

USGBC LEED-CS Pilot Final Certification Review



2100 Franklin
LEED-CS Certification Level: Gold
Date: May 21, 2008

36			3 Points Achieved	Possible Points (Original Pilot) 65	60	Possible Points (Project Specific) 60
				<u>65 Possible (60 base) points</u>		<u>60 Possible (55 base) points</u>
				Certified 24 to 29 points		Certified 22 to 27 points
				Silver 30 to 35 points		Silver 28 to 32 points
				Gold 36 to 47 points		Gold 33 to 43 points
				Platinum 48 or more points		Platinum 44 or more points
Achieved	Pending	Rejected				
9		2	Credit	Possible Points:	15	15

Y			Prereq 1	Construction Activity Pollution Prevention			
1			Credit 1	Site Selection	1	1	<p>Preliminary Review: The LEED Submittal Template has been provided declaring that the project site does not meet any of the prohibited criteria.</p> <p>Preliminary Review: The LEED Submittal Template has been provided declaring that the project site does not meet any of the prohibited criteria.</p>
1			Credit 2	Development Density & Community Connectivity	1	1	<p>Preliminary Review: The LEED Submittal Template has been provided declaring that the average site development density for the project and surrounding areas is 145,991 s.f. per acre. A calculation spreadsheet and scaled site area plan have been provided to support achievement of this credit.</p>
1			Credit 3	Brownfield Redevelopment	1	1	<p>Final Review: Additional documentation has been provided including a Limited asbestos Survey from 1992 and an additional survey dated July 2001. surveys were conducted in compliance with the California health and Safety Code. reedit is awarded.</p> <p>Preliminary Review: The LEED Submittal Template has been provided declaring that the project has been developed on a site that is documented to have environmental contamination. A copy of the project's Phase I/"Limited" Phase II Environmental Site Assessment Documentation has been provided. However, the "Limited" Phase II Environmental Site Assessment does not appear to be in compliance with the LEED-CS Pilot requirements and posted CIRs on asbestos contamination. Per the CIRs dated 6/8/2005, 2/14/2004, and 4/17/2003 for achievement of this credit the site must be documented as contaminated by a Phase II Environmental Site Assessment in compliance with ASTM E1903-97 or EPA Regulation 20CFR Part 763.</p> <p>TECHNICAL ADVICE: Please provide a copy of the Phase II Environmental Site Assessment in compliance with ASTM E1903-97 or EPA Regulation 20CFR Part 763 documenting the type and level of contamination that existed on site prior to remediation.</p>

