



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®).

SDG&E Energy Innovation Center

Project ID 1000109143
Rating system & version LEED V4 O+M: EB
Project registration date 06/25/2018











Standard Final Review Decision

CERTIFIED: 40-49, SILVER: 50-59, GOLD: 60-79, PLATINUM: 80+

LEED V4 O+M: EXISTING BUILDINGS

ATTEMPTED: 90, DENIED: 1, PENDING: 0, AWARDED: 88 OF 110 POINTS

	LOCATION AND TRANSPORTATION	11 OF 15		MATERIALS AND RESOURCES	6 OF 8
	Alternative Transportation	11 / 15		Ongoing Purchasing and Waste Policy	Y
	SUSTAINABLE SITES	4 OF 10		Facility Maintenance and Renovation Policy	Y
	Site Mgmt Policy	Y		Purchasing - Ongoing	0 / 1
	Site Development - Protect or Restore Habitat	0 / 2		Purchasing - Lamps	1 / 1
	Rainwater Mgmt	0 / 3		Purchasing - Facility Maintenance and Renovation	1 / 2
	Heat Island Reduction	2 / 2		Solid Waste Mgmt - Ongoing	2 / 2
	Light Pollution Reduction	0 / 1		Solid Waste Mgmt - Facility Maintenance and Renovation	2 / 2
	Site Mgmt	1 / 1		INDOOR ENVIRONMENTAL QUALITY	13 OF 17
	Site Improvement Plan	1 / 1		Minimum IAQ Performance	Y
	WATER EFFICIENCY	8 OF 12		Environmental Tobacco Smoke Control	Y
	Indoor Water Use Reduction	Y		Green Cleaning Policy	Y
	Indoor Water Use Reduction	5 / 5		IAQ Mgmt Program	2 / 2
	Building-Level Water Metering	Y		Enhanced IAQ Strategies	2 / 2
	Outdoor Water Use Reduction	2 / 2		Thermal Comfort	0 / 1
	Cooling Tower Water Use	0 / 3		Interior Lighting	1 / 2
	Water Metering	1 / 2		Daylight and Quality Views	2 / 4
	ENERGY AND ATMOSPHERE	37 OF 38		Green Cleaning - Custodial Effectiveness Assessment	1 / 1
	Energy Efficiency Best Mgmt Practices	Y		Green Cleaning - Products and Materials	1 / 1
	Minimum Energy Performance	Y		Green Cleaning - Equipment	1 / 1
	Optimize Energy Performance	20 / 20		INNOVATION	5 OF 6
	Building-Level Energy Metering	Y		Innovation	4 / 5
	Fundamental Refrigerant Mgmt	Y		LEED Accredited Professional	1 / 1
	Existing Building Commissioning - Analysis	2 / 2		REGIONAL PRIORITY CREDITS	4 OF 4
	Existing Building Commissioning - Implementation	2 / 2		Alternative Transportation	1 / 1
	Ongoing Commissioning	3 / 3		Indoor Water Use Reduction	1 / 1
	Advanced Energy Metering	2 / 2		Outdoor Water Use Reduction	1 / 1
	Demand Response	3 / 3		Optimize Energy Performance	1 / 1
	Renewable Energy and Carbon Offsets	5 / 5			
	Enhanced Refrigerant Mgmt	0 / 1			

TOTAL 88 OF 110



Project Information

Project Information

Awarded

STANDARD PRELIMINARY REVIEW

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

Note the following.

I. A list of LEED v4 O+M Submittal Tips is now available at <http://www.usgbc.org/resources/leed-v4-submittal-tips-om%20>. These tips may be helpful when addressing the Preliminary Review comments for this project, and before submitting future LEED v4 O+M projects.



Location And Transportation

Alternative Transportation

POSSIBLE POINTS: 15

ATTEMPTED: 11, DENIED: 0, PENDING: 0, AWARDED: 11

Awarded : 11

STANDARD FINAL REVIEW

Awarded, Option 2: Alternative Transportation Rate, 51.8%.

STANDARD PRELIMINARY REVIEW

Option 2: Alternative Transportation Rate, 48.04%

1. It is not clear whether the survey properly distinguished fuel-efficient vehicles as those achieving a minimum green score of 45 on the vehicle-rating guide of ACEEE.

Provide confirmation that the survey properly distinguished fuel-efficient vehicles as those achieving a minimum green score of 45 on the vehicle-rating guide of ACEEE. Revise the calculations, if necessary.

