untreated solid wood flooring if they do not include additives and/or surface coatings, binders, or sealants.

Note that the insulation product category includes all thermal and acoustic boards, batts, rolls, blankets, sound attenuation fire blankets, foamed-in place, loose-fill, blown, and sprayed insulation. Exclude insulation for HVAC ducts and plumbing piping from the credit. Insulation for HVAC ducts may be included at the project team's discretion.

Provide the following:

a. A revised calculations that includes all products, in the attempted categories, installed within the waterproofing membrane.

b. The VOC emissions evaluations, as applicable.

Items that do not require a response for this project, but should be considered for future projects:

1. SpecChem Underlayment and Uzin 886 have been included in the Flooring category, although they belong in the Adhesive and Sealants category.

For future projects, provide the following:

a. A revised calculation in which the appropriate category is selected for the above noted products.

b. The VOC emissions evaluations and VOC content documentation, as applicable.

Awarded.

Indoor Air Quality Assessment
Possible points: 2

Not attempted

Thermal Comfort
Possible points: 1

Not attempted

Interior Lighting
Possible points: 2
Attempted: 1, Denied: 0, Pending: 0, Awarded: 1

Awarded : 1 

Design Preliminary Review

The project meets the requirements using the LEED v4.1 substitution path for this credit, Option C: Controllable Lighting.

Awarded.

Daylight
Possible points: 3

Not attempted

Quality Views
Possible points: 1

Not attempted

Acoustic Performance
Possible points: 1

Not attempted



INNOVATION

Innovation

Possible points: 5

Attempted: 3, Denied: 0, Pending: 0, Awarded: 3

Awarded : 3

Construction Preliminary Review

Strategy 1: Innovation Credit – Lamps Purchasing

The all-LED design does not include any mercury. A lighting fixture schedule has been provided.

Awarded.

Strategy 2: Pilot Credit 155: Safety First: Design for Indoor Air Quality and Infection Control

1. It is not clear if the project has completed the survey for Pilot Credit Pilot Credit 155: Safety First: Design for Indoor Air Quality and Infection Control.

Provide documentation verifying that the project has completed the USGBC Pilot Credit Feedback Survey. The survey may be found at the following link: <http://www.usgbc.org/help/where-can-i-find-pilot-credit-survey-link-documenting-my-pilot-credit>. Note that it also is highly encouraged that the project participates in an online Pilot Credit Forum via LEEDuser.

2. It does not appear that a copy of the facilities requirements and operations and maintenance plan and updated commissioning plan communicating the purpose and intended performance of IAQ related building systems has been provided.

Provide a copy of the facilities requirements and operations and maintenance plan and updated commissioning plan communicating the purpose and intended performance of IAQ related building systems.

One point pending.

Strategy 3: Exemplary Performance - EQc Low-Emitting Materials

The requirement for exemplary performance is reaching 5 product categories OR the 90% threshold in at least three product categories.

1. Compliance for only one product category reaching the 90% threshold has been achieved.

Refer to the comments within EQc Low-Emitting Materials. Ensure that any issues noted there are addressed when resubmitting this credit.

Alternatively, the project may pursue a different Innovation in Design strategy for the Final Review.

One point pending.

LEED Accredited Professional

Possible points: 1

Attempted: 1, Denied: 0, Pending: 0, Awarded: 1

Awarded : 1

Construction Final Review

Awarded.

Construction Preliminary Review

1. The LEED AP certificate has not been uploaded to the designated team member's profile.

Update the individual profile of the designated team member within LEED Online to include the LEED AP certificate. Alternatively, upload a copy of the team member's certificate to this credit.



