



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®).

The Village at Westgate

Project ID 1000105265
Rating system & version LEED V4 BD+C: NC
Project registration date 01/29/2018



Silver Certified

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

LEED V4 BD+C: NEW CONSTRUCTION

ATTEMPTED: 54, DENIED: 1, PENDING: 0, AWARDED: 53 OF 110 POINTS

INTEGRATIVE PROCESS 0 OF 1

Integrative Process 0 / 1

LOCATION AND TRANSPORTATION 6 OF 16

LEED for Neighborhood Development Location 0 / 16
 Sensitive Land Protection 1 / 1
 High Priority Site 1 / 2
 Surrounding Density and Diverse Uses 3 / 5
 Access to Quality Transit 0 / 5
 Bicycle Facilities 0 / 1
 Reduced Parking Footprint 0 / 1
 Green Vehicles 1 / 1

SUSTAINABLE SITES 7 OF 10

Construction Activity Pollution Prevention Y
 Site Assessment 1 / 1
 Site Development - Protect or Restore Habitat 2 / 2
 Open Space 1 / 1
 Rainwater Mgmt 0 / 3
 Heat Island Reduction 2 / 2
 Light Pollution Reduction 1 / 1

WATER EFFICIENCY 7 OF 11

Outdoor Water Use Reduction Y
 Outdoor Water Use Reduction 1 / 2
 Indoor Water Use Reduction Y
 Indoor Water Use Reduction 5 / 6
 Building-Level Water Metering Y
 Cooling Tower Water Use 0 / 2
 Water Metering 1 / 1

ENERGY AND ATMOSPHERE 13 OF 33

Fundamental Commissioning and Verification Y
 Minimum Energy Performance Y
 Optimize Energy Performance 8 / 18
 Building-Level Energy Metering Y
 Fundamental Refrigerant Mgmt Y
 Enhanced Commissioning 3 / 6
 Advanced Energy Metering 0 / 1
 Demand Response 0 / 2
 Renewable Energy Production 0 / 3
 Enhanced Refrigerant Mgmt 0 / 1
 Green Power and Carbon Offsets 2 / 2

MATERIALS AND RESOURCES 4 OF 13

Storage and Collection of Recyclables Y
 Construction and Demolition Waste Mgmt Planning Y
 Building Life-Cycle Impact Reduction 0 / 5
 Product disclosure & optimization - Environmental Product Declarations 1 / 2
 Product disclosure & optimization - Sourcing of Raw Materials 0 / 2
 Product disclosure & optimization - Material Ingredients 1 / 2
 Construction and Demolition Waste Mgmt 2 / 2

INDOOR ENVIRONMENTAL QUALITY 9 OF 16

Minimum IAQ Performance Y
 Environmental Tobacco Smoke Control Y
 Enhanced IAQ Strategies 2 / 2
 Low-Emitting Materials 2 / 3
 Construction IAQ Mgmt Plan 1 / 1
 IAQ Assessment 0 / 2
 Thermal Comfort 1 / 1
 Interior Lighting 0 / 2
 Daylight 1 / 3
 Quality Views 1 / 1
 Acoustic Performance 1 / 1

INNOVATION 5 OF 6

Innovation 4 / 5
 LEED Accredited Professional 1 / 1

REGIONAL PRIORITY CREDITS 2 OF 4

Indoor Water Use Reduction 1 / 1
 Product disclosure & optimization - Environmental Product Declarations 1 / 1

TOTAL 53 OF 110



Project Information

Project Information

Awarded

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

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



Integrative Process

Integrative Process
POSSIBLE POINTS: 1

Withdrawn



Location And Transportation

LEED for Neighborhood Development Location
POSSIBLE POINTS: 16

Withdrawn

Sensitive Land Protection

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

Awarded : 1

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Option 1: Previously Developed

Awarded.

High Priority Site

POSSIBLE POINTS: 2
ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

Awarded : 1

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Option 2: Priority Designation

Awarded.

Surrounding Density and Diverse Uses

POSSIBLE POINTS: 5
ATTEMPTED: 3, DENIED: 0, PENDING: 0, AWARDED: 3

Awarded : 3

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The project is pursuing credit compliance using the LEED v4.1 Residential: Multifamily credit as a substitution path for this credit.