2. It is not clear that the Alternative Transportation Calculator has been completed correctly to account for all trips reported by the survey visitor respondents. For example, cell G15 indicates that there are 186 total possible trips from the regular building occupants who responded, but 190 trips are reported in cell G43 (i.e. cells F23 through F26 plus G32 through G39), which is more trips than possible based on the number of surveyed occupants.

Revise the calculator to correctly account for all possible trips to and from the building for visitors who responded to the survey. Ensure that the values listed in row 43 for "Total number of data entries in table above (must match values in row 15)" at the bottom of the calculator align with those in row 15 ("Total possible trips from occupants who responded").



Sustainable Sites

Site Management Policy

Awarded

STANDARD PRELIMINARY REVIEW

Awarded.

Site Development - Protect or Restore Habitat

POSSIBLE POINTS: 2

Attempted

Rainwater Management

POSSIBLE POINTS: 3

Attempted

Heat Island Reduction

POSSIBLE POINTS: 2

ATTEMPTED: 2, DENIED: 0, PENDING: 0, AWARDED: 2

Awarded : 2

STANDARD PRELIMINARY REVIEW

Option 3: Nonroof and Roof

Awarded.

Light Pollution Reduction

POSSIBLE POINTS: 1

Attempted

Site Management

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

Awarded : 1

STANDARD PRELIMINARY REVIEW

Option 1: Limited Turf Area

Awarded.

Site Improvement Plan

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

Awarded : 1

STANDARD PRELIMINARY REVIEW

Awarded.



Water Efficiency

Indoor Water Use Reduction

Awarded

STANDARD PRELIMINARY REVIEW

Option 1: Calculated Water Use, 44.55%

Awarded.

Indoor Water Use Reduction

POSSIBLE POINTS: 5

ATTEMPTED: 5, DENIED: 0, PENDING: 0, AWARDED: 5

Awarded : 5

STANDARD PRELIMINARY REVIEW

Option 1: Calculated Water Use, 44.55%

Awarded.

Building-Level Water Metering

Awarded

STANDARD PRELIMINARY REVIEW

Awarded.

Outdoor Water Use Reduction

POSSIBLE POINTS: 2

ATTEMPTED: 2, DENIED: 0, PENDING: 0, AWARDED: 2

Awarded : 2

STANDARD FINAL REVIEW

Awarded, Option 2, 41%.

STANDARD PRELIMINARY REVIEW

Option 2: No Irrigation Meter Installed: Calculated Water Budget, 41%

1. According to the information in WEc Water Metering, an irrigation meter has been installed and it is not clear whether at least three years of consecutive irrigation water meter data are available.

Provide a narrative clarifying the length of time that the irrigation meter has been installed. If it has been installed for at least three years before the performance period, revise the form to pursue Option 3 and provide all required documentation.

2. The area of landscaped vegetation excluded the green wall area of vegetation identified in SSc Site Improvement Plan.

Provide a narrative resolving the apparent discrepancy and revise the calculations, if necessary.

Cooling Tower Water Use

POSSIBLE POINTS: 3

Attempted

Water Metering

POSSIBLE POINTS: 2

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

Awarded : 1

STANDARD PRELIMINARY REVIEW

Two or more systems are submetered and the meters have been read weekly.



Energy And Atmosphere

Energy Efficiency Best Management Practices

Awarded

STANDARD FINAL REVIEW

Awarded.

STANDARD PRELIMINARY REVIEW

A current facilities requirements and operations and maintenance plan have been implemented at the project building. An ASHRAE Preliminary Energy Use Analysis and an ASHRAE Level 1 Walk-Through Assessment have been conducted.

1. While the audit report identifies the current energy use index of the project building and a comparison with similar buildings, the audit report does not identify target indices related to energy and cost reduction goals.

Revise the audit to establish target indices related to energy and cost reduction goals to better building performance. The energy use intensity (EUI) tool of ENERGY STARs Portfolio Manager can help teams establish target goals for building performance improvement.

Note the following.

I. A discussion of potential low-cost/no-cost energy efficiency and conservation upgrades and programmatic changes has been provided, but the maintenance implications resulting from these improvements and a financial assessment (e.g., return on investment, payback) have not been provided. Refer to Step 7 of the Step-by-Step Guidance section of this prerequisite in the LEED O+M v4 Reference Guide. As all no-cost and low-cost improvement opportunities have already been implemented, compliance is not affected in this case. For future submittals, ensure that the ASHRAE Level 1 report, or supplemental documentation contains a financial assessment and the maintenance implications of the no-cost and low-cost improvement opportunities.

Minimum Energy Performance

Awarded

STANDARD FINAL REVIEW

Awarded, Case 2: 45.11%.