REGIONAL PRIORITY CREDITS

Reduced Parking Footprint

Possible points: 1
Attempted: 1, Denied: 0, Pending: 0, Awarded: 1

Rainwater Management

Possible points: 1

Outdoor Water Use Reduction

Possible points: 1

Indoor Water Use Reduction

Possible points: 1

Optimize Energy Performance

Possible points: 1
Attempted: 1, Denied: 0, Pending: 0, Awarded: 1

Renewable Energy Production






Possible points: 1

TOTAL	110	59	1	0	60
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Review summary

Review	Points:					
	Submitted	Returned	Submitted	Denied	Pending	Awarded







Design Preliminary	04/14/2022	05/10/2022	42	0	22	20
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Credit	Status	Type	POINTS: Attempted	Denied	Pending	Awarded
Project Information	Pending		0	0	0	0
Sensitive Land Protection	Anticipated	Design	1	0	0	1
High Priority Site	Anticipated	Design	1	0	0	1
Fundamental Refrigerant Management	Anticipated	Design	0	0	0	0
Surrounding Density and Diverse Uses	Anticipated	Design	5	0	0	5
Storage and Collection of Recyclables	Anticipated	Design	0	0	0	0
Reduced Parking Footprint	Anticipated	Design	2	0	0	2 
Outdoor Water Use Reduction	Anticipated	Design	0	0	0	0
Access to Quality Transit	Anticipated	Design	5	0	0	5 
Integrative Process	Anticipated	Design	1	0	0	1
Optimize Energy Performance	Pending	Design	19	0	19	0
Minimum Energy Performance	Pending	Design	0	0	0	0
Building Life-Cycle Impact Reduction	Pending	Design	3	0	3	0 
Building-Level Energy Metering	Anticipated	Design	0	0	0	0
Water Metering	Anticipated	Design	1	0	0	1
Cooling Tower Water Use	Anticipated	Design	2	0	0	2 
Building-Level Water Metering	Anticipated	Design	0	0	0	0
Indoor Water Use Reduction	Pending	Design	0	0	0	0
Minimum Indoor Air Quality Performance	Pending	Design	0	0	0	0
Environmental Tobacco Smoke Control	Anticipated	Design	0	0	0	0
Interior Lighting	Anticipated	Design	1	0	0	1 
Enhanced Indoor Air Quality Strategies	Anticipated	Design	1	0	0	1


Design Final	08/16/2022	09/08/2022	22	1	0	22
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Credit	Status	Type	POINTS: Attempted	Denied	Pending	Awarded
Project Information	Anticipated		0	0	0	0
Optimize Energy Performance	Anticipated	Design	19	0	0	19
Minimum Energy Performance	Anticipated	Design	0	0	0	0
Building Life-Cycle Impact Reduction	Anticipated	Design	3	1	0	3 
Indoor Water Use Reduction	Anticipated	Design	0	0	0	0
Minimum Indoor Air Quality Performance	Anticipated	Design	0	0	0	0

Construction Preliminary**10/06/2022****11/29/2022****19****0****7****12**

Credit	Status	Type	POINTS: Attempted	Denied	Pending	Awarded
Demand Response	Awarded	Construction	2	0	0	2 
Enhanced Commissioning	Pending	Construction	5	0	3	2
Construction Activity Pollution Prevention	Awarded	Construction	0	0	0	0
Construction and Demolition Waste Management Planning	Awarded	Construction	0	0	0	0 
Building Product Disclosure and Optimization - Environmental Product Declarations	Awarded	Construction	1	0	0	1 
Fundamental Commissioning and Verification	Pending	Construction	0	0	0	0
Building Product Disclosure and Optimization - Sourcing of Raw Materials	Awarded	Construction	1	0	0	1 
Building Product Disclosure and Optimization - Material Ingredients	Awarded	Construction	1	0	0	1 
Construction and Demolition Waste Management	Awarded	Construction	1	0	0	1
Low-Emitting Materials	Pending	Construction	3	0	3	0 
Construction Indoor Air Quality Management Plan	Awarded	Construction	1	0	0	1
LEED Accredited Professional	Pending	Construction	1	0	1	0
Innovation	Awarded	Design	3	0	0	3

Construction Final	09/25/2023	10/24/2023	7	0	0	8
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Credit	Status	Type	POINTS: Attempted	Denied	Pending	Awarded
Enhanced Commissioning	Awarded	Construction	5	0	0	5
Fundamental Commissioning and Verification	Awarded	Construction	0	0	0	0
Low-Emitting Materials	Awarded	Construction	1	0	0	2 
LEED Accredited Professional	Awarded	Construction	1	0	0	1