36			3 Points Achieved		Possible Points (Original Pilot) 65 60		Possible Points (Project Specific)	
			<u>65 Possible (60 base) points</u>		<u>60 Possible (55 base) points</u>			
			Certified 24 to 29 points		Certified 22 to 27 points			
			Silver 30 to 35 points		Silver 28 to 32 points			
			Gold 36 to 47 points		Gold 33 to 43 points			
			Platinum 48 or more points		Platinum 44 or more points			
Achieved	Pending	Rejected						
1			Credit 4.1	Alternative Transportation , Public Transportation Access	1	1	Preliminary Review: The LEED Submittal Template has been provided declaring that the project is served by a rail line within ½ mile of the project site. A scaled drawing showing the location of the rail stop has been provided.	
1			Credit 4.2	Alternative Transportation , Bicycle Storage & Changing Rooms	1	1	Preliminary Review: The LEED Submittal Template has been provided declaring that the project has provided bicycle storage and shower facilities for 7.3% of the FTE building occupants. However, the stated occupancy is low for the building of this type. If actual occupancy is not know, the defaults should be utilized. Using the default occupancy of 250 GSF per occupant yields 926 occupants. The 58 bicycle racks are available for 5.8% of the default building occupant count. Since the bicycle racks and showers provided are still sufficient for the default occupancies (providing bicycle storage and showering facilities 6.0% of the building occupants) credit will be granted.	
1			Credit 4.3	Alternative Transportation , Low Emitting & Fuel Efficient Vehicles	1	1	Final Review: 4 self park preferred parking spaces have been provided for Low-Emitting / Fuel Efficient Vehicles. Credit is awarded. Preliminary Review: The LEED Submittal Template has been provided verifying that 3 preferred parking for Low-Emitting / Fuel Efficient Vehicles have been provided on site which represents 4.1% of the total (73 spaces) on site parking. However, the credit requirements is to provide preferred parking for Low-Emitting / Fuel Efficient Vehicles for 5% or more of the total on site parking. Additionally, for valet parking per the CIR dated 7/5/2007 locating preferred parking so as to provide the shortest wait or allowing owners to move to the front of the line are not acceptable alternatives for achievement of this credit. Providing a minimum of 20% discounted parking rate is an acceptable alternate for valet parking. TECHNICAL ADVICE: Please provide a narrative clarifying how the parking system works and whether or not the parking will be self-park or valet. Additionally, please provide a revised Letter Template and supporting documentation demonstrating that preferred parking for Low-Emitting / Fuel Efficient Vehicles for a minimum of 5% of the total on-site parking or a minimum of 20% discount on valet parking.	
		1	Credit 4.4	Alternative Transportation , Parking Capacity	1	1	Final Review: The project submittal indicates this credit is no longer being pursued. Preliminary Review: The LEED Submittal Template has been provided stating that the on-site provided parking does not exceed the minimum local zoning requirements. However, the Letter from the City of Oakland does not state the minimum local zoning code requirements for a building of this type, and states that "The provision of on-site parking is included in the approved project, but is not required by the applicable local zoning regulations." TECHNICAL ADVICE: Please provide a copy of the Zoning Code regulations demonstrating the minimum local requirements and that the project does not exceed them.	
not pursuing			Credit 5.1	Site Development , Protect or Restore Habitat	1	1		
not pursuing			Credit 5.2	Site Development , Maximize Open Space	1	1		
not pursuing			Credit 6.1	Stormwater Design , Quantity Control	1	1		
not pursuing			Credit 6.2	Stormwater Design , Quality Control	1	1		

36	3	Points Achieved	Possible Points (Original Pilot)	65	60	Possible Points (Project Specific)
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Achieved	Pending	Rejected		Possible Points (Original Pilot)	Possible Points (Project Specific)
1			Credit 7.1 Heat Island Effect, Non-Roof	<u>65 Possible (60 base) points</u> Certified 24 to 29 points Silver 30 to 35 points Gold 36 to 47 points Platinum 48 or more points	<u>60 Possible (55 base) points</u> Certified 22 to 27 points Silver 28 to 32 points Gold 33 to 43 points Platinum 44 or more points
1			Credit 7.2 Heat Island Effect, Roof		<p>1 1 Preliminary Review: The LEED Submittal Template has been provided declaring that a minimum of 100% of the on-site parking stalls are located underground. A site plan has been provided to support this claim.</p>
		1	Credit 8 Light Pollution Reduction		<p>1 1 Preliminary Review: The LEED Submittal Template has been provided verifying that the roofing materials used on the project are compliant with SRI values for a 81.9% of the roof surface.</p> <p>1 1 Final Review: The project team have not provided a appropriate luminaire cut sheets, specified the zone and are beyond the required footcandle level at 10' beyond the project boundary.</p> <p>Preliminary Review: The LEED Submittal Template has been provided declaring that the project's exterior lighting has been designed in accordance with the referenced IESNA guidelines. The required photometric site illumination plan, with summary calculations, has not been provided.</p> <p>TECHNICAL ADVICE: Please provide a photometric site illumination plan with point-by-point analysis. The plan must clearly show the LEED project boundary and must use a 10'x10' calculation grid and should extend 10' beyond the project boundary. Please include a summary of the calculation results including: average, maximum, minimum, and maximum ratios. Please see the Reference Guide for additional calculation information.</p>
1			Credit 9 Tenant Design and Construction Guidelines		<p>1 1 Preliminary Review: The LEED Submittal Template has been provided declaring that the Tenant Design and Construction Guidelines have been created. The Tenant Design and Construction Guidelines contain information on the sustainable strategies incorporated in the core and shell and how these can be coordinated with a LEED CI submittal. Information regarding the LEED-CI rating system has also be provided.</p>

