

Sample Center Commercial Office Building



Y ? N Y= Yes, ?= Maybe, N= No

8 32 21 Total Project Score - LEED-CS 2008

Certified 22 to 28 points Silver 29 to 33 points Gold 34 to 44 points Platinum 45+ points (up to 61)

4 6 5 Sustainable Sites 15 Possible Points

Y	?	N	CREDIT DESCRIPTION	PROJECT STRATEGY NOTES	POTENTIAL COST IMPLICATIONS	
			Prereq 1 Construction Activity Pollution Prevention	ESC plan describing measures implemented to prevent loss of soil, sedimentation, and pollution.	ESC best practices are indicated in the Construction Activity Pollution prevention plan drawing.	No associated additional LEED compliance cost as included in baseline.
1			Credit 1 Site Selection	1 Farmland? Habitat? Wetlands? Parkland? Not previously developed: Floodplain? Near water?	The project is located on a previously developed site and therefore will not be classified as any of the ineligible land classifications.	No associated additional LEED compliance cost as included in baseline.
1			Credit 2 Development Density/Community Connectivity	1 If on a previously developed site: Community density of 60,000 SF / acre? OR within 1/2 mile of residential community (10 unites / acre) and 10 basic services?	According to the project understanding and site context overview, there are several community amenities near to the project location.	No associated additional LEED compliance cost as included in baseline.
		1	Credit 3 Brownfield Redevelopment	1 Contamination and remediation?	The project is not located on a Brownfield site.	Not applicable.
		1	Credit 4.1 Alternative Transportation, Public Transportation Access	1 Within 1/2 mile of rail or 1/4 mile of two bus lines? Provide shuttle to mass transit?	According to the project understanding and site context overview, there is no public transportation access near to the project location.	Not applicable.
	1		Credit 4.2 Alternative Transportation, Bicycle Storage & Changing Rooms	1 Bike storage for 3% of peak occupants and showers for 0.5% of FTE	While not currently included in the project scope, the purchase of the appropriate number of bicycle racks and the installation of showers and changing rooms based on occupancy calculations seem to be a viable opportunity.	This is a relatively inexpensive credit with low design impact and simply requires the installation of adequate bicycle racks and shower/ changing facilities. The cost for this credit is likely to show up not as cost per square foot, but rather in the additional square footage to be built, or reduced useable square footage within a building from the development of the shower facilities.
	1		Credit 4.3 Alternative Transportation, Low Emitting Vehicles	1 Preferred parking for low-emitting / fuel efficient vehicles for 5% of parking OR alternative-fuel refueling stations for 3% of parking (consider also AFVs for fleet vehicles)	The most typical credit compliance approach for this credit is to assign a number of preferred parking spaces to hybrid vehicles and would seem to be the most appropriate approach for this project. Because the determined LEED certification project boundary does not include the garage, but just the parking spaces within the limits of Phase II, the number of dedicated parking spaces would be significantly lower than previously assumed.	Cost for signage is typically considered negligible against the baseline construction budget.
	1		Credit 4.4 Alternative Transportation, Parking Capacity	1 Do not exceed minimum zoning requirements (also consider carpool / vanpool parking and car sharing programs)	Because the determined LEED certification project boundary does not include the garage, but just the parking spaces within the limits of Phase II, the number of parking spaces will not likely exceed the minimum zoning requirements. Preferred parking for carpools will also have to be dedicated and again will be less than previously assessed.	Cost for signage is typically considered negligible against the baseline construction budget.
		1	Credit 5.1 Site Development, Protect or Restore Habitat	1 Limit construction boundary (greenfield sites) OR for previously developed sites: 50% of site with native vegetation (if in density, green roof may apply)	With the majority of the site improvements to include parking, pedestrian sidewalks, a plaza, as access road, the percent of vegetated area is well below 50% and without major design changes to the site development plan, the opportunity to restore native species in not attainable.	Not applicable.