Option 1. Surrounding Density (1-3 points), Case 2. Compact Development (1 point)

Construct or renovate a building that has buildable land area density of at least 30 dwelling units/acre of buildable land (74 dwelling units/hectare of building land)

The documentation indicates 97 dwelling units/acre.

AND

Option 2. Diverse Uses (1-2 points)

Construct or renovate a project such that the building's main entrance is within a 1/2-mile (800 meters) walking distance from the following number of uses.

The documentation indicates 8 qualifying uses within a half-mile walking distance.

Three points awarded.

Access to Quality Transit

POSSIBLE POINTS: 5

Withdrawn

Bicycle Facilities

POSSIBLE POINTS: 1

Withdrawn

Reduced Parking Footprint

POSSIBLE POINTS: 1

Withdrawn

Green Vehicles

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

Awarded : 1

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

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

Option 1. Electric Vehicle Charging, 5%

Awarded.



Sustainable Sites

Construction Activity Pollution Prevention

Awarded

DESIGN AND CONSTRUCTION FINAL REVIEW

Local Standards and Codes

Awarded.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Local Standards and Codes

1. It is unclear if the ESC plan includes the proper measures for the prevention of air pollution (dust and particulate matter). Provide a revised ESC plan and supporting documentation that includes detailed information describing the measures taken for the prevention of polluting the air with dust and particulate matter.

Site Assessment

POSSIBLE POINTS: 1

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

Awarded : 1

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Awarded.

Site Development - Protect or Restore Habitat

POSSIBLE POINTS: 2

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

Awarded : 2

REVISED REVIEW COMMENT

Awarded.

The project has submitted for an Alternative Compliance Path and has preserved and protected 100% of the greenfield area of the site when including the adjacent parcels. Note that although the requirements of the credit have not been met, the project is granted a one-time exception based on credit intent.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Option 1: Previously Developed

1. Alternative Compliance Path noted, however, land located outside of the project boundary (still owned by the project) may not be included in the calculations.

Provide documentation for a revised project boundary in order to include the undeveloped area in the calculations as well as all area within the project boundary (the project boundary must be consistent across all LEED project submittals), or, provide revised calculations that exclusively address the area within the existing project boundary.

Open Space

POSSIBLE POINTS: 1

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

Awarded : 1

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Open Space, 32.7%

Awarded.

Rainwater Management

POSSIBLE POINTS: 3

Withdrawn

Heat Island Reduction

POSSIBLE POINTS: 2

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

Awarded : 2

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Option 1. Nonroof and roof

Awarded.

It is noted that the documentation for tree shading has not been provided. In this case compliance is not affected.

Light Pollution Reduction

POSSIBLE POINTS: 1

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

Awarded : 1

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Uplight: Option 1, BUG Rating Method

Awarded.

Light Trespass: Option 1, BUG Rating Method

Awarded.



Water Efficiency

Outdoor Water Use Reduction

Awarded

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Option 2: Reduced Irrigation, 80%

Awarded.

Outdoor Water Use Reduction

Awarded : 1

POSSIBLE POINTS: 2

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

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Option 2: Reduced Irrigation, 80%

Awarded.

Indoor Water Use Reduction

Awarded

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Usage-based Calculation, 45.2%

Awarded.

Indoor Water Use Reduction

Awarded : 5

POSSIBLE POINTS: 6

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

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Usage-based Calculation, 45.2%

Awarded.

Building-Level Water Metering

Awarded

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Awarded.

Cooling Tower Water Use

Withdrawn

POSSIBLE POINTS: 2

Water Metering

Awarded : 1

POSSIBLE POINTS: 1

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

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Awarded.



Energy And Atmosphere

Fundamental Commissioning and Verification

Awarded

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Awarded.

Minimum Energy Performance

Awarded

DESIGN AND CONSTRUCTION FINAL REVIEW

Modeled energy cost savings of 20.5% have been demonstrated. The total predicted annual energy consumption for the project is 364,168 kWh/year of electricity and 9,331 therms/year of natural gas per Option 1: Whole Building Energy Simulation.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Modeled energy cost savings of 20.4% have been claimed with Option 1: Whole Building Energy Simulation. However, to demonstrate compliance, the following comments requiring a project response (marked as Mandatory) must be addressed for the Final Review.