65 Possible (60 base) points

60 Possible (55 base) points

Certified 24 to 29 points

Certified 22 to 27 points

Silver 30 to 35 points

Silver 28 to 32 points

Gold 36 to 47 points

Gold 33 to 43 points

Platinum 48 or more points

Platinum 44 or more points

Achieved	Pending	Rejected				
1			Credit 1.1 Water Efficient Landscaping , Reduce by 50%	1	1	Preliminary Review: The LEED Submittal Template has been provided verifying that no permanent irrigation system has been installed. A landscape plan and narrative have been included describing the native/drought-tolerant planting installed on the site. The narrative states that the planting will only be watered during the initial plant establishment period.
1			Credit 1.2 Water Efficient Landscaping , No Potable Use or No Irrigation	1	1	Preliminary Review: Please see comment WEC1.1 above.
not pursuing			Credit 2 Innovative Wastewater Technologies	1	1	
1			Credit 3.1 Water Use Reduction , 20% Reduction	1	1	Final Review: A revised LEED Submittal Template and water use calculations have been provided declaring a 42.3% water use for the project. Cut sheets match the flow rates in the calculations. Credit is awarded. Preliminary Review: The LEED Submittal Template and water use calculations have been provided declaring that the project has reduced potable water use by 40.56% from a calculated baseline design through the installation of dual-flush toilets, low-flow urinals, low-flow lavatories and low-flow showers. However, the some of the flow rates used in the calculations differs from the flow rates stated in the cut sheets. The Toto lavatory has been calculated with 0.5 gpm, however the cut sheet provided states that the lavatory uses 1.06 gpm. The Symmons shower has been calculated with 2.0 gpm, however the cut sheet provided states that the shower uses 2.5 gpm. Additionally, a cut sheet has been provided for the sensor operated Sloan Optima Royal toilet (1.6 gpf), however the calculations provided only state the dual-flush toilet. A cut sheet has not been provided for the 2.0 gpm low-flow kitchen sink. Additionally, the building occupancy stated is low for this type of building. If actual occupancy is not known, please use the defaults provided. TECHNICAL ADVICE: Please provide a narrative clarifying the building occupancy and if the Sloan Optima Royal was used in the building. Also please provide a revised LEED Submittal Template and water use calculation with corrected flow rates represented and if required revised building occupancy. Additionally, please provide a cut sheet for the low-flow kitchen sink.
1			Credit 3.2 Water Use Reduction , 30% Reduction	1	1	Final Review: Please see comment WEC3.1 above. Credit is awarded. Preliminary Review: Please see comment WEC3.1 above.

65 Possible (60 base) points

60 Possible (55 base) points

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Rejected

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Silver 30 to 35 points
Gold 36 to 47 points
Platinum 48 or more points

Certified 22 to 27 points
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Platinum 44 or more points

