

LEED Narrative

LT Credit: Sensitive Land Protection (1 point)

The site is on already developed land, so the footprint of this development will be located and followed to preserve any sensitive lands. The site is also not constructed on any prime farmland, floodplains, habitats, bodies of water, or wetlands, so we should receive the 1 point from this requirement.

LT Credit: Access to Quality Transport (4 points)

The city of Gainesville has a very intensive system of public transportation, with an extremely large and extensive system of bus routes and stops that will cater to the needs of tenants without other modes of transportation. This bus system makes well over 360 trips per day on a weekday. Also, the selected site is within the required walking distance to the University of Florida, which is the main school that tenants will attend. We should receive 4 points from this LEED requirement.

LT Credit: Bicycle Facilities (1 point)

There will be bicycle storage located throughout the site for residents to store bikes. According to the LEED requirements, one space per residential unit is required, so there will be at least 36 long-term bicycle spots for tenants to use. This will fill the requirement and grant us 1 point.

LT Credit: Green Vehicles (1 point)

At least 5% of all parking spaces will be considered "Preferred Parking for Green Vehicles" and be clearly marked for sole use by green vehicles. An additional 2% of the parking spaces will include Level 2 Electric Vehicle Supply Equipment for charging electric vehicles. If both of these requirements are met, we will receive 1 point towards LEED Certification.

SS Credit: Site Assessment (1 point)

A site survey that includes topography, hydrology, climate, vegetation, soils, human use, and human health effects will be conducted to grant us the 1 point from this section. In fact, many of these requirements have already been researched throughout the Site Selection process of this project.

SS Credit: Rainwater Management (3 points)

We will work with GRU to establish where rainwater runoff from the 85th percentile of regional rainfall events will be most naturally and efficiently disposed of to create a natural system to move rainwater off site. We use bioswales to move water off site into the stormwater utility system to be properly disposed of. The bioswales will qualify as green infrastructure and should earn us 3 points from this LEED requirement.

WE Credit: Indoor Water Use Reduction (5 points)

Low-flow shower heads, auto-shutoffs for sinks, and water-saving toilets will be installed in every unit to reduce water usage. Also, water saving appliances, such as Energy Star dishwashers and clothes washers, will be installed in every unit as well to further reduce the total water usage of each tenant. If these measures are taken and maintained throughout the building's lifetime, we should be able to reduce our total indoor water usage by around 45%, which will earn us 5 points towards LEED Certification.

WE Credit: Water Metering (1 point)

In order to support water management and reduce usage, as well as identify water savings, we will install permanent water meters on certain systems. The systems we have decided to install these meters on are the outdoor irrigation system and the indoor plumbing fixtures/fittings systems. These two systems will be responsible for much of the water usage for this project so it is important to monitor their water consumption and identify any ways we can save water in these areas. This will result in 1 point for our project.

EA Credit: Enhanced Commissioning (3 points)

We will follow the required commissioning process for mechanical, electrical, plumbing, and renewable energy systems. We will have an employee specifically designated to ensure this process is followed correctly in accordance with ASHRAE Guideline 0-2005 and AHSRAE Guideline 1.1-2007 for HVACR&R systems. Our employee will ensure that contractor submittals are reviewed, verify the inclusion of systems manual requirements and operator and occupant training requirements are in construction documents, verify systems annual updates and delivery, verify operator and occupant training delivery and effectiveness, verify seasonal testing, review building operations 10 months after substantial completion, and develop an on-going commission plan. This will result in 3 points towards LEED Certification.

EA Credit: Optimize Energy Performance (8 points)

We will analyze energy efficiency strategies and measures throughout the design process and implement these strategies as we continue to plan this project. As stated in the LEED requirements, the main focus of this energy optimization plan will be energy load reduction and HVAC related strategies, such as upgrading to more energy efficient equipment. We will follow the criteria stated in ASHRAE Guideline 90.1-2010 to obtain an additional energy optimization percentage of 20% through our implementation of certain systems, such as better system balancing, more efficient roofing systems, and more efficient pipe flow rates for our piping systems. This will gain us 8 points towards LEED Certification.

EA Credit: Advanced Energy Metering (1 point)

Permanent advanced energy meters will be installed on all main systems for the building to monitor electricity consumption, demand, and power factor (if applicable). These meters will follow all other requirements, such as storing data remotely for at least 36 months. This will allow us to obtain 1 point towards LEED Certification.