STANDARD PRELIMINARY REVIEW

Case 2: Projects Not Eligible for ENERGY STAR Rating, Benchmark Against Typical Buildings, 39.25%

Note the following.

I. The project appears to be assessing the performance of EA prerequisite Minimum Energy Performance and EA credit Optimize Energy Performance based on the performance of the building prior to the August 2018 ENERGY STAR updates via LEED Interpretation 10473 (<http://www.usgbc.org/leedaddenda/10473>). Based on the submitted documentation, the project team appears to meet the requirements listed in LEED Interpretation 10473 as long as the three months of energy bills provided for the Final Review are consistent with the monthly energy use summaries entered into Portfolio Manager. For future submittals, if demonstrating prerequisite and credit compliance via LEED Interpretation 10473, provide a statement to that effect in the form Special Circumstances narrative.

II. Calibration reports have not been provided for the energy meters owned by the building owner, management organization, or tenant. As explained under the Meter Calibration header in the Further Explanation section of this prerequisite in the LEED O+M v4 Reference Guide, calibration for energy meters owned by the building owner, management organization, or tenant must be provided either according to the manufacturers recommended interval or, if the manufacturer does not recommend a calibration interval, a reasonable interval determined by the project team. As the building owner is a utility company, the benefit of the doubt has been given in this case and compliance is not affected. For future submittals, provide documentation that all energy meters owned by the building owner, management organization, or a tenant have been calibrated according to the manufacturer-recommended interval. Alternatively, if the energy meters are owned by a third party, the utility company, complete the narrative in the credit form.

III. The form indicates that access to the project's ENERGY STAR profile has been shared with the GBCI Master Account, but the profile cannot be located in Portfolio Manager. As the ENERGY STAR Data Verification Checklist has been provided documenting the values for the space attributes, the operational variables, and the monthly energy use values that are used in Portfolio Manager, compliance is not affected in this case. For future submittals, ensure that the ENERGY STAR profile is shared correctly with the GBCI Master Account, if applicable. To share the project building, follow the instructions detailed at this link: <http://www.energystar.gov/buildings/tools-and-resources/how-share-data-other-users-portfolio-manager>

When connecting to the GBCI Master Account, search for "LEED-EBOM" as the Name criteria, and connect with the account called "LEED-EBOM GBCI Certification." The Master account "USGBC - LEEDPerformanceReporting" offered in EAp Building Level Energy Metering is not the same master account as offered in EAp Minimum Energy Performance.

Optimize Energy Performance

POSSIBLE POINTS: 20

ATTEMPTED: 20, DENIED: 0, PENDING: 0, AWARDED: 20

Awarded : 20

STANDARD FINAL REVIEW

Awarded, Case 2: 45.11%.

STANDARD PRELIMINARY REVIEW

Case 2: Projects Not Eligible for ENERGY STAR Rating, Benchmark Against Typical Buildings, 39.25%

Building-Level Energy Metering

Awarded

STANDARD PRELIMINARY REVIEW

Awarded.

Fundamental Refrigerant Management

Awarded

STANDARD PRELIMINARY REVIEW

No CFCs

Awarded.

Existing Building Commissioning - Analysis

POSSIBLE POINTS: 2

ATTEMPTED: 2, DENIED: 0, PENDING: 0, AWARDED: 2

Awarded : 2

STANDARD PRELIMINARY REVIEW

Option 1: Existing Building Commissioning

Awarded.

Existing Building Commissioning - Implementation

POSSIBLE POINTS: 2

ATTEMPTED: 2, DENIED: 0, PENDING: 0, AWARDED: 2

Awarded : 2

STANDARD FINAL REVIEW

Awarded.

STANDARD PRELIMINARY REVIEW

All no- or low-cost improvements are indicated to have been implemented and a five-year capital plan is in place.

1. The provided summary of the capital plan for major energy efficiency retrofits or upgrades does not include a timetable for implementation.

Provide a revised copy or summary of the capital plan for major energy efficiency retrofits or upgrades which includes a timetable for implementation of each capital measure.

Note the following.

I. A list of potential low-cost/no-cost energy efficiency and conservation upgrades and programmatic changes has been provided, but the financial assessment (e.g., return on investment, payback) have not been provided. As all no-cost and low-cost improvement opportunities have already been implemented, compliance is not affected in this case. For future submittals, ensure that the Retrocommissioning Implementation Summary Report contains a financial assessment and the maintenance implications of the no-cost and low-cost improvement opportunities.

Ongoing Commissioning

POSSIBLE POINTS: 3

ATTEMPTED: 3, DENIED: 0, PENDING: 0, AWARDED: 3

Awarded : 3

STANDARD FINAL REVIEW

Awarded.