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1	Credit 5.2	Site Development, Maximize Open Space	1	Vegetated open space to exceed local zoning by 25% (or if requirement is zero, open space for 20% of site). (Swales can apply. If in density, green roof or pedestrian hardscape may apply)	Because the project is located on an urban infill site and the fact that a green roof is likely not feasible due to both being cost prohibitive as well as much of the roof area being occupied by mechanical equipment, this point does not appear to be attainable.	Not applicable.
1	Credit 6.1	Stormwater Management, Quantity Control	1	SMP with no net increase in rate or quantity OR stream channel protection and quantity control OR 25% decrease if pre-existing imperviousness was > 50%	Because the pre-existing site condition was surface parking with 100% runoff, this project has a great opportunity to reduce both the rate and quantity of the stormwater runoff received at the site. The issue is complicated by the fact that the majority of the site is hardscapes, which could potentially be finished with a pervious material. The minimal landscaping will also contribute.	Site size plays a significant role in whether or not the stormwater related points result in additional cost. Swales tend to have a minimal cost impact; retention or detention ponds are more expensive, and installation of stormwater collection tanks can be very costly.
1	Credit 6.2	Stormwater Management, Quality Control	1	BMP to capture and treat 80% TSS for 90% average annual rainfall	The landscaped areas could potentially be designed to function as rain gardens with a sand filtration layer to improve the stormwater quality. Another option may be to install mechanical filtering systems at the storm drain inlets.	In practice, some projects may not have sufficient site area to develop the less costly solutions to this credit, and as a result, the credit can be very challenging or expensive to achieve. However, many jurisdictions require the filtration of stormwater before it enters the municipal system; in such cases the cost is included in the base design, not added. An integrated design that uses landscape and other design elements to help meet credit requirements will reduce construction and operations costs.
1	Credit 7.1	Heat Island Effect, Non-Roof	1	Shade or concrete for 50% of site hardscape or parking	The intent of this credit is to avoid the use of black asphalt and dark colored concrete. Both asphalt and colored concrete are included in the site finishes. Each finish would need to be measured for the percentage of total hardscapes that it represents, and make adjustments as needed to meet the 50% requirement.	Where surface parking is provided, this credit can be achieved at minimal or no added cost by using white asphalt or by providing open grid paving or gravel at parking stalls, leaving only the aisles asphalt.
1	Credit 7.2	Heat Island Effect, Roof	1	High reflective roofing for 75% of area or green roof for 50%	A white EPDM roof membrane is currently specified and appears to meet the requirement of this credit.	No associated additional LEED compliance cost as included in baseline.
1	Credit 8	Light Pollution Reduction	1	Not to exceed 80% LPD for exterior lighting and 50% LPD for façade / landscape lighting (verify IESNA zone). Max candella of interior fixtures not to exit through windows.	Specifications currently call for compliance with IESNA while the LEED requirement is to reduce LPD using IESNA as a baseline. In addition, the glazing design does not appear to prevent interior lighting from emitting to the exterior.	Not applicable.
1	Credit 9	Tenant Design and Construction Guidelines	1	Publish tenant document that describes green CS components, enables tenant coordination and green fit-out	While not currently included in the project scope, providing tenant guidelines for future tenants to educate and help implement best practices for sustainable building can help capture the value and investment of green building for both parties.	The soft costs associated with the development of sustainable tenant design and construction guidelines are typically minimal compared to the overall construction budget, and can potentially be used for several projects spreading the cost over several budgets.

4	1	Water Efficiency	5 Possible Points
Y	?	N	
		CREDIT DESCRIPTION	PROJECT STRATEGY NOTES
		POTENTIAL COST IMPLICATIONS	

