



# 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 the Green Business Certification Inc. (GBCI®).

## Bryant University AIC

**Project ID** 1000058582  
**Rating system & version** LEED-NC v2009  
**Project registration date** 06/05/2015



### D and C Application Decision

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

## LEED 2009 NEW CONSTRUCTION

ATTEMPTED: 54, DENIED: 2, PENDING: 0, AWARDED: 52 OF 106 POINTS

### SUSTAINABLE SITES 20 OF 26

SSp1	Construction Activity Pollution Prevention	Y
SSc1	Site Selection	1 / 1
SSc2	Development Density and Community Connectivity	5 / 5
SSc3	Brownfield Redevelopment	0 / 1
SSc4.1	Alternative Transportation-Public Transportation Access	6 / 6
SSc4.2	Alternative Transportation-Bicycle Storage and Changing Room	1 / 1
SSc4.3	Alternative Transportation-Low-Emitting and Fuel-Efficient V	3 / 3
SSc4.4	Alternative Transportation-Parking Capacity	2 / 2
SSc5.1	Site Development-Protect or Restore Habitat	0 / 1
SSc5.2	Site Development-Maximize Open Space	1 / 1
SSc6.1	Stormwater Design-Quantity Control	0 / 1
SSc6.2	Stormwater Design-Quality Control	0 / 1
SSc7.1	Heat Island Effect, Non-Roof	0 / 1
SSc7.2	Heat Island Effect-Roof	1 / 1
SSc8	Light Pollution Reduction	0 / 1

### WATER EFFICIENCY 4 OF 10

WEp1	Water Use Reduction-20% Reduction	Y
WEc1	Water Efficient Landscaping	0 / 4
WEc2	Innovative Wastewater Technologies	0 / 2
WEc3	Water Use Reduction	4 / 4

### ENERGY AND ATMOSPHERE 8 OF 35

EAp1	Fundamental Commissioning of the Building Energy Systems	Y
EAp2	Minimum Energy Performance	Y
EAp3	Fundamental Refrigerant Mgmt	Y
EAc1	Optimize Energy Performance	3 / 19
EAc2	On-Site Renewable Energy	0 / 7
EAc3	Enhanced Commissioning	2 / 2
EAc4	Enhanced Refrigerant Mgmt	2 / 2
EAc5	Measurement and Verification	1 / 3
EAc6	Green Power	0 / 2

### MATERIALS AND RESOURCES 6 OF 14

MRp1	Storage and Collection of Recyclables	Y
MRC1.1	Building Reuse-Maintain Existing Walls, Floors and Roof	0 / 3
MRC1.2	Building Reuse - Maintain 50% of Interior Non-Structural Ele	0 / 1
MRC2	Construction Waste Mgmt	2 / 2
MRC3	Materials Reuse	0 / 2
MRC4	Recycled Content	2 / 2

### MATERIALS AND RESOURCES CONTINUED

MRC5	Regional Materials	2 / 2
MRC6	Rapidly Renewable Materials	0 / 1
MRC7	Certified Wood	0 / 1

### INDOOR ENVIRONMENTAL QUALITY 11 OF 15

IEQp1	Minimum IAQ Performance	Y
IEQp2	Environmental Tobacco Smoke (ETS) Control	Y
IEQc1	Outdoor Air Delivery Monitoring	1 / 1
IEQc2	Increased Ventilation	0 / 1
IEQc3.1	Construction IAQ Mgmt Plan-During Construction	1 / 1
IEQc3.2	Construction IAQ Mgmt Plan-Before Occupancy	1 / 1
IEQc4.1	Low-Emitting Materials-Adhesives and Sealants	1 / 1
IEQc4.2	Low-Emitting Materials-Paints and Coatings	1 / 1
IEQc4.3	Low-Emitting Materials-Flooring Systems	1 / 1
IEQc4.4	Low-Emitting Materials-Composite Wood and Agrifiber Products	0 / 1
IEQc5	Indoor Chemical and Pollutant Source Control	1 / 1
IEQc6.1	Controllability of Systems-Lighting	1 / 1
IEQc6.2	Controllability of Systems-Thermal Comfort	1 / 1
IEQc7.1	Thermal Comfort-Design	1 / 1
IEQc7.2	Thermal Comfort-Verification	1 / 1
IEQc8.1	Daylight and Views-Daylight	0 / 1
IEQc8.2	Daylight and Views-Views	0 / 1

### INNOVATION IN DESIGN 3 OF 6

IDc1.1	Innovation in Design - Bryant's Sustainability Plan	1 / 1
IDc1.1	Innovation in Design	0 / 1
IDc1.2	EAc3 Enhanced Commissioning - Envelope Commissioning	1 / 1
IDc1.2	Innovation in Design	0 / 1
IDc1.3	Innovation in Design	0 / 1
IDc1.3	Innovation in Design	0 / 1
IDc1.4	Innovation in Design	0 / 1
IDc1.4	Innovation in Design	0 / 1
IDc1.4	Innovation in Design	0 / 1
IDc1.5	Innovation in Design	0 / 1
IDc1.5	Innovation in Design	0 / 1
IDc2	LEED® Accredited Professional	1 / 1

### REGIONAL PRIORITY CREDITS OF

**TOTAL 52 OF 106**

# CREDIT DETAILS



## Project Information Forms

### **P1f1: Minimum Program Requirements** **Approved**

**03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project complies with all Minimum Program Requirements. The project will comply with MPR 6: Must Commit to Sharing Whole-Building Energy and Water Usage Data via Option 1: Third Party Data Source. The project is located in Smithfield, Rhode Island.