STANDARD PRELIMINARY REVIEW

An ongoing commissioning plan is in place.

1. Issues have been identified in EAc Existing Building Commissioning Implementation that affect compliance with this credit.

Address the comments provided for EAc Existing Building Commissioning Implementation and resubmit this credit.

2. Although an ongoing commissioning schedule has been provided, it is not clear from the plan whether all building systems are required to be on a 24 month commissioning cycle.

Confirm the overall ongoing commissioning cycle frequency, or, if appropriate, the commissioning frequency of each relevant task. To satisfy the credit requirements, an ongoing commissioning cycle frequency of no more than 24 months is required. In addition, note that ongoing commissioning activities must occur at least quarterly for the first year.

3. An ongoing commissioning activities summary has not been provided.

Provide a table or similar documentation listing all activities and tasks implemented as part of the ongoing commissioning process that adhere to the project's ongoing commissioning plan and were a part of one full ongoing commissioning cycle. Only activities and tasks completed within two years of the LEED application should be included.

4. It does not appear that a building equipment list has been provided.

Revise the plan to include a building equipment list, outlined by system or component type, including the performance measurement frequency for each component type and procedures for correcting operational errors and deficiencies.

Advanced Energy Metering

POSSIBLE POINTS: 2

ATTEMPTED: 2, DENIED: 0, PENDING: 0, AWARDED: 2

Awarded : 2

STANDARD FINAL REVIEW

Awarded.

STANDARD PRELIMINARY REVIEW

Individual energy end-uses that represent 20% or more of the total annual consumption of the building minus plug load are metered.

1. It is not apparent that the data collection system for the energy meters meet the storage capacity requirements for credit compliance.

Provide documentation demonstrating that the data collection system is capable of storing all meter data for at least 36 months for all meters.

2. It is not apparent that the Veris Industries meters meet the required credit criteria.

Provide manufacturer cutsheets for the Veris Industries meters that include the following information:

Recording interval

Ability to record both consumption and demand (for electrical meters)

Data transmission capability

Data collections system description and storage capability

Remote data retrieval capability

Alternatively, if the above information is included in the provided documentation clearly highlight the requested information on the cutsheets.

Demand Response

POSSIBLE POINTS: 3

ATTEMPTED: 3, DENIED: 0, PENDING: 0, AWARDED: 3

Awarded : 3

STANDARD PRELIMINARY REVIEW

Case 1: Demand Response Program Available

Awarded.

Renewable Energy and Carbon Offsets

POSSIBLE POINTS: 5

ATTEMPTED: 5, DENIED: 0, PENDING: 0, AWARDED: 5

Awarded : 5

STANDARD FINAL REVIEW

Awarded, On-site renewable energy systems, 36.6%.

STANDARD PRELIMINARY REVIEW

On-site renewable energy systems, 92.69%

1. The ENERGY STAR Data Verification Checklist provided under EAp Minimum Energy Performance indicates that 100% of the energy generated by the solar array is exported off-site which is not consistent with the Renewable energy production table in the form which appears to indicate that 205,844 kWh of annual energy generated by the on-site solar PV is consumed on-site. As stated in Step 2 under the Step-By-Step Guidance section of this credit in the LEED O+M v4 Reference Guide, "Any renewable energy sold back to the grid cannot contribute to this credit unless the project purchases an equivalent amount of RECs for a minimum of 10 years."

Provide documentation demonstrating that the 205,844 kWh of annual energy generated by the on-site solar PV entered in the form is consumed on-site by the project building. Alternatively, remove the 205,844 kWh of annual energy generated by the on-site solar PV from the form, if this represent exported electricity back to the grid. Note that the points threshold for this credit under the Credit tab in LEED Online must be revised if the generated on-site renewable energy is removed from the form.

Note the following.

I. If 205,844 kWh of annual energy generated by the on-site solar PV is consumed on-site by the project building, as indicated by the form, the energy use entries in ENERGY STAR Portfolio Manager and all associated documentation requirements under EAp Minimum Energy Performance must be revised to reflect this additional energy use.

Enhanced Refrigerant Management
POSSIBLE POINTS: 1

Attempted



Materials And Resources

Ongoing Purchasing and Waste Policy

Awarded

STANDARD PRELIMINARY REVIEW

An ongoing purchasing and waste policy has been developed and implemented and a waste audit has been conducted.

Facility Maintenance and Renovation Policy

Awarded

STANDARD PRELIMINARY REVIEW

Awarded.