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1	Credit 1.1	Water Efficient Landscaping , Reduce by 50%	1	Reduce potable water for irrigation by 50% compared to local baseline. Strategies may include efficient irrigation, native planting, or rainwater harvesting and reuse.	There are currently no specifications for landscaping, but given the limited area of vegetated surface with the possibility of converting to a rain garden, there is a possibility that irrigation for landscaping may be reduced to zero.	In practice, these credits typically have very small construction and soft cost implications, and the election to pursue these credits is driven more by preference for appearance than by cost. If no permanent irrigation system is installed, costs can actually be reduced.
1	Credit 1.2	Water Efficient Landscaping , No Potable Use or No Irrigation	1	No potable water used for irrigation. Strategies may include native planting (with manual establishment watering) or rainwater harvesting and reuse.	See notes above.	See notes above.
1	Credit 2	Innovative Wastewater Technologies	1	Reduce potable water for sewage conveyance by 50% compared to EPAct 1992. Strategies may include waterless urinals, ultra low flow toilets, or the use of greywater.	Without the implementation of a grey water system, rainwater harvesting system, or compostable toilets, this credit is not achievable even with the use of low-flow or dual flush toilets and low-flow or waterless urinals.	Not applicable.
1	Credit 3.1	Water Use Reduction , 20% Reduction	1	Reduce water use by 20% compared to EPAct 1992. Strategies may include waterless urinals and low flow fixtures and appliances. Include process water where known.	The availability of high performance water fixtures at the same quality and cost as EPA standard performance fixtures has significantly increased over the past 5-10 years. It is typical for committed projects to achieve over 40% water use reduction resulting in an Innovation in Design point in addition to the two points available in the Water Efficiency category.	These strategies have little premium costs, and in most cases will be sufficient to ensure achievement of the first point associated with this credit, and often the second.
1	Credit 3.2	Water Use Reduction , 30% Reduction	1	See WEc3.1. 40% reduction will earn additional ID point.	See notes above.	See notes above.

1 5 7 Energy & Atmosphere 13 Possible Points

Y ? N				CREDIT DESCRIPTION	PROJECT STRATEGY NOTES	POTENTIAL COST IMPLICATIONS
?	Prereq 1	Fundamental Commissioning Energy Systems		Independent Cx agent to review owner's BOD, incorporate Cx requirements into CDs, develop Cx plan, verify installation and performance of Cx systems, complete Cx report summary.	While likely not part of the project's scope of work at this time, the project still has the opportunity to commission the project even though it is already in the Construction Documents phase.	Fundamental commissioning typically cost \$1 per square foot. Even though this project totals 155, 925 square feet, much of that area is unfinished tenant space and will likely not be included in the commissioning plan.
Y	Prereq 2	Minimum Energy Performance		Buildings to meet ASHRAE 90.1-2004	It is typical for the ASHRAE standard to be met as standard practice, although this standard is not referenced in the specifications.	No associated additional LEED compliance cost as included in baseline.
Y	Prereq 3	Fundamental Refrigerant Management		No CFC based refrigerants	It is typical for non-CFC based refrigerants to be used.	No associated additional LEED compliance cost as included in baseline.
1	Credit 1.1	Optimize Energy Performance , 10.5% New / 3.5% Existing	1	Whole building energy simulation based on ASHRAE 90.1-2004 OR Prescriptive compliance of Advanced Buildings Benchmark v. 1.1 (consider energy efficient appliances and equipment where applicable and provide efficiency guidance in tenant guidelines)	All projects registered for LEED certification after June 2007 must achieve at minimum (2) points for Optimize Energy Performance. Although there are some elements to the system as designed that result in increased efficiency (VAV, energy recovery units) the current project performance cannot be accurately assessed without an energy model.	The benchmark cost for energy modeling is \$10,000. This can vary greatly based on client need and project scope. Since this is a core and shell project with limited interior finish, the cost for energy modeling may be close to the benchmark cost.
1	Credit 1.2	Optimize Energy Performance , 14%	1	See EAc1.1	See notes above.	See notes above.