5	1	Energy & Atmosphere	Possible Points:	16	14
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Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	Final Review: The project team has provided the requested information. Preliminary Review: The LEED Submittal Template has been provided declaring that the fundamental commissioning requirements have been completed or are under contract. However, further documentation is required to confirm that the required commissioning tasks have been completed. TECHNICAL ADVICE: Please provide a narrative outlining the role of the commissioning agent (Cx) and the relationship of the Cx to the project team. Provide evidence of the basis of design review. Provide a copy of the commissioning plan, prefunctional data, commissioning specs, and excerpts from or a summary of the commissioning report. If under contract, please provide an excerpt from the contract demonstrating prerequisite achievement.
Y			Prereq 2	Minimum Energy Performance	Preliminary Review: The LEED Submittal Template has been provided verifying that the project complies with California's Title-24 2005.
Y			Prereq 3	Fundamental Refrigerant Management	Preliminary Review: The LEED Submittal Template has been provided declaring that base building HVAC&R systems use no CFC-based refrigerants.
2			Credit 1	Optimize Energy Performance	10 8 Preliminary Review: The LEED Submittal Template and supporting documentation have been provided verifying that the project performs 15.6% better than Title-24 2005 using the LEED Performance Rating method. Supporting documentation substantiates this claim. Energy efficiency measures incorporated into the building design include efficient glazing, efficient boilers and variable speed chillers.
not pursuing			Credit 2	On Site Renewable Energy, 1%	1 1
deleted			Credit 2.2	On Site Renewable Energy, 5%	1 deleted
1			Credit 3	Enhanced Commissioning	1 1 Final Review: The project team has provided the requested information. Preliminary Review: The LEED Submittal Template has been provided declaring that the required additional commissioning elements have been completed or are under contract to be completed. However, further documentation is required to confirm that the required commissioning tasks have been completed. TECHNICAL ADVICE: Please provide a description of the relationship of the Commissioning Agent to the design team, demonstrating that the commissioning agent is in fact an independent third party. Provide documentation indicating that DD and CD reviews (with substantive comments) occurred. Provide an executive summary or excerpts from the re-commissioning manual and evidence of resolution of outstanding commissioning issues. If under contract, please provide an excerpt from the contract indicating scope to be completed.
1			Credit 4	Enhanced Refrigerant Management	1 1 Preliminary Review: The LEED Submittal Template has been provided declaring that base building HVAC&R systems use no HCFC-based refrigerants or Halons.

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Certified 22 to 27 points

Silver 30 to 35 points

Silver 28 to 32 points

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Gold 33 to 43 points

Platinum 48 or more points

Platinum 44 or more points

Achieved	Pending	Rejected
not pursuing		
		1
1		

Credit 5.1 **Measurement & Verification - Base Building** 1 1
 Credit 5.2 **Measurement & Verification - Tenant Submetering** new 1

Final Review: The project team has not provided a Tenant M&V plan that can be utilized and expanded by the tenant. The project team must provide a Tenant M&V plan per EA cr5.2. Chapter 3 of the International Performance Measurement & Verification Protocol (IPMVP) describes the basic concepts and structure of the M&V Plan.

Preliminary Review: A letter has been submitted declaring that the project has included a centrally monitored electronic metering network that will be capable of being expanded to accommodate future tenant sub-metering. However, a Tenant M&V plan that advises future tenants of this opportunity has not been provided.

TECHNICAL ADVICE: Please provide a copy of the Tenant M&V plan that can be utilized and expanded by the tenants.

Credit 6 **Green Power** 1 1

Preliminary Review: The LEED Submittal Template has been provided verifying that the project has a 2-year purchase agreement for Tradable Renewable Certificates (TRCs) equal to 70% of the project's annual electric energy consumption that meets the Green-E definition for renewable power. The submitted documentation includes a copy of the two-year contract with Clean Source to provide RECs equal to 70% of the building's total annual electric energy usage.

4		Materials & Resources	Possible Points:	11	10
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Y		
not pursuing		
not pursuing		
	new	
1		
1		
not pursuing		

Prereq 1 **Storage & Collection of Recyclables**

Preliminary Review: The LEED Submittal Template has been provided declaring that the project has provided appropriately sized dedicated areas for the collection and storage of recycling materials, including cardboard, paper, plastic, glass, and metals. Plans have been provided highlighting the location of recycling collection areas within the project.