Purchasing - Ongoing

Denied : 1

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 1, PENDING: 0, AWARDED: 0

STANDARD FINAL REVIEW

1. The purchasing calculator has been revised to ensure there was no double counting for FSC certified recycled content. 50.42% of ongoing consumables purchases and 100% of electric powered equipment purchases are indicated to have met the sustainability criteria. However, the documented ongoing consumables purchasing rate of 50.42% does not meet the required 60%, by cost, for credit achievement. For future submittals, ensure that enough sustainable purchases are made to meet the required 60% threshold percentage.

The documentation does not demonstrate compliance.

STANDARD PRELIMINARY REVIEW

62.68% of ongoing consumables purchases and 100% of electric powered equipment purchases are indicated to have met the sustainability criteria.

1. The calculator indicates that one product Staple 81/2 x 11 Recycled Copy Paper meet the FSC sustainability criterion as well as the post-consumer recycled content criterion. Note that FSC certified recycled content may not be counted as both FSC certified and recycled content.

Provide manufacturer documentation for the above products to confirm the type of FSC certification and to clarify any recycled content claims. Provide revised calculations that list recycled content and FSC certified percentages as outlined above and ensure no double-counting. For more information regarding FSC labeling, refer to the following website: <http://ic.fsc.org/en/our-impact/realities-from-the-forest/do-you-know-the-difference-between-the-fsc-labels>.

2. The purchasing calculator indicates that compliant electric powered purchases are ENERGY STAR certified, but as stated in the credit requirements, ENERGY STAR certification may only contribute to credit compliance if the equipment type does not yet fall under the EPEAT rating systems.

Confirm that all equipment types addressed by the EPEAT rating systems have an EPEAT silver rating or better. Adjust the electronics calculations as necessary.

Purchasing - Lamps

Awarded : 1

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

STANDARD PRELIMINARY REVIEW

An average mercury performance level of 34.75 picograms per lumen-hour has been indicated for performance period purchases.

Purchasing - Facility Maintenance and Renovation

Awarded : 1

POSSIBLE POINTS: 2

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

STANDARD PRELIMINARY REVIEW

Option 1: Products and Materials, 50.50%

Awarded.

Option 2: Furniture

Awarded.

Solid Waste Management - Ongoing

Awarded : 2

POSSIBLE POINTS: 2

ATTEMPTED: 2, DENIED: 0, PENDING: 0, AWARDED: 2

STANDARD FINAL REVIEW

Awarded, 67.33% of ongoing consumables waste and 100% of durable goods.

STANDARD PRELIMINARY REVIEW

67.33% of ongoing consumables waste and 100% of durable goods waste are indicated to have been diverted during the performance period.

1. The second form narrative regarding mercury-containing lamp recycling lacks the details specified in the Credit Form language.

Provide a revised form narrative describing how mercury-containing lamp recycling and safe storage has been implemented as part of the solid waste management policy during the performance period. Describe the means for verifying the mercury-containing lamp diversion rate.

Solid Waste Management - Facility Maintenance and Renovation

Awarded : 2

POSSIBLE POINTS: 2

ATTEMPTED: 2, DENIED: 0, PENDING: 0, AWARDED: 2

STANDARD FINAL REVIEW

Awarded, 85.71%.

STANDARD PRELIMINARY REVIEW

100% of waste generated by facility maintenance and renovations is indicated to have been diverted during the performance period.

1. All waste generated during the performance period by facility maintenance and renovations, including demolitions, retrofits, new construction additions, or routine maintenance must be documented. MRc Purchasing - Facility Maintenance and Renovation included the purchase of ceiling tiles yet waste generated as result of this project has not been documented under this credit.

Provide a revised form and calculations, as applicable, clarifying whether eligible waste was generated during the performance period as a result of the projects documented under MRc Purchasing - Facility Maintenance and Renovation. Include base building elements permanently or semi-permanently attached to the building(s) as well as furniture and furnishings.

Note the following.

I. A waste management plan must be provided that is specific to renovations or facility maintenance that occurred during the performance period. If renovations or facility maintenance documented under this credit has already occurred, further information is not requested. For future projects, provide the waste management plan for facility renovations that took place during the performance period. Include the five materials targeted for diversion, approximate weight or volume anticipated, and the diversion strategies used.



Indoor Environmental Quality

Minimum Indoor Air Quality Performance

Awarded

STANDARD FINAL REVIEW

Awarded.

Note the following.