REVIEW COMMENTS REQUIRING A PROJECT RESPONSE (Mandatory)

1. Provide the following:

a. A narrative response to each Preliminary Review comment below.

b. A narrative describing any additional changes made to the energy models between the Preliminary and Final Review phases not addressed by the responses to the review comments. The mandatory comments are perceived to reduce the projected savings for the Proposed design. If the projected savings increase substantially in the Final submission, without implementing any optional comments that may improve performance, a narrative explanation for these results must be provided.

2. The Design does not appear to include space cooling equipment for the dwelling unit spaces. The Project team has correctly modeled the Baseline and Proposed Case with space cooling equipment and the General HVAC tab of the MEPC indicates that the Proposed Case space cooling equipment was modeled identically to the Baseline Case. This is inconsistent with the SV-A report and Air-side HVAC tab of the MEPC which indicate the Proposed Case PTAC units have an efficiency of 11.3 EER compared to 10.53 in the Baseline Case.

Update the Proposed Case model to match the Baseline Case PTAC efficiency unless the design includes HVAC PTAC units. If the design includes space cooling for dwelling unit spaces, provide mechanical plans or schedules documenting the space cooling equipment and its efficiency.

3. The General HVAC tab of the MEPC indicates that only System Type #2 has been modeled in the Baseline. However, ASHRAE 90.1-2010 Section G3.1.1 requires that Secondary HVAC systems are modeled whenever exception(s) to Section G3.1.1 are applicable. In the case of this project, it appears that the fitness and lobby/leasing area served by a DX system meets exception b) because this space likely has either schedule or peak thermal load differences from the remainder of the building, or possibly both.

Update the Baseline model so that the electrical room is modeled with a separate System Type #4. Provide SV-A reports for all Baseline HVAC systems to verify compliance.

4. Natural Gas heating is reported in the Minimum Energy Performance Calculator Performance Outputs tab for the Baseline Case even though the Baseline system type is reported as System Type 2. This is unexpected.

Revise the model and Minimum Energy Performance Calculator and note whether Exception G3.1.1(a) applies for spaces greater than 20,000 square feet.

5. Insufficient information was provided to justify the service water heating savings. The service water heating tab of the MEPC indicates that the Proposed Case system is 15% more efficient than the Baseline Case which is inconsistent with the 32.6% savings claimed in the performance outputs tab.

Provide information to justify all water heating savings. If taking credit for low-flow fixtures, provide backup water heating calculations showing the fixtures consistent with those reported in WEp Indoor Water Use Reduction, as well as estimations of the percentage hot water versus cold water flow, the delta T of the DHW system, and the anticipated hot water temperatures at the fixtures.

Optimize Energy Performance

POSSIBLE POINTS: 18

ATTEMPTED: 8, DENIED: 0, PENDING: 0, AWARDED: 8

Awarded : 8

DESIGN AND CONSTRUCTION FINAL REVIEW

Option 1: Whole-building Energy Simulation Compliance Path indicates that modeled energy cost savings of 20.5% have been

demonstrated.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Option 1: Whole-building Energy Simulation Compliance Path indicates that modeled energy cost savings of 20.4% have been claimed.

1. Refer to the comments within EAp Minimum Energy Performance and resubmit this credit.

Building-Level Energy Metering

Awarded

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Awarded.

Fundamental Refrigerant Management

Awarded

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Awarded.

Enhanced Commissioning

POSSIBLE POINTS: 6

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

Awarded : 3

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Option 1: Enhanced Systems Commissioning Path 1, Enhanced Commissioning

Awarded.

Advanced Energy Metering

POSSIBLE POINTS: 1

Withdrawn

Demand Response

POSSIBLE POINTS: 2

Withdrawn

Renewable Energy Production

POSSIBLE POINTS: 3

Withdrawn

Enhanced Refrigerant Management

POSSIBLE POINTS: 1

Withdrawn

Green Power and Carbon Offsets

POSSIBLE POINTS: 2

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

Awarded : 2

DESIGN AND CONSTRUCTION FINAL REVIEW

Option 1: Whole Building Energy Simulation - 100% of the total building energy consumption is offset by green power, RECs, and/or carbon offsets.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Option 1: Whole Building Energy Simulation - 100% of the total building energy consumption is offset by green power, RECs, and/or carbon offsets using.

1. EAp Minimum Energy Performance is pending.

Refer to the comments within EAp Minimum Energy Performance and resubmit this credit.