Credit 1.1 **Building Reuse**, Maintain 25% of Existing Walls, Floor and Roof 1 1

Credit 1.2 **Building Reuse**, Maintain 50% of Existing Walls, Floor and Roof 1 1

Credit 1.3 **Building Reuse**, Maintain 75% of Existing Walls, Floor and Roof new new

Credit 2.1 **Construction Waste Management**, Divert 50% from Disposal 1 1

Preliminary Review: The LEED Submittal Template has been provided verifying that the project has diverted 8,281.4 tons (86.7%) of on-site generated construction waste from landfill. Calculations have been provided to document the waste types and receiving agencies for recycled materials. However, the numbers used for the material diverted to the Davis Street Transfer station are inconsistent with the supporting documentation provided. The supporting documentation from Waste Management states that 96.55 tons has been diverted, while the project has stated 214.9 tons has been diverted. Since even if the Davis Street Transfer Station material is excluded a minimum of 80% recycling rate would be achieved credit will be granted.

Credit 2.2 **Construction Waste Management**, Divert 75% from Disposal 1 1

Please see comment MRc2.1 above.

Credit 3 **Material Reuse**, Specify 1% 1 1

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Achieved	Pending	Rejected						
1			Credit 4.1	Recycled Content, 5% (Post-consumer + 1/2 post-industrial)	1	1	Preliminary Review: The LEED Submittal Template and calculations have been provided verifying that 13% of the total building materials content, by value, have been manufactured using recycled materials. However, the recycled content used in the calculations for the metal deck steel from California Steel Industries differs from the information provided in the manufacturer's letter. The Manufacturer's letter states that scrap makes up 30% of the steel content. However the calculations provided state that recycled content of the California Industries Steel to be 30% post-consumer and 50% post-industrial. If the post-industrial content stated is excluded from the calculations, a minimum of 11% recycling content value would still be achieved. Therefore credit will be granted.	
1			Credit 4.2	Recycled Content, 10% (Post-consumer + 1/2 post-industrial)	1	1	Preliminary Review: Please see comment MRc3.1 above.	
not pursuing			Credit 5.1	Regional Materials, 20% Manufactured Locally	1	1		
not pursuing			Credit 5.2	Regional Materials, 10% Extracted, Processed & Manuf. Locally	1	1		
deleted			Credit 6	Rapidly Renewable Materials	1	deleted		
not pursuing			Credit 7	Certified Wood	1	1		

9			Indoor Environmental Quality		Possible Points: 13		11	
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Y			Prereq 1	Minimum IAQ Performance			Final Review: The project team has provided the requested information.	
							Preliminary Review: Project is using September 2003 Pilot Rating System for EQp1, EQc1 and EQC2 credit compliance. The LEED Submittal Template has been provided declaring that the project complies with the minimum IAQ performance requirements of ASHRAE 62-1999 and all approved Addenda. A supplemental narrative, documenting the project's compliance with the Ventilation Rate Procedure methods, has not been provided.	
							TECHNICAL ADVICE: Please provide a detailed narrative describing the procedure employed by the project in the IAQ analysis (Ventilation Rate Procedure) as required by Submittal Template.	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control			Preliminary Review: The LEED Submittal Template has been provided declaring that smoking is prohibited inside buildings within the project and that designated smoking areas have been located away from building openings and air intakes.	
1			Credit 1	Outdoor Air Delivery Monitoring	1	1	Preliminary Review: Project is using September 2003 Pilot Rating System for EQp1, EQc1 and EQC2 credit compliance. The LEED Submittal Template has been provided verifying that direct airflow measurement devices have been provided for each mechanical ventilation system serving non-densely occupied spaces. The Template further states that monitoring equipment has been configured to generate an alarm when conditions from the setpoint. A narrative describing the project's ventilation design has been included, as required.	
not pursuing			Credit 2	Increase Ventilation	1	1		