### **P1f2: Project Summary Details** **Approved**

**03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form includes the required project summary details. There is one building in this LEED application with a total of two stories and 45,383 gross square feet.

### **P1f3: Occupant and Usage Data** **Approved**

**03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form includes the required occupant and usage data. The project consists primarily of Core Learning spaces. The average users value is 1,920, the peak users value is 470, and the FTE value is 16.

### **P1f4: Schedule and Overview Documents** **Approved**

**03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form includes the design and construction schedule. The date of substantial completion is August 15, 2016 and the date of occupancy is September 6, 2016. The required documents have been uploaded.



## Sustainable Sites

### **SSp1: Construction Activity Pollution Prevention**

**Awarded**

#### **03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project has implemented an erosion and sedimentation control (ESC) plan that conforms to local standards and code, which are more stringent than the National Pollutant Discharge Elimination System (NPDES) program requirements.

### **SSc1: Site Selection**

**Awarded: 1**

POSSIBLE POINTS: 1

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

#### **03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project site does not meet any of the prohibited criteria.

### **SSc2: Development Density and Community Connectivity**

**Awarded: 5**

POSSIBLE POINTS: 5

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

#### **07/03/2017 DESIGN AND CONSTRUCTION FINAL REVIEW**

The additional documentation demonstrates compliance.

#### **03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project complies with Option 2: Community Connectivity. However, to demonstrate compliance, the following must be addressed.

##### TECHNICAL ADVICE

1. It is unclear whether all basic services are available to the general public (Fitness Center and Medical Office). Provide documentation demonstrating that the noted services are accessible to the public or provide a revised form and map highlighting ten unique, qualifying basic services (restaurants may be counted twice) within a one-half mile radius of a main building entrance that are accessible to the public. It is the intent of this pathway that basic services are available to everyone and are not restricted to campus occupants and staff.

### **SSc3: Brownfield Redevelopment**

POSSIBLE POINTS: 1

**Not Attempted**

### **SSc4.1: Alternative Transportation-Public Transportation Access**

**Awarded: 6**

POSSIBLE POINTS: 6

ATTEMPTED: 6, DENIED: 0, PENDING: 0, AWARDED: 6

#### **03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project complies with Option 2: Bus Station Proximity and is located within one-quarter mile walking distance of one or more stops for two or more public, campus, or private bus lines usable by building occupants.

### **SSc4.2: Alternative Transportation-Bicycle Storage and Changing Rooms**

**Awarded: 1**

POSSIBLE POINTS: 1

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

#### **07/03/2017 DESIGN AND CONSTRUCTION FINAL REVIEW**

The additional documentation demonstrates compliance.

#### **03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project complies with Case 1: Commercial or Institutional Projects. Bicycle storage facilities have been provided to serve 5.11% of the LEED project FTE and transient occupants, measured at peak occupancy, and

shower facilities have been provided for 75% of the LEED project FTE occupants. However, to demonstrate compliance, the following must be addressed.

#### TECHNICAL ADVICE

1. Provide a narrative to confirm that all LEED project FTE occupants will have full access to the shower. Provide supplemental calculations confirming that sufficient shower facilities have been provided to serve all FTE occupants with access to the amenities, including individuals who are not part of this LEED project.

### **SSc4.3: Alternative Transportation-Low-Emitting and Fuel-Efficient Vehicles**      **Awarded: 3**

POSSIBLE POINTS: 3

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

#### **11/28/2017 DESIGN AND CONSTRUCTION APPEAL REVIEW**

The LEED Form states that the project complies with Option 1 and provides preferred parking spaces for low-emitting and fuel-efficient vehicles.

#### **03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project complies with Option 3 and provides three low-emitting and fuel-efficient vehicles to serve 18.75% of total project FTE. However, to demonstrate compliance, the following must be addressed.