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1	Credit 1.3	Optimize Energy Performance, 17.5% New / 10.5% Existing	1	See EAc1.1	Due to the late phase of the design process, the opportunity to incorporate design recommendations to improve energy performance is extremely limited.	Not applicable.
1	Credit 1.4	Optimize Energy Performance, 21%	1	See EAc1.1	See notes above.	See notes above.
1	Credit 1.5	Optimize Energy Performance, 24.5%	1	See EAc1.1	See notes above.	See notes above.
1	Credit 1.6	Optimize Energy Performance, 28%	1	See EAc1.1	See notes above.	See notes above.
1	Credit 1.7	Optimize Energy Performance, 31.5%	1	See EAc1.1	See notes above.	See notes above.
1	Credit 1.8	Optimize Energy Performance, 35%	1	See EAc1.1	See notes above.	See notes above.
1	Credit 2	On-Site Renewable Energy, 1%	1	On-site solar, wind, geothermal, hydro or biomass	Solar power would likely be the most appropriate source of on-site renewable power for this project. While not currently part of the project scope, it may be worth considering this option given the proportionally small energy draw from 'owner occupied' spaces in the project. Many core and shell projects find providing on-site renewable power to tenants difficult as it becomes difficult to meter, charge, manage RECs, and coordinate with the local utility.	On-site generation of renewable energy has a substantial construction cost impact. Installation of these systems usually provides a longterm cost savings, although the life cycle cost payback is usually very long even with available credits and incentives. Incorporating renewable energy into design will earn the project at least one additional energy use reduction point. This credit can be cost effective for projects where power needs are fairly low, and the cost of providing grid-based power to remote buildings are substantial.
1	Credit 3	Enhanced Commissioning	1	Third party Cx agent to review owner's BOD prior to CD, review contractor submittals, develop systems manual, verify that training requirements are completed, develop Cx plan.	Enhanced commissioning requires that the Commissioning Agent (CxA) do a 50% Construction Document design review. While the current percent complete is not indicated on the drawings, it appears that this opportunity has been passed.	Not applicable.
1	Credit 4	Enhanced Refrigeration Management	1	Refrigerants with low ozone depletion compounds. See formula in Rating System including for weighted average.	Enhanced refrigeration is often required in areas with high cooling loads, such as a server or computer room. It does not appear that the scope of work includes any such spaces.	No associated additional LEED compliance cost as included in baseline.
1	Credit 5.1	Measurement & Verification - Base Building	1	Metering of building and tenant electricity AND M&V plan that describes design, locates and specs meters and circuits, provides guidelines for sub-metering. (consider central building energy management system)	While a Control Room is present, metering is not currently indicated in the specifications or plans but may be considered viable for the client. An M&V plan would typically be produced by either the CxA or the Mechanical Engineer, which is also not currently included in the specifications.	The cost of metering to the level required by this credit can be significant, and the cost for writing and implementing the measurement and verification program can be substantial. Individual meters are relatively inexpensive, but to provide the quantity required and to provide a good quality reporting system can add \$2.00 to \$4.00/SF to the overall cost of the project.
1	Credit 5.2	Measurement & Verification - Tenant Sub- Metering	1	Centrally monitored electronic metering network with capability for expanded sub-metering AND tenant M&V plan documenting opportunity to sub-meter	See notes above.	See notes above.

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1	Credit 6	Green Power	1	Purchase two years of certified green power for 35% of CS SF	It is typically very feasible for core and shell building owners to double their off-site renewable power purchase due to their limited energy draw from the building resulting in an Innovation in Design point in addition to the point achieved in the Energy and Atmosphere credit.	The first cost of green power contracts is relatively low, but operationally it can add to overall long term costs. The cost for green power or renewable energy credits varies widely, with green power contracts running from below \$.01 per kWh in some areas, to over \$.15 per kWh in others. Credits usually are in the range of \$.02 per kWh. At this rate, it would represent a 15% to 20% increase in electricity cost for a typical user.
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6 5 Materials & Resources 11 Possible Points