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			Silver 30 to 35 points		Silver 28 to 32 points			
			Gold 36 to 47 points		Gold 33 to 43 points			
			Platinum 48 or more points		Platinum 44 or more points			
Achieved	Pending	Rejected						
1			Credit 3	Construction IAQ Management Plan , During Construction			1	1 Preliminary Review: The LEED Submittal Template has been submitted declaring that the project developed and implemented a construction IAQ management plan that followed the referenced SMACNA Guidelines. The plan indicates that the air handling equipment was used during construction and that MERV 8 filters were installed in the air handling unit and at all return air grilles. Filtration media was replaced with new MERV 13 filters (in the air handling units) prior to occupancy. Photographs, taken on a minimum of 3 different occasions, and a narrative describing the implemented IAQ measures have also been provided.
Y			Credit 4.1	Low-Emitting Materials , Adhesives & Sealants	1 point for 2			Final Review: Summary of all interior adhesive and sealant products along with product cuts confirming their compliance with the referenced VOC limits has been provided. Credit is awarded. Preliminary Review: The LEED Submittal Template has been provided declaring that all adhesive and sealant products comply with the VOC limits of the referenced standards for this credit. The required summary of all interior adhesive and sealant products has not been provided. TECHNICAL ADVICE: Please provide a summary of all interior adhesive and sealant products along with VOC data for each product confirming that they comply with the referenced VOC limits.
1			Credit 4.2	Low-Emitting Materials , Paints & Coatings	2 points for 3		1	1 Final Review: A summary of all interior paints along with VOC data for each product has been provided. Credit is awarded. Preliminary Review: The LEED Submittal Template has been provided declaring that all indoor paints comply with the VOC limits of Green Seal GS-11. The required summary of all interior paints has not been provided. TECHNICAL ADVICE: Please provide a summary of all interior paints along with VOC data for each product confirming that they comply with the referenced VOC limits.
1			Credit 4.3	Low-Emitting Materials , Carpet Systems	3 points for 4		1	1 Final Review: A summary of all installed carpet systems has been provided. Credit is awarded. Preliminary Review: The LEED Submittal Template has been provided declaring that all installed carpet systems comply with the VOC limits of the CRI Green Label Testing Program. The required summary of all installed carpet systems has not been provided. TECHNICAL ADVICE: Please provide a summary of all installed carpet systems along with manufacture's information confirming that they comply with the referenced standard.

65 Possible (60 base) points
Certified 24 to 29 points
Silver 30 to 35 points
Gold 36 to 47 points
Platinum 48 or more points

60 Possible (55 base) points
Certified 22 to 27 points
Silver 28 to 32 points
Gold 33 to 43 points
Platinum 44 or more points