#### TECHNICAL ADVICE

1. The form indicates that three Zipcars have been provided within the Campus parking area, yet this service is paid and cannot contribute as low-emitting and fuel-efficient vehicles provided. The vehicles must be purchased and available to the building FTE. Provide a revised form and support documentation demonstrating the purchased vehicles available to the building FTE.
2. Parking spaces are located in a portion of a parking area that is shared with other occupants of the campus, ensure that the quantity of vehicles available is determined based on the LEED occupants and highlight how the vehicles will be allocated to the building FTE. If parking is to be shared with neighboring building occupants, provide a narrative or signage samples indicating how sufficient vehicles will be provided for occupants of the LEED project building. Alternatively, the project may demonstrate that low-emitting and fuel-efficient vehicles are provided for at least 3% of the total campus FTE that uses the shared parking area. In this case, provide revised site plans, calculations, and a narrative to demonstrate compliance at the whole-parking area level.
3. Provide documentation, such as a narrative and/or revised site drawings, to confirm that the location of the low-emitting and fuel-efficient vehicle parking spaces meets the LEED definition of preferred. Preferred spaces are those spaces located closest to the main entrance of the project (exclusive of spaces designed for handicapped).

### **SSc4.4: Alternative Transportation-Parking Capacity**      **Attempted**

POSSIBLE POINTS: 2

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

#### **03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that no new parking has been created within the LEED project scope of work.

### **SSc5.1: Site Development-Protect or Restore Habitat**

POSSIBLE POINTS: 1

**Not Attempted**

### **SSc5.2: Site Development-Maximize Open Space**      **Awarded: 1**

POSSIBLE POINTS: 1

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

#### **03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project complies with Case 3: Sites with Zoning Ordinances but No Open Space Requirements. The open space provided is equal to 27.64% of the total site area.

### **SSc6.1: Stormwater Design-Quantity Control**

POSSIBLE POINTS: 1

**Not Attempted**

**SSc6.2: Stormwater Design-Quality Control**  
POSSIBLE POINTS: 1

**Not Attempted**

**SSc7.1: Heat Island Effect, Non-Roof**

**Denied**

POSSIBLE POINTS: 1

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

**07/25/2017 DESIGN AND CONSTRUCTION FINAL REVIEW**

The additional documentation states that the project complies with Option 1 and 26% of nonroof base building hardscape surfaces will be mitigated through the use of materials with an SRI of at least 29. The form includes a narrative under Special Circumstances to qualify to this credit. However, the minimum percentage of qualifying nonroof surfaces must be at least 50% for 1 point under this credit, and the provided narrative does not demonstrate compliance with the intent of this credit.

**03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project complies with Option 1 and 26% of nonroof base building hardscape surfaces will be mitigated through the use of materials with an SRI of at least. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. The minimum percentage of qualifying nonroof surfaces must be at least 50% for 1 point under this credit. Provide a revised form and support documentation to demonstrate that the qualifying nonroof surfaces are at least 50% of the total nonroof surfaces.

**SSc7.2: Heat Island Effect-Roof**

**Awarded: 1**

POSSIBLE POINTS: 1

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

**03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project complies with Option 1 and 98.76% of the building roof surface has a Solar Reflectance Index meeting the credit requirements.

**SSc8: Light Pollution Reduction**

POSSIBLE POINTS: 1

**Not Attempted**



## Water Efficiency

### **WEp1: Water Use Reduction-20% Reduction**

**Awarded**

**03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project has reduced potable water use by 41.92%.

### **WEc1: Water Efficient Landscaping**

POSSIBLE POINTS: 4

**Not Attempted**

### **WEc2: Innovative Wastewater Technologies**

POSSIBLE POINTS: 2

**Not Attempted**

### **WEc3: Water Use Reduction**

POSSIBLE POINTS: 4

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

**Awarded: 4**

**04/03/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project has reduced potable water use by 41.92%.



## Energy and Atmosphere

### **EAp1: Fundamental Commissioning of the Building Energy Systems**

**Awarded**

**03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that fundamental commissioning is complete.

### **EAp2: Minimum Energy Performance**

**Awarded**

**07/07/2017 DESIGN AND CONSTRUCTION FINAL REVIEW**

The additional documentation demonstrates compliance.

**04/05/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project has selected the Licensed Professional Exemption (LPE). However, to demonstrate compliance, the following must be addressed.

#### TECHNICAL ADVICE

1. The Team Administration tab indicates that the PE license for Maureen Donato expired on 06/30/2016. Provide a narrative and ensure that the LPE has been claimed by an individual with a professional license that is in good-standing at the time the LPE was claimed on the Credit Form. If a licensed professional is not valid, select the full documentation path and provide the additional required documentation.
2. The LPE for this credit requires both a professional engineer (PE) and a registered architect (RA). Maureen Donato has signed for both roles; however, the Team Administration tab indicates that Maureen Donato is a PE. Therefore, this individual is ineligible to claim the LPE for a RA. Provide a narrative and ensure that the LPE for this prerequisite has been claimed by an individual who is a RA in good-standing as indicated within LEED Online. If a RA is not currently valid, select the full documentation path and provide the additional required documentation.

### **EAp3: Fundamental Refrigerant Management**

**Awarded**

**03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that there are no CFC-based refrigerants serving the project building.

### **EAc1: Optimize Energy Performance**

**Awarded: 3**

POSSIBLE POINTS: 19

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

**07/07/2017 DESIGN AND CONSTRUCTION FINAL REVIEW**

The additional documentation provided for EAp2: Minimum Energy Performance demonstrates compliance.