Materials And Resources

Storage and Collection of Recyclables

Awarded

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Awarded.

Construction and Demolition Waste Management Planning

Awarded ⓘ

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

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

Awarded.

Building Life-Cycle Impact Reduction

POSSIBLE POINTS: 5

Withdrawn

Building Product Disclosure and Optimization - Environmental Product Declarations

POSSIBLE POINTS: 2

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

Awarded : 1 ⓘ

DESIGN AND CONSTRUCTION FINAL REVIEW

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

Option 1: Environmental Product Declaration, 20.5 products.

Awarded.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

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

Option 1: Environmental Product Declaration

1. It is unclear that the manufacturer is recognized as a participant on the industry-wide (generic) EPD provided for the North American Plywood (it is noted that the calculator incorrectly indicates that the EPD is Product-Specific Type III). Additionally, the documentation should list the type of LCA software used to conduct the assessment.

Provide a revised EPD, letter signed by the manufacturer representative, or other documentation demonstrating that the manufacturer is explicitly recognized as a participant by the program operator.

Building Product Disclosure and Optimization - Sourcing of Raw Materials

POSSIBLE POINTS: 2

Withdrawn

Building Product Disclosure and Optimization - Material Ingredients

POSSIBLE POINTS: 2

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

Awarded : 1 ⓘ

DESIGN AND CONSTRUCTION FINAL REVIEW

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

Option 1: Material Ingredient Reporting, 23.5 products.

Awarded.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

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

Option 1: Material Ingredient Reporting

1. Compliant documentation has been provided for only 19.5 products. The HPD provided for Ecore Rubber Flooring (10) is not complete; a complete HPD must be provided, not just the first page.

Provide the required documentation for a total of 20 products.

Construction and Demolition Waste Management

POSSIBLE POINTS: 2

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

Awarded : 2 

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

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

Option 1. Diversion, 95.18%

Awarded.



Indoor Environmental Quality

Minimum Indoor Air Quality Performance

Awarded

DESIGN AND CONSTRUCTION FINAL REVIEW

Option 1: ASHRAE 62.1-2010

Awarded.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

1. The total area of 9,002 square feet documented for this prerequisite varies substantially from the total gross area of 90,260 square feet reported in EAp Minimum Energy Performance. It is not clear whether all occupied space has been accounted for within the ventilation rate procedure calculations. Although some of the difference can be attributed to non-occupied spaces (e.g., mechanical rooms, inactive stairwells, shafts, and gross versus net area) and space types that are only required to meet the exhaust requirements of Table 6-4 without specific Table 6-1 minimum ventilation rate requirements (e.g., restrooms, janitor closets), a justification for any difference in excess of roughly 10% must be provided. All occupied spaces (which can include regularly occupied, nonregularly occupied, and unconditioned areas) must be provided with ventilation that meets the minimum requirements in accordance with ASHRAE 62.1-2010.

Update the Ventilation Rate Procedure calculations to include all occupied spaces and ensure that the area is reported consistently among all credits. If the difference in area is greater than 10%, provide a detailed narrative that describes the approximate area breakdown of the excluded spaces by space type to confirm that all occupied spaces have been included in the calculations.

Environmental Tobacco Smoke Control

Awarded

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Awarded.

Enhanced Indoor Air Quality Strategies

Awarded : 2

POSSIBLE POINTS: 2

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

DESIGN AND CONSTRUCTION FINAL REVIEW

Option 1: Enhanced IAQ Strategies

Awarded.

Option 2: Additional Enhanced IAQ Strategies

Awarded.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Option 1: Enhanced IAQ Strategies

Awarded.

Option 2: Additional Enhanced IAQ Strategies

1. EQp Minimum Indoor Air Quality Performance is pending.

Refer to the comments in EQp Minimum Indoor Air Quality Performance and resubmit this credit.

Low-Emitting Materials

Awarded : 2

POSSIBLE POINTS: 3

ATTEMPTED: 3, DENIED: 1, PENDING: 0, AWARDED: 2

DESIGN AND CONSTRUCTION FINAL REVIEW

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

Paints and coatings, 94%, Flooring, 100%, Ceilings, 100%.

Two points are awarded for three categories.

Note that the project meets the threshold for exemplary performance, although this point was not pursued in the Innovation credit, and a Pilot credit must be earned in addition to ID and Exemplary Performance credits in order to earn 5 ID points.