	Achieved	Pending	Rejected				
	1			Credit 4.4 Low-Emitting Materials , Composite Wood & Agrifiber Products	1	1	<p>Final Review: A summary of all installed composite wood and agrifiber products has been provided. Credit is awarded.</p> <p>Preliminary Review: The LEED Submittal Template has been provided declaring that all indoor composite wood materials used on the project contain no urea-formaldehyde. The required summary of all interior composite wood products has not been provided.</p> <p>TECHNICAL ADVICE: Please provide a summary of all installed composite wood and agrifiber products. Include confirmation that the composite products contain no added urea-formaldehyde.</p>
	1			Credit 5 Indoor Chemical & Pollutant Source Control	1	1	<p>Final Review: Drawing and narrative have been provided describing the entrance mats and the service contract to maintain them weekly. Credit is awarded.</p> <p>Preliminary Review: The LEED Submittal Template has been provided declaring that the project has installed the required indoor chemical and pollutant source control measures required by this credit. Submitted drawings do not clearly indicate the location of installed entryway systems.</p> <p>TECHNICAL ADVICE: Please provide a detailed narrative describing the installed permanent entryway systems. Please include specific information regarding the location, size, and type of installed systems. It would be helpful to provide highlighted drawings or photos showing the installed systems.</p>
	1			Credit 6 Controllability of Systems , Thermal Comfort	1	1	<p>Final Review: A narrative has been provided describing the project's thermal control strategy with a description of the type and potential location of individual controls.</p> <p>Preliminary Review: The LEED Submittal Template has been provided; however the required narrative describing the project's thermal control strategy with a description of the type and potential location of individual controls has not been provided as indicated on the Submittal Template.</p> <p>TECHNICAL ADVICE: Please provide a narrative describing the project's thermal control strategy with a description of the type and potential location of individual controls.</p>
	deleted			Credit 6.2 Controllability of Systems , Non-Perimeter	1	deleted	
	1			Credit 7 Thermal Comfort , Design	1	1	<p>Preliminary Review: The LEED Submittal Template has been provided verifying that the HVAC systems and building envelope have been designed to meet the requirements of ASHRAE Standard 55-2004. The project team has provided a narrative describing the method used to establish thermal comfort criteria for the project and how the systems address the design criteria. Data has also been provided regarding the specific seasonal temperature and humidity design criteria.</p>
	deleted			Credit 7.2 Thermal Comfort , Permanent Monitoring System	1	deleted	
	not pursuing			Credit 8.1 Daylight & Views , Daylight 75% of Spaces	1	1	
	1			Credit 8.2 Daylight & Views , Views for 90% of Spaces	1	1	<p>Preliminary Review: The LEED Submittal Template has been provided declaring that the project has provided direct line of sight views from a minimum of 90% of all space occupied for critical visual tasks. Floor plans highlighting the direct line of sight and supporting calculations have also been provided.</p>

36	3	Points Achieved	Possible Points (Original Pilot)	65	60	Possible Points (Project Specific)
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65 Possible (60 base) points

60 Possible (55 base) points

Achieved
Pending
Rejected

Certified 24 to 29 points
Silver 30 to 35 points
Gold 36 to 47 points
Platinum 48 or more points

Certified 22 to 27 points
Silver 28 to 32 points
Gold 33 to 43 points
Platinum 44 or more points

5		Innovation & Design Process	Possible Points:	5	5
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1			Credit 1.1 Innovation in Design: Exemplary Performance EAc6	1	1	Preliminary Review: Please see comment EAc6 above.
1			Credit 1.2 Innovation in Design: Green Housekeeping	1	1	Final Review: A letter and copy of the tenant contract has been provided confirming that the Green Housekeeping Program will cover 100% of the building area. Preliminary Review: The project team has provided an ID credit proposal for development and implementation of a green housekeeping program. The proposal and supporting documentation (policy statement, list of cleaning chemicals, worker training abstract) meet the requirements set forth in posted CIR rulings for achievement of an ID point for a Green Housekeeping program. However, the scope of the Green Housekeeping program has not been provided. To achieve an ID credit for Green Housekeeping, 100% of the building area including tenant and base building spaces must be covered under the Green Housekeeping program. TECHNICAL ADVICE: Please provide documentation confirming that the Green Housekeeping Program will cover 100% of the building area.
1			Credit 1.3 Innovation in Design: Exemplary Performance SSc7.1	1	1	Preliminary Review: Please see comment SSc7.1 above.
1			Credit 1.4 Innovation in Design: Exemplary Performance WEc3	1	1	Final Review: Please see comment WEc3.1 above. Credit is awarded. Preliminary Review: Please see comment WEc3 above.
1			Credit 2 LEED® Accredited Professional	1	1	Final Review: Information requested has been provided. Credit is awarded. Preliminary Review: The LEED checklist provided indicates this credit is being pursued, however a LEED Submittal Template declaring that a LEED AP has been a participant on the project development team and a copy of the LEED AP award certification has not been included as required. TECHNICAL ADVICE: Please provide the LEED Submittal Template declaring that a LEED AP has been a participant on the project development team, and a copy of the LEED AP award certification.