**03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project complies with Option 3: Prescriptive Compliance Path: Advanced Buildings Core Performance Guide. However, to demonstrate compliance, the following must be addressed.

#### TECHNICAL ADVICE

1. Refer to the comments within EAp2 and resubmit this credit.

### **EAc2: On-Site Renewable Energy**

POSSIBLE POINTS: 7

**Not Attempted**

### **EAc3: Enhanced Commissioning**

**Awarded: 2**

POSSIBLE POINTS: 2

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

**03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that enhanced commissioning has been implemented.

**EAc4: Enhanced Refrigerant Management    Awarded: 2**

POSSIBLE POINTS: 2

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

**03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project selected refrigerants and HVACR systems that minimize or eliminate the emission of compounds that contribute to ozone depletion and global climate change. Additionally, all fire suppression systems in the LEED project do not use ozone-depleting substances including CFCs, HCFCs, or halons. The refrigerant impact calculation indicates that the total refrigerant impact of the LEED project is 89 per ton, which is less than the maximum allowable value of 100.

**EAc5: Measurement and Verification**

**Awarded: 1**

POSSIBLE POINTS: 3

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

**03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project complies with Option 3 and has committed to sharing whole-building energy and water data through the ENERGY STAR Portfolio Manager.

**EAc6: Green Power**

POSSIBLE POINTS: 2

**Not  
Attempted**





## Materials and Resources

### MRp1: Storage and Collection of Recyclables

**Awarded**

03/17/2017 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project has provided appropriately sized dedicated areas for the collection and storage of materials for recycling.

### MRc1.1: Building Reuse-Maintain Existing Walls, Floors and Roof POSSIBLE POINTS: 3

**Not Attempted**

### MRc1.2: Building Reuse - Maintain 50% of Interior Non-Structural Elements POSSIBLE POINTS: 1

**Not Attempted**

### MRc2: Construction Waste Management POSSIBLE POINTS: 2

**Awarded: 2**

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

03/17/2017 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project has diverted 86.68% of the on-site generated construction waste from landfill.

### MRc3: Materials Reuse POSSIBLE POINTS: 2

**Not Attempted**

### MRc4: Recycled Content POSSIBLE POINTS: 2

**Awarded: 2**

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

03/17/2017 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that 23.02% of the total building materials content, by value, has been manufactured using recycled materials.

### MRc5: Regional Materials

**Awarded: 2**

POSSIBLE POINTS: 2

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

03/17/2017 **DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that 21.9% of the total building materials value includes materials and products that have been manufactured and extracted within 500 miles of the project site.

### MRc6: Rapidly Renewable Materials POSSIBLE POINTS: 1

**Not Attempted**

### MRc7: Certified Wood POSSIBLE POINTS: 1

**Not Attempted**



## Indoor Environmental Quality

### IEQp1: Minimum Indoor Air Quality Performance

**Awarded**

#### 04/05/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project is mechanically ventilated and that the ventilation system has met the minimum requirements of ASHRAE 62.1-2007.

### IEQp2: Environmental Tobacco Smoke (ETS) Control

**Awarded**

#### 07/03/2017 DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation demonstrates compliance.

#### 03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that smoking is prohibited on the project site. Additionally, smoking is prohibited within the building. However, to demonstrate compliance, the following must be addressed.

##### TECHNICAL ADVICE

1. The documentation provided here indicates that the signage system communicating the exterior smoking policy is entirely composed of a taped-on sheet of paper. The Implementation section of the LEED BD+C v2009 Reference Guide states that the exterior non-smoking policy must be posted for all occupants to read. Because this signage system appears to be temporary in nature and can be easily removed or relocated, it is not clear if the non-smoking policy will be reasonably viewable by all building occupants over time. Provide a narrative and other documentation to confirm the permanence of the signage system. Confirm how the non-smoking policy will be posted permanently for all occupants to view reasonably over time.

2. The documentation indicates that the signage system communicating the exterior smoking policy is entirely composed of a simple no-smoking text on the door, which could be interpreted as the interior smoking policy. It is not clear how this signage system communicates the exterior smoking policy. Provide a narrative and other documentation to confirm how the signage system communicates the exterior smoking policy for all building occupants to view.

### IEQc1: Outdoor Air Delivery Monitoring

**Awarded: 1**

POSSIBLE POINTS: 1

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

#### 07/07/2017 DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation demonstrates compliance.

#### 04/10/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the project is mechanically ventilated, that a CO2 sensor has been installed within each densely occupied space, that an outdoor airflow measurement device has been installed for all systems where 20% or more of the design supply airflow services non-densely occupied spaces, and these devices are programmed to generate an alarm when the conditions vary by 10% or more from the design value. However, to demonstrate compliance, the following must be addressed.