I. The narrative indicated the storage space was unoccupied and excluded from the calculations. Based on the instructions tab of the Minimum IAQ Performance Calculator, "shipping / receiving" and "occupiable storage rooms for dry materials" must be included in the calculations. Based on the floor plans, it appears the storage spaces with 633 and 2,593 square feet could be considered "occupiable storage rooms for dry materials" and should be included in the calculations for future submittals. As the omission of these two spaces from the calculations does not affect compliance with ASHRAE 62.1 2010 required outside air ventilation rates, credit compliance is not affected. For future submittals, ensure that all storage spaces are included in the calculations, as applicable.

STANDARD PRELIMINARY REVIEW

Case 1: Systems Able to Meet Required Outdoor Airflow Rates

1. The total floor area listed in the supporting calculators (17,507 square feet) differs significantly from that listed in EAp Energy Efficiency Best Management Practices (26,158 square feet). Some differences in square footage are reasonable, given that only occupied space is included in this prerequisite, but additional information is required to address large square footage differences. As indicated in the "Definitions" section of this prerequisite in the LEED O+M v4 Reference Guide, occupied space includes enclosed spaces intended for human activities, excluding those spaces that are intended primarily for other purposes, such as storage rooms and equipment rooms, and that are occupied only occasionally and for short periods of time.

Either revise the documentation for this prerequisite to include all occupied space in the project building and provide an explanatory narrative of the changes made, or provide a narrative verifying that all occupied spaces are included in this prerequisite and explaining the reason for the square footage discrepancy outlined above.

Note the following.

I. The project may pursue the alternative compliance method described in LEED Interpretation 10472 by using a simplified calculation for each system in the building. Projects with multi-zone systems utilizing this simplified calculation approach should provide a supplemental narrative indicating their intent to pursue the alternative compliance path, and may document the ventilation calculations for each multiple-zone system as single zone systems within the EQ Minimum IAQ Performance Calculator. The project must demonstrate that the measured outdoor airflow rate for each system is equal to or greater than the value calculated in the simplified calculations. To utilize this method, the project should apply the simplified calculation to each of the systems (AHUs) in the building. All AHUs supplying outdoor air to the building must be addressed and the calculations should account for system peak occupancy and the entire buildings gross floor area (rather than just the occupiable space). More guidance on LEED Interpretation 10472 is available online at <http://www.usgbc.org/leedaddenda/10472>.

Environmental Tobacco Smoke Control

Awarded

STANDARD FINAL REVIEW

Awarded.

STANDARD PRELIMINARY REVIEW

Smoking is prohibited in the entire project building. Designated smoking areas are located at least 25 feet from all entries, outdoor air intakes, and operable windows.

1. The site map provided does not clearly identify the location of the designated smoking area, simply that smoking is not permitted within 50 feet of the building.

Provide a site map that includes a scale bar and clearly identifies the location of the designated smoking area.

Green Cleaning Policy

Awarded

STANDARD PRELIMINARY REVIEW

Option 1: In-house Green Cleaning Policy

Awarded.

Indoor Air Quality Management Program

POSSIBLE POINTS: 2

ATTEMPTED: 2, DENIED: 0, PENDING: 0, AWARDED: 2

Awarded : 2

STANDARD FINAL REVIEW

Awarded.

STANDARD PRELIMINARY REVIEW

An indoor air quality management program has been developed and implemented.

1. Although a IAQ Audit Report 2-14-2019 has been provided, the documentation does not clearly represent an IAQ Management Program addressing each required component listed in Step 2 of the Step-By-Step Guidance section of this credit in the LEED O+M v4 Reference Guide.

Provide a complete IAQ Management Program that includes all components listed Step 2 in the Reference Guide or highlight this information in existing documentation provided elsewhere in the application (such as the preventive maintenance plan under EAp Energy Efficiency Best Management Practices). Ensure that the program includes procedures to perform a full I-BEAM audit once every five years.

Enhanced Indoor Air Quality Strategies

POSSIBLE POINTS: 2

ATTEMPTED: 2, DENIED: 0, PENDING: 0, AWARDED: 2

Awarded : 2

STANDARD FINAL REVIEW

Awarded, Option 1: Entryway Systems.

STANDARD PRELIMINARY REVIEW

Option 1: Entryway Systems

1. Based on the documentation provide it is unclear if the recycled rubber "Rop-Cord" is designed to effectively capture dirt, dust, pollen, and other particles entering the building.

Provide manufacturer documentation demonstrating that the carpeting utilized as an entryway system is designed to effectively capture dirt, dust, pollen, and other particles entering the building. Alternatively, provide revised photos and/or floor plans that document that compliant entryway systems are in place.

Option 2: Additional Enhanced IAQ Strategies-Carbon Dioxide Monitors

Awarded.