Y	?	N			CREDIT DESCRIPTION	PROJECT STRATEGY NOTES	POTENTIAL COST IMPLICATIONS	
	?		Prereq 1		Storage & Collection of Recyclables	Recycling collection and storage areas for convenient occupant recycling of paper, cardboard, glass, plastics, and metals. (Consider conducting a waste stream audit of similar facilities to identify top five recyclable materials. Design recycling program around top 3 (minimum).	While there are currently no indications on the plans and site plan of space dedicated to a recycling receptacles and containers, Memphis does have recycling infrastructure. The core and shell recycling plan can serve just the owner occupied spaces or be designed to expand or accept tenant recycling waste as well.	In most cases, this credit has no construction or soft cost impact. Many buildings already have waste handling areas and procedures, and the incorporation of dedicated recycling areas represents a very small increase in program.
			1	Credit 1.1	Building Reuse, Maintain 75% of Existing Shell	Maintain 75% (based on surface area) of existing structure (floor and roof decking), envelope (skin and framing, excluding windows). Excludes hazardous materials that are removed.	Although the project is located on a previously developed site, there is no building to reuse, only a surface parking lot that will be removed.	Not applicable.
			1	Credit 1.2	Building Reuse, Maintain 95% of Existing	See MRc1.1	See notes above.	See notes above.
			1	Credit 1.2	Building Reuse, Maintain 50% of non-structural	Maintain 50% of non-structural elements (walls, doors, floor, coverings, ceiling systems)	See notes above.	See notes above.
			1	Credit 2.1	Construction Waste Management, Divert 50%	Recycle / divert demo and construction waste through on-site separation or commingling program	In an urban setting, it is typically feasible to recycle much of the construction debris. While not currently captured in the specifications, most urban projects find that 50% is an achievable goal and pursue 75% as an additional, but not expected, goal with positive results.	The ease and cost of compliance with this credit varies greatly by location. In areas where construction waste management is widely used, the costs are minimal, if any. The cost premium can be seen in two forms. In the first instance there is the direct cost of waste management: developing procedures, training, recycling charges, savings in dump fees, etc. The second cost impact is less measurable, and that is the impact on bidders.
			1	Credit 2.2	Construction Waste Management,	See MRc2.1. 95% diversion for ID point.	See notes above.	See notes above.
			1	Credit 3	Materials Reuse, Specify 1%	Specify salvaged, reused or refurbished materials for 1% of total materials costs (excluding mechanical or furniture)	Typically, the opportunity to incorporate salvaged architectural and building material is identified in the design phase and can be extremely difficult to incorporate and manage otherwise. Since this project does not currently have any salvaged material included in the scope, this credit is deemed unattainable.	Not applicable.

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1	Credit 4.1	Recycled Content , Specify 10%	1	Specify products (10% total material costs) with high recycled content including steel, concrete, gypsum, partitions, tile, etc.	All of the following credit achievements are based on the project budget. Therefore, credit compliance is approached by strategically identifying high-value materials within the Div 2-10 construction budget. These items are usually structural and site related. While not currently captured in the specifications, the project could likely install high recycled content for concrete and steel. Without having the project budget, it is difficult to estimate the LEED credit opportunity, but may be as much as 20% of the Div 2-10 budget resulting in two points.	The use of recycled content is usually not difficult for most projects, and can be done at minimal or no added cost. Most buildings qualify for at least one point for recycled content with no additional cost impact, and minimal or no design effort (projects typically use standard construction materials that already have high recycled content.) The second point can be challenging, however, since the thresholds (20 percent by value) are quite high, and concentrated effort is needed to identify high recycled content materials to replace more standard products.
1	Credit 4.2	Recycled Content , Specify 20%	1	See MRc4.1. 30% recycled content will earn an additional ID point.	See notes above.	See notes above.
1	Credit 5.1	Local/Regional Materials , 10% Manufactured & Extracted Locally	1	Specify products harvested and manufactured within 500 miles of the site.	Working with the General Contractor to understand the project's opportunity to source regionally harvested/extracted and manufactured products would give a better indication of the LEED credit opportunity. At this time, one credit has been marked possible while the second marked not possible due to typical project achievement.	It is difficult to assess what the cost implications might be, since strategies to achieve could have major impacts on the approach to basic design and structure of each project.
1	Credit 5.2	Local/Regional Materials , 20%	1	See MRc5.1	See notes above.	Not applicable.
1	Credit 6	Certified Wood	1	50% of all wood based products (including framing, flooring, doors, etc.) to be FSC certified.	Half of the value of all wood based products would need to be FSC certified, including the blocking, curbing, finish carpentry, cabinets, countertops, and wood veneer faced panels, and are not currently specified as such. While typically feasible in terms of availability and accessibility, FSC wood does result in a cost increase.	For buildings using certified wood only in finished carpentry, and in areas where there is more than one supplier, the cost premium is minimal. For buildings requiring large quantities of dimensional softwood or sheet goods, the cost can be significant.