##### TECHNICAL ADVICE

1. The CO2 design setpoint values (ppm) reported for classrooms of 1,600 ppm and conference/meeting rooms of 1,900 ppm provided are unexpectedly high. Additionally, this project pursued Option 3 in EAp2 Minimum Energy Performance which requires the project to comply with the Prescriptive measures in the Advanced Buildings Core Performance Guide which includes section 2.11 Demand Control Ventilation. According to the Advanced Buildings Core Performance Guide Section 2.11, the CO2 setpoint should be set to begin increasing ventilation at a CO2 concentration of 800 ppm, and allow a maximum CO2 concentration of 950 ppm in the space. If a differential setpoint with outside condition is established, the setpoint should maintain a CO2 differential between inside and outside of no greater than 530 ppm. Provide narrative justifying the CO2 design setpoint values reported, or revise the system CO2 design setpoint and update the LEED Form as necessary.

### IEQc2: Increased Ventilation

POSSIBLE POINTS: 1

**Not Attempted**

**IEQc3.1: Construction IAQ Management Plan-During Construction**      **Awarded: 1**

POSSIBLE POINTS: 1

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

**03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project reduces air quality problems resulting from construction to promote the comfort and well-being of construction workers and building occupants.

**IEQc3.2: Construction IAQ Management Plan-Before Occupancy**      **Awarded: 1**

POSSIBLE POINTS: 1

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

**03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that an Indoor Air Quality (IAQ) Management Plan was developed and implemented and that the project complies with Option 1, Path 2: Early occupancy flush-out. However, based on the documentation provided the project complies with Option 2: IAQ Testing.

For future projects, ensure that the LEED Form has been consistently reported and provide a narrative describing the pre-occupancy testing process.

**IEQc4.1: Low-Emitting Materials-Adhesives and Sealants**      **Awarded: 1**

POSSIBLE POINTS: 1

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

**07/03/2017 DESIGN AND CONSTRUCTION FINAL REVIEW**

The additional documentation demonstrates compliance.

**03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that all adhesive and sealant products used on the inside of the weatherproofing system and applied on-site have been included in the tables and comply with the VOC limits of the referenced standards for this credit. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. It is unclear whether all adhesives and sealants used on the inside of the weatherproofing system and applied on-site have been included in the table. Carpet flooring has been included in the documentation within IEQc4.3: Low-Emitting Materials - Flooring Systems and in the interior photos within Pf4: Schedule and Overview Documents, but carpet adhesives have not been included in the documentation for this credit. Refer to the referenced standards of this credit and confirm whether the comprehensive list of adhesives, as defined by the referenced standards, used on the inside of the weatherproofing system and applied on-site have been included in the table. Revise the form, provide additional manufacturer documentation, and include a narrative to explain any special circumstances, if necessary.

**IEQc4.2: Low-Emitting Materials-Paints and Coatings**      **Awarded: 1**

POSSIBLE POINTS: 1

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

**07/03/2017 DESIGN AND CONSTRUCTION FINAL REVIEW**

The additional documentation demonstrates that all paint and coating products used on the inside of the weatherproofing system and applied on-site have been included in the tables and the overall VOC Budget is equal to or below the required standard.

**03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that all paint and coating products used on the inside of the weatherproofing system and applied on-site have been included in the tables and comply with the VOC limits of the referenced standards for this credit. However, to demonstrate compliance, the following must be addressed.

TECHNICAL ADVICE

1. The Sealhard sealer (Karnack) has been reported with a VOC content of 3.12g/L, although the provided manufacturer documentation indicates that the content reported is 3.12 lbs/g (374g/L). Therefore, the VOC content exceeds the allowable limit. Provide a VOC budget calculation. The budget must include the quantity applied (in liters), actual VOC (g/L), and allowable VOC (g/L) for each product.

2. The 220 AF sealer (Karnak) and the SprayFilm WB5 (Cafco) have been reported as zero VOC, yet the provided

manufacturer documentation indicates 20g/L for 220 AF sealer and 24g/L (0.2lbs/g) for SprayFilm WB5. Additionally, the documentation includes the manufacturer documentation of Dow 2000 Styrofoam, with a VOC content of 24g/L, but this product has not been included in the form. Revise the form to include all indoor paint and coating products used in the project in the VOC budget calculation.

### **IEQc4.3: Low-Emitting Materials-Flooring Systems** **Awarded: 1**

POSSIBLE POINTS: 1

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

#### **07/03/2017 DESIGN AND CONSTRUCTION FINAL REVIEW**

The additional documentation demonstrates compliance.

#### **03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that all interior flooring materials meet or exceed applicable criteria for the Carpet and Rug Institute, South Coast Air Quality Management District, the California Department of Health Standard, or FloorScore; the carpet adhesives used have a VOC level of less than 50 g/L; all floor finishes meet the requirements of SCAQMD Rule 1113; and all tile setting adhesives and grout meet SCAQMD Rule 1168. However, to demonstrate compliance, the following must be addressed.