Thermal Comfort

POSSIBLE POINTS: 1

Attempted

Interior Lighting

POSSIBLE POINTS: 2

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

Awarded : 1

STANDARD FINAL REVIEW

Awarded, Option 1: 100% for individual occupant spaces.

STANDARD PRELIMINARY REVIEW

Option 1: Lighting Control, unknown percentage for individual occupant spaces and 100% for multi-occupant spaces

1. The table "Individual occupant lighting controls" is not complete. The total number of individual occupant spaces in the project is empty. As stated in the Definitions section of this credit in the LEED-O+M v4 Reference Guide, individual occupant spaces are where an occupant performs distinct tasks. Individual occupant spaces may be within multioccupant spaces and should be treated separately where possible.

Revise the form to include all individual occupant spaces present in the project building. Include an explanation regarding the tasks performed in the project building if there are fewer individual occupant spaces than FTE occupants.

Daylight and Quality Views

POSSIBLE POINTS: 4

ATTEMPTED: 2, DENIED: 0, PENDING: 0, AWARDED: 2

Awarded : 2

STANDARD FINAL REVIEW

Awarded, Option 1: Daylight Measurement, 56.99%.

STANDARD PRELIMINARY REVIEW

Option 1: Daylight Measurement, 56.99%

1. A completed Daylight and Quality Views Calculator was not provided.

Provide the completed Daylight and Quality Views Calculator (found under the credit's "Resources" tab in the Credit Library).

Green Cleaning - Custodial Effectiveness Assessment

Awarded : 1

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

STANDARD PRELIMINARY REVIEW

An APPA audit has been performed resulting in a score of 1.6.

Green Cleaning - Products and Materials

Awarded : 1

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

STANDARD PRELIMINARY REVIEW

At least 75% of cleaning product and material purchases are indicated to have met the required criteria.

Green Cleaning - Equipment

Awarded : 1

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

STANDARD PRELIMINARY REVIEW

100% of powered cleaning equipment purchases are indicated to have met the required criteria.

Integrated Pest Management

Awarded : 2

POSSIBLE POINTS: 2

ATTEMPTED: 2, DENIED: 0, PENDING: 0, AWARDED: 2

STANDARD PRELIMINARY REVIEW

Awarded.

Occupant Comfort Survey

Awarded : 1

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

STANDARD PRELIMINARY REVIEW

Awarded.



Innovation

Innovation

POSSIBLE POINTS: 5

ATTEMPTED: 4, DENIED: 0, PENDING: 0, AWARDED: 4

Awarded : 4

STANDARD FINAL REVIEW

Innovation 4: Option 3: Additional Strategies. EAc Renewable Energy and Carbon Offsets exemplary performance, 36.6%.

Awarded.

STANDARD PRELIMINARY REVIEW

Innovation 1: Option 1: Innovation. The innovation strategy pursued includes a green education program that includes a comprehensive green building case study and a green education building tour.

Awarded.

Innovation 2: Option 1: Innovation. The innovation strategy pursued includes an occupant engagement program to enable energy efficient behavior in building occupants.

Awarded.

Innovation 3: Option 3: Additional Strategies. The LEED Form states that the project achieves exemplary performance for WEC Indoor Water Use Reduction. The requirement for exemplary performance is 35% and the project has documented 44.55%.

Awarded.

Innovation 4: Option 3: Additional Strategies. The project is pursuing exemplary performance for EAc Renewable Energy and Carbon Offsets. The requirement for exemplary performance is 10% and the project has documented 92.66%. However, the base credit has not been achieved.

1. Refer to the comments within EAc Renewable Energy and Carbon Offsets. Ensure that any issues noted there are addressed within the exemplary performance documentation when resubmitting this credit.

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

LEED Accredited Professional

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

Awarded : 1

STANDARD PRELIMINARY REVIEW

Awarded.



Regional priority credits

Alternative Transportation

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

Indoor Water Use Reduction

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

Outdoor Water Use Reduction

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

Cooling Tower Water Use

POSSIBLE POINTS: 1

Optimize Energy Performance

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

Renewable Energy and Carbon Offsets

POSSIBLE POINTS: 1

ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 0

TOTAL	110	90	1	0	88
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REVIEW SUMMARY