EA Credit: Demand Response (2 point)

We will implement a demand response in our systems by following the listed criteria from the LEED certification report. We will design a system with the capability to fully automate demand response for the system. We will also enter into a contract with a demand response company for one year with the intention of renewing it for multiple years. We will also create a comprehensive program to meet the contractual commitments during an actual demand response event. We will also participate in one full test of the developed demand response system. This will allow us to obtain 2 points towards LEED certification.

EA Credit: Enhanced Refrigerant Management (1 point)

Whenever refrigerant is needed, we will use refrigerant that has an ozone depletion potential of 0 and a global warming potential of less than 50. This will get the project 1 point for LEED Certification.

MR Credit: Building Product Disclosure and Optimization – Environmental Product Declarations (1 point)

We will use products that cost 50% of the total value of permanently installed products in the project. These products will also comply with either of the listed criteria:

- Third party products that comply with 3 of the following:
 - Global warming potential
 - Depletion of stratospheric ozone layer
 - Acidification of land and water sources
 - Eutrophication
 - Formation of tropospheric ozone
- USGBC approved Program

MR Credit: Construction and Demolition Waste Management (2 points)

We will ensure that total waste materials do not exceed 2.5 pounds per square foot of building footprint. This will be obtained by using efficient materials and construction techniques to limit construction waste, such as recycling excess materials and pre planning construction activities specifically to reduce waste. This will gain us 2 points towards LEED Certification.

EQ Credit: Enhanced Indoor Air Quality Strategies (1 point)

We will install the appropriate entryway systems, to capture any dirt or harmful particles and dispose of them before they reach the indoor air. Also, interior cross contamination and filtration systems will be implemented when required to further prevent any harmful particles entering into the ventilation system. The ventilation design will be compatible with CIBSE Applications Manual AM10, March 2005, Natural Ventilation in Non-Domestic Buildings, Section 2.4. Following this criterion will allow us to gain 1 point for LEED certification.

EQ Credit: Low-Emitting Materials (3 points)

To reduce material emissions, we will use interior paint and coatings that are reviewed through a General Emissions Evaluation and a Volatile Organic Compound (COV) content review for wet applied products. The threshold for paint and coatings will be at least 90% compliance, by volume, with emissions and 100% for VOC content. The same threshold will also be applied to all interior adhesives and sealants applied anywhere on the whole project site. Flooring will be reviewed through a General Emissions Evaluation for a 100% compliance, by volume, with emissions. All ceilings, walls, thermal, and acoustic insulation will be reviewed the same way flooring will be for 100% compliance by volume with emissions. Any furniture provided will also be reviewed through a furniture evaluation for compliance of at least 90%, by cost, with emissions. Since we have complied with 5 of the criteria, we will be able to gain 3 points towards LEED certification.

EQ Credit: Construction Indoor Air Quality Management Plan (1 point)

We will create and implement an Indoor Air Quality Management plan to ensure the well-being of workers and eventually building occupants. The plan will ensure construction meets the recommended controls of the Sheet Metal and Air Conditioning National Contractors Association IAQ Guidelines for Occupied Buildings under Construction, 2nd edition, 2007, ANSI/SMACNA 008-2008, Chapter 3. The plan will also protect absorptive materials that are stored on site from any sort of moisture damage. This will gain us 1 point towards LEED Certification.

EQ Credit: Thermal Comfort (1 point)

The HVAC system and the building envelope of the selected project will be constructed according to the requirements of ASHRAE Standard 55-2010, Thermal Comfort Conditions for Human Occupancy with errata or a local equivalent.

EQ Credit: Interior Lighting (2 points)

First, 90% of all occupant spaces will have individual lighting controls to reduce light usage by allowing occupants to shut off unused lights. All lights will also have at least 3 levels of lighting (off, midlevel, and on). For all regularly occupied spaces, light fixtures with a luminance of less than 2,500 cd/square meter will be used. All light sources will have a CRI of 80 or higher. Surface reflectance will meet the threshold for average surface reflectance of 85% of ceilings, 60% for walls, and 25% for floors. At least 75% of all lights will have a rated life of at least 24,000 hours.

EQ Credit: Quality Views (1 point)

75% of all floor area will have views of flora/fauna/sky and objects at least 25 feet from the building. There will also be unobstructed views located within three times the head height of the vision glazing. This will allow us to obtain the necessary "Quality Views" that will gain us 1 point towards LEED Certification.

IN Credit: LEED Accredited Professional (1 Point)

The project manager of this project will be a LEED accredited professional. This will allow us to acquire 1 point towards LEED Certification.