#### TECHNICAL ADVICE

1. IEQc4.1: Low-Emitting Materials - Adhesives and Sealants is pending due to missing carpet adhesives. Refer to the comments within IEQc4.1 and revise this form as necessary.
2. The documentation within IEQc4.1 and the interior photos from Plf4: Schedule and Overview Documents indicates that wood flooring was used in the project, but is not included in the list for this credit. Confirm that all applicable interior flooring materials and finishes (carpet, carpet pad, hard surface flooring, wall base, floor finishes, and tile setting adhesives and grouts) within the scope of work are listed in the tables. Revise the form and provide additional manufacturer documentation and a narrative if necessary.

### **IEQc4.4: Low-Emitting Materials-Composite Wood and Agrifiber Products**

POSSIBLE POINTS: 1

**Not Attempted**

### **IEQc5: Indoor Chemical and Pollutant Source Control**

POSSIBLE POINTS: 1

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

**Awarded: 1**

#### **03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project has been designed to minimize building occupant exposure to potentially hazardous particulates and chemical pollutants. The project has selected the Licensed Professional Exemption (LPE).

### **IEQc6.1: Controllability of Systems-Lighting**

POSSIBLE POINTS: 1

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

**Awarded: 1**

#### **07/07/2017 DESIGN AND CONSTRUCTION FINAL REVIEW**

The additional documentation demonstrates compliance.

#### **03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that lighting controls are provided for 100% of building occupants and 100% of shared multi-occupant spaces to enable adjustments that meet needs and preferences. However, to demonstrate compliance, the following must be addressed.

#### TECHNICAL ADVICE

1. The total quantity of individual workstations presented here (2) is inconsistent with the quantity of individual workstation indicated on the electrical lighting plans. Update the form so that the quantity of individual occupant workstations is consistent with the electrical lighting plans, or provide a detailed narrative describing the discrepancy.

### **IEQc6.2: Controllability of Systems-Thermal Comfort**

**Awarded: 1**

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

### 07/07/2017 DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation provided in IEQc6.1 demonstrates compliance.

### 03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that thermal controls are provided for 100% of building occupants and 100% of shared multi-occupant spaces to enable adjustments that meet needs and preferences. However, to demonstrate compliance, the following must be addressed.

#### TECHNICAL ADVICE

1. The total quantity of individual workstations presented here (2) is inconsistent with the quantity of individual workstation indicated on the electrical lighting plans provided in IEQc6.1: Controllability of Systems Lighting. Update the form so that the quantity of individual occupant workstations is consistent with the electrical lighting plans, or provide a detailed narrative describing the discrepancy.

## IEQc7.1: Thermal Comfort-Design

**Awarded: 1**

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

### 07/07/2017 DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation demonstrates compliance.

### 03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that the mechanically ventilated and mechanically conditioned project space is in compliance with ASHRAE 55-2004. However, to demonstrate compliance, the following must be addressed.

#### TECHNICAL ADVICE

1. Insufficient information has been provided to confirm that classrooms, breakout spaces, and conference rooms fall within the ASHRAE 55-2004 acceptable ranges. Provide a detailed narrative or additional documentation describing the occupants the activity level and clothing worn to demonstrate credit compliance.
2. Provide a detailed narrative or additional documentation describing the method used to establish the thermal comfort conditions for the office spaces, kitchen and café and how the systems design addresses the design criteria. Note that all occupied spaces must meet the requirements of this credit. Ensure that the narrative includes specific information regarding compliance with the referenced ASHRAE standard.

## IEQc7.2: Thermal Comfort-Verification

**Awarded: 1**

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

### 07/07/2017 DESIGN AND CONSTRUCTION FINAL REVIEW

The additional documentation demonstrates compliance.

### 03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW

The LEED Form states that a permanent monitoring system will be installed and a thermal comfort survey of building occupants will be conducted between six and 18 months after occupancy. However, to demonstrate compliance, the following must be addressed.

#### TECHNICAL ADVICE

1. Refer to the comments within IEQc7.1: Thermal Comfort - Design and resubmit this credit.

## IEQc8.1: Daylight and Views-Daylight

POSSIBLE POINTS: 1

**Not Attempted**

## IEQc8.2: Daylight and Views-Views

POSSIBLE POINTS: 1

**Not Attempted**



## Innovation in Design

### **IDc1.1: Innovation in Design - Bryant's Sustainability Plan**

POSSIBLE POINTS: 1

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

**Awarded: 1**

#### **07/03/2017 DESIGN AND CONSTRUCTION FINAL REVIEW**

The additional documentation demonstrates that the project team has developed and implemented a Public Education program. This strategy is detailed in the LEED BD+C v2009 Reference Guide. The documentation provided for the development of a case-study, an educational outreach program, and a website complies with the Reference Guide requirements.

#### **03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project team has developed and implemented a Sustainability Plan. This strategy is detailed in the LEED BD+C v2009 Reference Guide as a Public Educational Program. However, to demonstrate compliance, the following must be addressed.

##### TECHNICAL ADVICE

1. Documentation has been provided for only one educational component (Case Study). Provide documentation demonstrating the development of a second component, such as a signage program (electronic examples), guided tours (a script and tour stop description drawing), an educational outreach program (detailed narrative and supporting document), and/or a website (pdf of the website) or electronic newsletter (pdf of the hardcopy).