2 7 3 Indoor Environmental Quality 11 Possible Points

Y	?	N		CREDIT DESCRIPTION	PROJECT STRATEGY NOTES	POTENTIAL COST IMPLICATIONS		
Y			Prereq 1	Minimum IAQ Performance	Meet ASHRAE 62.1-2004 through ventilation rate procedure for ventilation systems. CS systems must be capable of meeting projected ventilation levels.	While not currently indicated in the specifications, it is typically standard practice for the ASHRAE standard to be met.	No associated additional LEED compliance cost as included in baseline.	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	Prohibit smoking in the building (except in designated smoking areas with direct / negative pressure exterior exhaust and no re-circulation) and locate exterior smoking areas 25 ft. away from intake and apertures.	While not currently indicated on the plans, it is typical for commercial office spaces to be deemed non-smoking areas.	No associated additional LEED compliance cost as included in baseline.	
1			Credit 1	Outdoor Air Delivery Monitoring	1	Install permanent monitoring systems with feedback and both CO2 and outdoor air measuring devices.	CO2 monitoring is not currently indicated on the plans, but may result in a fairly simple system to meet LEED requirements since all spaces within the owner's scope of work are shared multi-occupant spaces resulting in fewer monitors required.	Typically, the CO2 monitoring units are \$1000-\$1500 each.

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1	Credit 2	Increased Ventilation	1	Increase outdoor ventilation rates by 30% above ASHRAE 62.1-2004	Increasing ventilation while managing energy performance can be a challenging design task to be considered throughout the design process. Since this project is currently in the Construction Documents phase and may need to make design adjustments to meet the new (2) point energy performance requirements for Optimize Energy Performance in the Energy and Atmosphere category, achieving this credit may be counterproductive at this time.	Not applicable.
1	Credit 3	Construction IAQ Management Plan, During Construction	1	Develop and implement IAQ management plan that meets SMACNA, protects absorptive construction materials, and (if air handler is used during construction) incorporates MERV 8 filters during construction and prior to occupancy.	Best practices for mitigating air quality issues in the construction phase are often times considered standard practice by the General Contractor.	No associated additional LEED compliance cost as included in baseline.
1	Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	1	All adhesives and sealants within weather barrier to be low VOC (see rating system for specific requirements for each application)	There are currently no VOC emissions requirements for adhesives and sealants in the specifications, although LEED compliant (SCAQMD Rule #11168) products can be sourced and installed at a comparable price.	In most cases, low emitting adhesives, sealants, paints, and coatings have no construction or soft cost impact. The technologies required for these points are standard to most projects, or easily achieved at minimal added cost.
1	Credit 4.2	Low-Emitting Materials, Paints	1	All paints and coatings within weather barrier to be low VOC (see rating system for specific requirements for each application)	The specified standard for allowable VOC emissions is 40 CFR 59, Subpart D- National Volatile Organic Compound Emission Standard for Architectural Coatings does not meet the LEED requirements (Green Seal and SCAQMD), although LEED compliant products can be sourced and installed at a comparable price.	See notes above.
1	Credit 4.3	Low-Emitting Materials, Carpet	1	All carpet systems to meet CRI Green Label Plus requirements	The CRI standard is referenced in the specifications but appears to be limited to Approved Adhesive Products. If CRI Green Label requirements for both carpet and carpet pad are met, then this credit is achieved.	No associated additional LEED compliance cost as included in baseline.
1	Credit 4.4	Low-Emitting Materials, Composite Wood & Agrifiber	1	All composite wood and agrifiber products (including plywood, particleboard, MDF, etc.) within the weather barrier to contain no added urea-formaldehyde	Composite wood and agrifiber materials within the project scope appear to include cabinetry and countertops, but do not stipulate the requirement for no added urea-formaldehyde in the specifications. This credit is typically achieved by specifying water based binding agents in the products or phenol formaldehyde products.	Prices for composite wood materials with no added urea-formaldehyde can vary widely, depending on the product selected and market conditions.