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

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

Option 1: Product Category Calculations

Categories attempted: Interior paints and coatings, Flooring, Ceilings/walls/thermal and acoustic insulation.

Paints and coatings, 94%

One point awarded.

The Low Emitting v4 calculator has been submitted for this v4.1 credit substitution. Note that the calculation in the v4 calculator is based on number of products for these categories, rather than cost or surface area. Note that the v4 calculator is not appropriate to use if:

a. The Flooring, Wall Panels, Ceilings, Composite Wood, or Insulation categories are attempted but document less than 100% compliance. The calculation in the calculator is based on number of products for these categories, rather than cost or surface area.

b. More than one of the following categories are attempted but document less than 100% compliance: Wall Panels, Ceilings, Insulation. This is because the v4 calculator has these products grouped in one category; therefore, individual category compliance may not be documented.

1. Documentation has been provided for two of the three Shaw flooring products.

2. The project team has submitted ceilings, walls, thermal and acoustic insulation at 83% compliance. As stated above, the v4 calculator cannot be used for these products unless at 100% compliance.

For issues 1 and 2 above, provide either:

a. Compliant documentation for 100% of the flooring, ceilings, walls, thermal and acoustic insulation products

or

b. A completed Low Emitting v4.1 calculator for these product categories; flooring, ceilings, walls, thermal and acoustic insulation.

The LEED Low Emitting v4.1 calculator can be downloaded from:

<http://www.usgbc.org/resources/leed-v41-lowemitting-materials-calculator>

Note that points have been indicated under Option 2 in order to reflect the correct number of points awarded/pended at this time.

Construction Indoor Air Quality Management Plan

POSSIBLE POINTS: 1

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

Awarded : 1

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Awarded.

Indoor Air Quality Assessment

POSSIBLE POINTS: 2

Withdrawn

Thermal Comfort

POSSIBLE POINTS: 1

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

Awarded : 1

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Option 1: ASHRAE Standard 55-2010

Awarded.

Interior Lighting

POSSIBLE POINTS: 2

Withdrawn

Daylight

POSSIBLE POINTS: 3

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

Awarded : 1 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

Option 3: Measurement

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

Quality Views

POSSIBLE POINTS: 1

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

Awarded : 1 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

Awarded.

Acoustic Performance

POSSIBLE POINTS: 1

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

Awarded : 1**DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

HVAC Background Noise

Awarded.

Sound Transmission

Awarded.

Reverberation Time

Awarded.



Innovation

Innovation

POSSIBLE POINTS: 5

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

Awarded : 4

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Innovation credit 1. Green Building Education

Documentation for a case study and a signage program has been provided.

1. The provided case study is insufficient.

Provide a revised case study that includes more detail and specifics about the green building strategies employed within the project.

One point pending.

Innovation credit 2. WELL Feature 87: Beauty and Design

1. Project teams must satisfy the original WELL v1 option and documentation requirements, unless specified otherwise. Refer to the WELL Building Standard, WELL Certification Guidebook, and templates in the WELL Resources Library.

Provide the completed WELL documentation for this credit.

One point pending.

Innovation credit 3. O+M Starter Kit

Green Cleaning and Integrated Pest Management.

One point awarded.

Exemplary Performance credit 1. Low Emitting Materials LEED v4.1 path

1. Low Emitting Materials is pending clarification. Refer to the comments within the base credit. Ensure that any issues noted there are addressed within the exemplary performance documentation when resubmitting this credit.

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

One point pending.

LEED Accredited Professional

POSSIBLE POINTS: 1

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

Awarded : 1

DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

Awarded.

The specialty of the LEED AP (Brett Phillips) does not match the rating system family of the project (NC) as required. However, another team member, Jodie Clarke, does have a NC LEED AP specialty certificate.