### **IDc1.1: Innovation in Design**

POSSIBLE POINTS: 1

**Not Attempted**

### **IDc1.2: EAc3 Enhanced Commissioning - Envelope Commissioning**

POSSIBLE POINTS: 1

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

**Awarded: 1**

#### **07/07/2017 DESIGN AND CONSTRUCTION FINAL REVIEW**

The additional documentation demonstrates compliance.

#### **04/05/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that the project achieves exemplary performance for EAp1: Fundamental Commissioning of Building Energy systems as specified in the LEED BD+C v2009 Reference Guide. However, to demonstrate compliance, the following must be addressed.

##### TECHNICAL ADVICE

- 1 The project team has not provided documentation demonstrating the standards and protocol by which the envelope was commissioned.(i.e. ASHRAE Guideline 0-2005 or the National Institute of Building Sciences (NIBS) Guideline 3-2012). Provide additional documentation including the testing and inspection reports, a summary of issues corrected, and a list of any major outstanding/unresolved issues.

### **IDc1.2: Innovation in Design**

POSSIBLE POINTS: 1

**Not Attempted**

### **IDc1.3: Innovation in Design**

POSSIBLE POINTS: 1

**Attempted**

### **IDc1.3: Innovation in Design**

POSSIBLE POINTS: 1

**Not Attempted**

### **IDc1.4: Innovation in Design**

POSSIBLE POINTS: 1

**Not Attempted**

### **IDc1.4: Innovation in Design**

POSSIBLE POINTS: 1

**Not Attempted**

**IDc1.5: Innovation in Design**  
POSSIBLE POINTS: 1

**Not  
Attempted**

**IDc1.5: Innovation in Design**  
POSSIBLE POINTS: 1

**Not  
Attempted**

**IDc2: LEED® Accredited Professional**  
POSSIBLE POINTS: 1  
ATTEMPTED: 1, DENIED: 0, PENDING: 0, AWARDED: 1

**Awarded: 1**

**03/17/2017 DESIGN AND CONSTRUCTION PRELIMINARY REVIEW**

The LEED Form states that a LEED AP has been a participant on the project development team.



## **Regional priority**

### **SSc3: Brownfield Redevelopment**

POSSIBLE POINTS:

### **SSc6.1: Stormwater Design-Quantity Control**

POSSIBLE POINTS:

### **SSc7.1: Heat Island Effect, Non-Roof**

POSSIBLE POINTS:

### **WEc2: Innovative Wastewater Technologies**

POSSIBLE POINTS:

### **EAc2: On-Site Renewable Energy**

POSSIBLE POINTS:

### **MRC1.1: Building Reuse-Maintain Existing Walls, Floors and Roof**

POSSIBLE POINTS:



**TOTAL**

**106**

**54**

**2**

**0**

**52**

# REVIEW SUMMARY

Review			POINTS:			
	SUBMITTED	RETURNED	SUBMITTED	DENIED	PENDING	AWARDED
<b>Design and Construction Preliminary</b>	<b>02/27/2017</b>	<b>04/10/2017</b>	<b>54</b>	<b>0</b>	<b>24</b>	<b>30</b>

Credit	STATUS	TYPE	POINTS: ATTEMPTED	DENIED	PENDING	AWARDED
PIf1: Minimum Program Requirements	Approved		0	0	0	0
PIf2: Project Summary Details	Approved		0	0	0	0
PIf3: Occupant and Usage Data	Approved		0	0	0	0
PIf4: Schedule and Overview Documents	Approved		0	0	0	0
SSp1: Construction Activity Pollution Prevention	Awarded	Construction	0	0	0	0
SSc1: Site Selection	Awarded	Design	1	0	0	1
SSc2: Development Density and Community Connectivity	Pending	Design	5	0	5	0
SSc4.1: Alternative Transportation-Public Transportation Access	Awarded	Design	6	0	0	6
SSc4.2: Alternative Transportation-Bicycle Storage and Changing Rooms	Pending	Design	1	0	1	0
SSc4.3: Alternative Transportation-Low-Emitting and Fuel-Efficient Vehicles	Pending	Design	3	0	3	0
SSc4.4: Alternative Transportation-Parking Capacity	Awarded	Design	2	0	0	2
SSc5.2: Site Development-Maximize Open Space	Awarded	Design	1	0	0	1
SSc7.1: Heat Island Effect, Non-Roof	Pending	Construction	2	0	2	0
SSc7.2: Heat Island Effect-Roof	Awarded	Design	1	0	0	1
WEp1: Water Use Reduction-20% Reduction	Awarded	Design	0	0	0	0
WEc3: Water Use Reduction	Awarded	Design	4	0	0	4
EAp1: Fundamental Commissioning of the Building Energy Systems	Awarded	Construction	0	0	0	0
EAp2: Minimum Energy Performance	Pending	Design	0	0	0	0
EAp3: Fundamental Refrigerant Management	Awarded	Design	0	0	0	0
EAc1: Optimize Energy Performance	Pending	Design	3	0	3	0
EAc3: Enhanced Commissioning	Awarded	Construction	2	0	0	2
EAc4: Enhanced Refrigerant Management	Awarded	Design	2	0	0	2
EAc5: Measurement and Verification	Awarded	Construction	1	0	0	1
MRp1: Storage and Collection of Recyclables	Awarded	Design	0	0	0	0
MRc2: Construction Waste Management	Awarded	Construction	2	0	0	2
MRc4: Recycled Content	Awarded	Construction	2	0	0	2
MRc5: Regional Materials	Awarded	Construction	2	0	0	2
IEQp1: Minimum Indoor Air Quality Performance	Awarded	Design	0	0	0	0
IEQp2: Environmental Tobacco Smoke (ETS) Control	Pending	Design	0	0	0	0
IEQc1: Outdoor Air Delivery Monitoring	Pending	Design	1	0	1	0
IEQc3.1: Construction IAQ Management Plan-During	Awarded	Construction	1	0	0	1