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1	1	Credit 5	Indoor Chemical & Pollutant Source Control	1	Employ entry mats (6' long in direction of travel) at major entrances, exhaust and separate areas of chemical use, incorporate MERV-13 filters in ventilation systems of regularly occupied areas.	While MERV 8 filtration is typically considered standard, MERV 13 filtration is acceptable as long as the air handling unit is powerful enough to push the air through the finer filter. This can become a challenge in low rate air flow systems, but does not appear to be the case for this project. Walk off mats are not currently indicated in the plans, but are usually an acceptable addition to the project scope.	This credit is usually fairly easy to achieve with little added cost. Entry grates carry minimal costs, unless the building has multiple entries. In most cases, requirements for chemical mixing areas are already in the design. The use of MERV 13 filters usually represents a minimal added cost if any (many projects already require this as good practice).
1	1	Credit 6	Controllability of Systems, Thermal Comfort	1	Provide thermal comfort controls for 50% of occupants and for shared multi-occupant spaces. (consider operable windows to enhance thermal comfort)	Considering that the spaces included in the project scope are not considered regularly occupied, the opportunity to pursue this credit is not present.	Not applicable.
1	1	Credit 7	Thermal Comfort, Comply with ASHRAE 55-1992	1	Design HVAC systems to meet ASHRAE 55-2004 (temperature and humidity) including capability of compliance for tenant build out.	Although not indicated in the specifications, dehumidification is often the result of air conditioning via the self contained air conditioning units specified, but ASHRAE standard compliance cannot be determined with the information available.	Most projects are designed to comply with ASHRAE comfort standards, and meet requirements for no added cost.
1	1	Credit 8.1	Daylight & Views, Daylight 75% of Spaces	1	Achieve a glazing factor of 2% in 75% of regularly occupied areas (GF looks at window area, geometry and Tvis) OR simulate daylight OR measure daylight OR calculate daylight zone	While glazing comprises the majority of the building façade, this does not necessarily translate into effective interior daylight distribution and would need to be modeled to determine the percentage of spaces receiving the interior daylight as well as views.	Costs associated with this point are usually for high performance glazing and/or increased glazing opening sizes, and can range from minimal to significant.
1	1	Credit 8.2	Daylight & Views, Views for 90% of Spaces	1	Incorporate views to exterior for 90% of occupants based on actual or planned tenant lay out.	Without a comprehensive daylighting strategy incorporated early into the design phase, it is unlikely the project will achieve the next threshold of credit achievement for Daylight and Views.	Not applicable.
1	4	Innovation & Design Process		5	Possible Points		

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1	1	Credit 1.1	Innovation in Design	1	Exemplary Performance: Water Use Reduction.	See WE credit 3.1 notes.	See WE credit 3.1 notes.
1	1	Credit 1.2	Innovation in Design	1	Exemplary Performance: Green Power	See EA credit 6 notes.	See EA credit 6 notes.
1	1	Credit 1.3	Innovation in Design	1	Green Cleaning	Implementing a comprehensive green cleaning plan for post-occupancy procedures is a well precedented Innovation and Design credit opportunity.	Typically, the option to contract a green cleaning program for post occupancy results in a negligible increase, if any at all, to operational costs.
1	1	Credit 1.4	Innovation in Design	1	Education and Signage	Another well precedented Innovation and Design credit opportunity, the project must submit a case study, install signage highlighting the green features of the building, and/or provide sustainability focused tours of the building.	Minimal soft and construction costs associated with the cost for signage and the development of a case study.
1	1	Credit 2	LEED™ Accredited Professional	1	Ecohill Solutions is the LEED AP	Having one person on the project team with a LEED Accreditation achieves this credit.	No associated additional LEED compliance cost.