Regional priority credits

Rainwater Management

POSSIBLE POINTS: 1

Indoor Water Use Reduction

POSSIBLE POINTS: 1

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

Demand Response

POSSIBLE POINTS: 1

Renewable Energy Production

POSSIBLE POINTS: 1

Building Product Disclosure and Optimization - Environmental Product Declarations

POSSIBLE POINTS: 1

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

Building Product Disclosure and Optimization - Sourcing of Raw Materials

POSSIBLE POINTS: 1

TOTAL

110







54

1

0

53

REVIEW SUMMARY

Review			POINTS:			
	SUBMITTED	RETURNED	SUBMITTED	DENIED	PENDING	AWARDED
Design and Construction Preliminary	12/06/2019	03/09/2020	54	0	21	33
Credit	STATUS	TYPE	POINTS: ATTEMPTED	DENIED	PENDING	AWARDED
Project Information	Awarded		0	0	0	0
Sensitive Land Protection	Awarded	Design	1	0	0	1
High Priority Site	Awarded	Design	1	0	0	1
Surrounding Density and Diverse Uses	Awarded	Design	3	0	0	3 
Green Vehicles	Awarded	Design	1	0	0	1 
Construction Activity Pollution Prevention	Pending	Construction	0	0	0	0
Site Assessment	Awarded	Design	1	0	0	1
Site Development - Protect or Restore Habitat	Pending	Design	2	0	2	0
Open Space	Awarded	Design	1	0	0	1
Heat Island Reduction	Awarded	Design	2	0	0	2
Light Pollution Reduction	Awarded	Design	1	0	0	1
Outdoor Water Use Reduction	Awarded	Design	0	0	0	0
Outdoor Water Use Reduction	Awarded	Design	1	0	0	1
Indoor Water Use Reduction	Awarded	Design	0	0	0	0
Indoor Water Use Reduction	Awarded	Design	6	0	0	6
Building-Level Water Metering	Awarded	Design	0	0	0	0
Water Metering	Awarded	Design	1	0	0	1
Fundamental Commissioning and Verification	Awarded	Construction	0	0	0	0
Minimum Energy Performance	Pending	Design	0	0	0	0
Optimize Energy Performance	Pending	Design	8	0	8	0
Building-Level Energy Metering	Awarded	Design	0	0	0	0
Fundamental Refrigerant Management	Awarded	Design	0	0	0	0
Enhanced Commissioning	Awarded	Construction	3	0	0	3
Green Power and Carbon Offsets	Pending	Construction	2	0	2	0
Storage and Collection of Recyclables	Awarded	Design	0	0	0	0
Construction and Demolition Waste Management Planning	Awarded	Construction	0	0	0	0 
Building Product Disclosure and Optimization - Environmental Product Declarations	Pending	Construction	2	0	2	0 
Building Product Disclosure and Optimization - Material Ingredients	Pending	Construction	1	0	1	0 
Construction and Demolition Waste Management	Awarded	Construction	2	0	0	2 
Minimum Indoor Air Quality Performance	Pending	Design	0	0	0	0
Environmental Tobacco Smoke Control	Awarded	Design	0	0	0	0
Enhanced Indoor Air Quality Strategies	Pending	Design	2	0	1	1

Low-Emitting Materials	Pending	Construction	3	0	2	1 ⓘ
Construction Indoor Air Quality Management Plan	Awarded	Construction	1	0	0	1
Thermal Comfort	Awarded	Design	1	0	0	1
Daylight	Awarded	Design	1	0	0	1 ⓘ
Quality Views	Awarded	Design	1	0	0	1 ⓘ
Acoustic Performance	Awarded	Design	1	0	0	1
Innovation	Pending	Design	4	0	3	1
LEED Accredited Professional	Awarded	Construction	1	0	0	1

Design and Construction Final

04/07/2020




05/04/2020

22

1

0

21

Credit	STATUS	TYPE	POINTS: ATTEMPTED	DENIED	PENDING	AWARDED
Construction Activity Pollution Prevention	Awarded	Construction	0	0	0	0
Minimum Energy Performance	Awarded	Design	0	0	0	0
Optimize Energy Performance	Awarded	Design	8	0	0	8
Green Power and Carbon Offsets	Awarded	Construction	2	0	0	2
Building Product Disclosure and Optimization - Environmental Product Declarations	Awarded	Construction	2	0	0	2 
Building Product Disclosure and Optimization - Material Ingredients	Awarded	Construction	1	0	0	1 
Minimum Indoor Air Quality Performance	Awarded	Design	0	0	0	0
Enhanced Indoor Air Quality Strategies	Awarded	Design	2	0	0	2
Low-Emitting Materials	Awarded	Construction	3	1	0	2 
Innovation	Awarded	Design	4	0	0	4