Construction

IEQc3.2: Construction IAQ Management Plan-Before Occupancy	<b>Awarded</b>	Construction	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>
IEQc4.1: Low-Emitting Materials-Adhesives and Sealants	<b>Pending</b>	Construction	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>
IEQc4.2: Low-Emitting Materials-Paints and Coatings	<b>Pending</b>	Construction	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>
IEQc4.3: Low-Emitting Materials-Flooring Systems	<b>Pending</b>	Construction	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>
IEQc5: Indoor Chemical and Pollutant Source Control	<b>Awarded</b>	Design	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>
IEQc6.1: Controllability of Systems-Lighting	<b>Pending</b>	Design	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>
IEQc6.2: Controllability of Systems-Thermal Comfort	<b>Pending</b>	Design	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>
IEQc7.1: Thermal Comfort-Design	<b>Pending</b>	Design	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>
IEQc7.2: Thermal Comfort-Verification	<b>Pending</b>	Design	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>
IDc1.1: Innovation in Design - Bryant's Sustainability Plan	<b>Pending</b>	Design	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>
IDc1.2: EAc3 Enhanced Commissioning - Envelope Commissioning	<b>Pending</b>	Design	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>
IDc2: LEED® Accredited Professional	<b>Awarded</b>	Construction	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>

**Design and Construction Final**

06/28/2017

08/07/2017

21

2

0

19

<b>Credit</b>	<b>STATUS</b>	<b>TYPE</b>	<b>POINTS: ATTEMPTED</b>	<b>DENIED</b>	<b>PENDING</b>	<b>AWARDED</b>
SSc2: Development Density and Community Connectivity	<b>Awarded</b>	Design	<b>5</b>	<b>0</b>	<b>0</b>	<b>5</b>
SSc4.2: Alternative Transportation-Bicycle Storage and Changing Rooms	<b>Awarded</b>	Design	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>
SSc7.1: Heat Island Effect, Non-Roof	<b>Denied</b>	Construction	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>
EAp2: Minimum Energy Performance	<b>Awarded</b>	Design	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
EAc1: Optimize Energy Performance	<b>Awarded</b>	Design	<b>3</b>	<b>0</b>	<b>0</b>	<b>3</b>
IEQp2: Environmental Tobacco Smoke (ETS) Control	<b>Awarded</b>	Design	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
IEQc1: Outdoor Air Delivery Monitoring	<b>Awarded</b>	Design	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>
IEQc4.1: Low-Emitting Materials-Adhesives and Sealants	<b>Awarded</b>	Construction	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>
IEQc4.2: Low-Emitting Materials-Paints and Coatings	<b>Awarded</b>	Construction	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>
IEQc4.3: Low-Emitting Materials-Flooring Systems	<b>Awarded</b>	Construction	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>
IEQc6.1: Controllability of Systems-Lighting	<b>Awarded</b>	Design	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>
IEQc6.2: Controllability of Systems-Thermal Comfort	<b>Awarded</b>	Design	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>
IEQc7.1: Thermal Comfort-Design	<b>Awarded</b>	Design	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>
IEQc7.2: Thermal Comfort-Verification	<b>Awarded</b>	Design	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>
IDc1.1: Innovation in Design - Bryant's Sustainability Plan	<b>Awarded</b>	Design	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>
IDc1.2: EAc3 Enhanced Commissioning - Envelope Commissioning	<b>Awarded</b>	Design	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>

<b>Design and Construction Appeal</b>	<b>10/18/2017</b>	<b>11/28/2017</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>3</b>
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**Credit**

	STATUS	TYPE	POINTS: ATTEMPTED	DENIED	PENDING	AWARDED
Ssc4.3: Alternative Transportation-Low-Emitting and Fuel-Efficient Vehicles	<b>Awarded</b>	Design	<b>3</b>	<b>0</b>	<b>0</b>	<b>3</b>