Review						
	SUBMITTED	RETURNED	POINTS: SUBMITTED	DENIED	PENDING	AWARDED
Standard Preliminary	02/16/2019	03/08/2019	83	0	49	44
Credit	STATUS	TYPE	POINTS: ATTEMPTED	DENIED	PENDING	AWARDED
Project Information	Awarded		0	0	0	0
Alternative Transportation	Pending	Standard	11	0	11	0
Site Management Policy	Awarded	Standard	0	0	0	0
Heat Island Reduction	Awarded	Standard	2	0	0	2
Site Management	Awarded	Standard	1	0	0	1
Site Improvement Plan	Awarded	Standard	1	0	0	1
Indoor Water Use Reduction	Awarded	Standard	0	0	0	0
Indoor Water Use Reduction	Awarded	Standard	6	0	0	6
Building-Level Water Metering	Awarded	Standard	0	0	0	0
Outdoor Water Use Reduction	Pending	Standard	3	0	3	0
Water Metering	Awarded	Standard	1	0	0	1
Energy Efficiency Best Management Practices	Pending	Standard	0	0	0	0
Minimum Energy Performance	Awarded	Standard	0	0	0	0
Optimize Energy Performance	Awarded	Standard	15	0	0	15
Building-Level Energy Metering	Awarded	Standard	0	0	0	0
Fundamental Refrigerant Management	Awarded	Standard	0	0	0	0
Existing Building Commissioning - Analysis	Awarded	Standard	2	0	0	2
Existing Building Commissioning - Implementation	Pending	Standard	2	0	2	0
Ongoing Commissioning	Pending	Standard	3	0	3	0
Advanced Energy Metering	Pending	Standard	2	0	2	0
Demand Response	Awarded	Standard	3	0	0	3
Renewable Energy and Carbon Offsets	Pending	Standard	6	0	16	0
Ongoing Purchasing and Waste Policy	Awarded	Standard	0	0	0	0
Facility Maintenance and Renovation Policy	Awarded	Standard	0	0	0	0
Purchasing - Ongoing	Pending	Standard	1	0	1	0
Purchasing - Lamps	Awarded	Standard	1	0	0	1
Purchasing - Facility Maintenance and Renovation	Awarded	Standard	1	0	0	1
Solid Waste Management - Ongoing	Pending	Standard	2	0	2	0
Solid Waste Management - Facility Maintenance and Renovation	Pending	Standard	2	0	2	0
Minimum Indoor Air Quality Performance	Pending	Standard	0	0	0	0
Environmental Tobacco Smoke Control	Pending	Standard	0	0	0	0
Green Cleaning Policy	Awarded	Standard	0	0	0	0
Indoor Air Quality Management Program	Pending	Standard	2	0	2	0

Enhanced Indoor Air Quality Strategies	Pending	Standard	2	0	1	1
Interior Lighting	Pending	Standard	1	0	1	0
Daylight and Quality Views	Pending	Standard	2	0	2	0
Green Cleaning - Custodial Effectiveness Assessment	Awarded	Standard	1	0	0	1
Green Cleaning - Products and Materials	Awarded	Standard	1	0	0	1
Green Cleaning - Equipment	Awarded	Standard	1	0	0	1
Integrated Pest Management	Awarded	Standard	2	0	0	2
Occupant Comfort Survey	Awarded	Standard	1	0	0	1
Innovation	Pending	Standard	4	0	1	3
LEED Accredited Professional	Awarded	Standard	1	0	0	1

Standard Final	04/19/2019	04/30/2019	65	1	0	63
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Credit	STATUS	TYPE	POINTS: ATTEMPTED	DENIED	PENDING	AWARDED
Alternative Transportation	Awarded	Standard	12	0	0	12
Outdoor Water Use Reduction	Awarded	Standard	3	0	0	3
Energy Efficiency Best Management Practices	Awarded	Standard	0	0	0	0
Minimum Energy Performance	Awarded	Standard	0	0	0	0
Optimize Energy Performance	Awarded	Standard	21	0	0	21
Existing Building Commissioning - Implementation	Awarded	Standard	2	0	0	2
Ongoing Commissioning	Awarded	Standard	3	0	0	3
Advanced Energy Metering	Awarded	Standard	2	0	0	2
Renewable Energy and Carbon Offsets	Awarded	Standard	6	0	0	5
Purchasing - Ongoing	Denied	Standard	1	1	0	0
Solid Waste Management - Ongoing	Awarded	Standard	2	0	0	2
Solid Waste Management - Facility Maintenance and Renovation	Awarded	Standard	2	0	0	2
Minimum Indoor Air Quality Performance	Awarded	Standard	0	0	0	0
Environmental Tobacco Smoke Control	Awarded	Standard	0	0	0	0
Indoor Air Quality Management Program	Awarded	Standard	2	0	0	2
Enhanced Indoor Air Quality Strategies	Awarded	Standard	2	0	0	2
Interior Lighting	Awarded	Standard	1	0	0	1
Daylight and Quality Views	Awarded	Standard	2	0	0	2
Innovation	Awarded	Standard	4	0	0	4