

## 9. LEED™ Analysis

The developer has questioned the team about possibly marketing a LEED™ for Core and Shell project.

Certifying a LEED™ project requires the combined effort of the entire project team. The owners, architect, consultants, and the construction team must all contribute in order to successfully certify a LEED™ building. After initial meetings conducted between the owner and the design team, 22 points have already been determined to be achievable. It is time for the construction team to provide their input on the amount of additional LEED™ points that they consider feasibly attainable.

Make a recommendation stating the number of LEED™ points attainable as follows:

- 1) Determine which additional points can be achieved at no additional cost to the owner to reach LEED Certified. Fill out a scorecard for LEED Certified and provide a narrative on the reasoning behind the selection of the points your team used to achieve LEED Certified.
- 2) Determine which additional points can be achieved at the lowest cost to the owner to reach LEED Silver. Fill out a scorecard for LEED Silver and provide a narrative on the reasoning behind the selection of the points your team used to achieve LEED Silver and an estimate of the additional costs.
- 3) Determine which additional points can be achieved and the cost to the owner to reach LEED Gold. Fill out a scorecard for LEED Gold and provide a narrative on the reasoning behind the selection of the points your team used to achieve LEED Gold and an estimate of the additional costs.

The following is a list of points that have been predetermined by the owner and design team. This information is also reflected in the LEED™ CS score card provided. Your Team only needs to evaluate the credits in the “?” column of the scorecard provided. Do Not change any previously predetermined credits by the owner and A/E Team.

### **Sustainable Sites**

Credit 1 – Site Selection – 1pt

Credit 2 - Development Density and Community Connectivity – Unattainable

Credit 3 – Brownfield Redevelopment – Unattainable

Credit 4.1 – Alternative Transportation, Public Transportation – 1pt

Credit 4.4 – Alternative Transportation, Parking Capacity – Unattainable

Credit 5.1 – Site Development, Protect or Restore Habitat - Unattainable

Credit 5.2 – Site Development, Maximize Open Space – Unattainable

Credit 8 – Light Pollution Reduction – 1 pt

Credit 9 – Tenant Design & Construction Guidelines – 1pt

### **Water Efficiency**

Credit 1.1 Water Efficient Landscaping, Reduce by 50% – Unattainable

Credit 1.2 Water Efficient Landscaping, No Potable Use or No Irrigation – Unattainable

Credit 3.2 Water Use Reduction, 30% Reduction - Unattainable

**Associated Schools of Construction Competition  
National Preconstruction Services Problem  
February 11-14, 2009**

**Energy and Atmosphere**

- Credit 1.5 – Optimize Energy Performance – 24.5% New Buildings – 5pts
- Credit 2 – On Site Renewable Energy – Unattainable
- Credit 3 – Enhanced Commissioning – 1pt
- Credit 4 – Enhanced Refrigerant Management – Unattainable
- Credit 5.2 - Measurement and Verification: Tenant Sub-Metering – *1pt*
- Credit 6 – Green Power – 1 pt

**Materials and Resources**

- Credit 1.1 Building Reuse, Maintain 25% of Existing Walls, Floors & Roof – 1 pt
- Credit 1.2 Building Reuse, Maintain 50% of Existing Walls, Floors & Roof – Unattainable
- Credit 1.3 – Building Reuse, Maintain 75% of Interior Non-Structural Elements - Unattainable
- Credit 3 - Materials Reuse, 1% - 1 pt
- Credit 4.1 – Recycled Content, 10% ( Post Consumer + ½ Pre-Consumer ) – 1 pt
- Credit 4.2 – Recycled Content, 20% ( Post Consumer + ½ Pre-Consumer ) – 1 pt
- Credit 5.1 – Regional Materials, 10% Extracted, Processed and Manufactured – 1pt.
- Credit 5.2 – Regional Materials, 20% Extracted, Processed and Manufactured – Unattainable
- Credit 6 – Certified Wood – Unattainable

**Indoor Environmental Quality**

- Credit 1 – Outdoor Air delivery Monitoring – 1 pt
- Credit 2 - Increased Ventilation – Unattainable
- Credit 4.1 – Low- Emitting Materials, Adhesives & Sealants – 1 pt
- Credit 4.2 – Low- Emitting Materials, Paints and Coatings – 1 pt
- Credit 4.3 – Low-Emitting Materials, Carpet Systems – Unattainable
- Credit 4.4 – Low Emitting Materials, Composite Wood & Agrifiber Products – Unattainable
- Credit 5 – Indoor Chemical & Pollutant Source Control – 1 pt
- Credit 6 – Controllability of Systems, Thermal Comfort – 1 pt
- Credit 7 – Thermal Comfort, Design – 1 pt
- Credit 8.1 – Daylight & Views, Daylight 75% of Spaces – Unattainable
- Credit 8.2 – Daylight & Views, Daylight 90% of Spaces – Unattainable

**Innovation & Design Process**

- Credit 1.1, 1.2, 1.3, 1.4 – Innovation in Design - Unattainable

**Deliverable:**

1. *Completed LEED™ Scorecard and Narrative for each of 3 levels of LEED (Certified, Silver & Gold)*