



PROJECT NAME

FINAL ASSESSMENT REPORT

FEB. 2, 2021

Table of Contents

Final Score..... Page 3

Score Details Page 4

 Energy Score Page 4

 Water Score Page 6

 Resources Score..... Page 7

 Emissions and Other Impacts Score Page 8

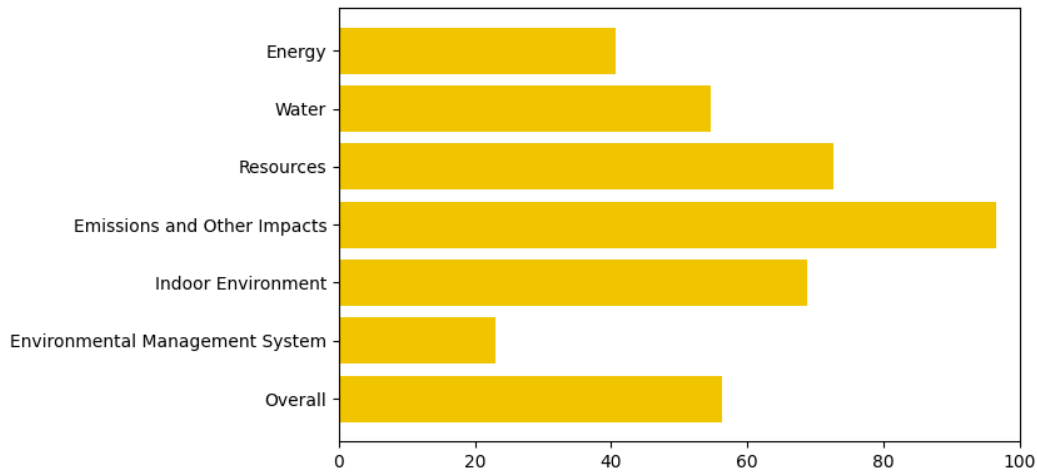
 Indoor Environment Score Page 9

 Environmental Management System Score..... Page 10

Point Variances..... Page 11

Recommendations Page 30

Final Score



Assessment Area	Final Points	Applicable Points	Final Score
 Energy	126	310	40.6%
 Water	41	75	54.7%
 Resources	80	110	72.7%
 Emissions and Other Impacts	109	113	96.5%
 Indoor Environment	108	157	68.8%
 Environmental Management System	23	100	23%
Total	487	865	56.3%

Energy Score

Energy Sections	Final Points	Applicable Points	Final Score
Energy Consumption	0	80	0%
› Energy Consumption	0	80	0%
Lighting	22	22	100%
› Lighting	22	22	100%
Boilers	0	0	0%
› Boilers	0	0	0%
Controls	0	0	0%
› Controls	0	0	0%
Hot Water	8	12	66.7%
› Hot Water	8	12	66.7%
Other Energy Efficiency Features	12	16	75%
› Other Energy Efficiency Features	12	16	75%
Green Energy	0	12	0%
› Green Energy	0	12	0%
Envelope	29	35	82.9%
› Envelope	29	35	82.9%
Energy Policy	3	5	60%
› Energy Policy	3	5	60%
Energy Audit	0	2	0%
› Energy Audit	0	2	0%
Energy Management, Monitoring, and Targeting	3	16	18.8%
› Energy Management, Monitoring, and Targeting	3	16	18.8%
Energy Training	3	5	60%
› Energy Training	3	5	60%
Financial Resources	0	5	0%
› Financial Resources	0	5	0%
Sub-Metering	7	10	70%

Energy Sections	Final Points	Applicable Points	Final Score
› Sub-Metering	7	10	70%
Operating Manual	15	15	100%
› Operating Manual	15	15	100%
Maintenance Schedules	15	15	100%
› Maintenance Schedules	15	15	100%
Public Transportation	0	45	0%
› Public Transportation	0	45	0%
Cycling Facilities	7	10	70%
› Cycling Facilities	7	10	70%
Other Measures	2	5	40%
› Other Measures	2	5	40%

 Water Score

Water Sections	Final Points	Applicable Points	Final Score
Water Consumption	18	30	60%
› Water Consumption	18	30	60%
Water Conserving Features	16	27	59.3%
› Water Conserving Features	16	27	59.3%
Water Management	7	18	38.9%
› Water Management	7	18	38.9%

Resources Score

Resources Sections	Final Points	Applicable Points	Final Score
Facilities for Storing and Handling Recyclable Materials	20	25	80%
› Facilities for Storing and Handling Recyclable Materials	20	25	80%
Waste Reduction Workplan	5	30	16.7%
› Waste Reduction Workplan	5	30	16.7%
Site Pollution	50	50	100%
› Site Pollution	50	50	100%
Site Enhancement	5	5	100%
› Site Enhancement	5	5	100%

Emissions and Other Impacts Score

Emissions and Other Impacts Sections	Final Points	Applicable Points	Final Score
Boiler Emissions	0	0	0%
› Boiler Emissions	0	0	0%
Refrigerants	25	25	100%
› Refrigerants	25	25	100%
Management of Ozone Depleting Refrigerants	10	10	100%
› Management of Ozone Depleting Refrigerants	10	10	100%
Halons	10	10	100%
› Halons	10	10	100%
Waste Water Effluents	15	15	100%
› Waste Water Effluents	15	15	100%
Asbestos	15	15	100%
› Asbestos	15	15	100%
Radon	5	5	100%
› Radon	5	5	100%
PCBs	5	5	100%
› PCBs	5	5	100%
Storage Tanks	0	0	0%
› Storage Tanks	0	0	0%
Drinking Water (lead and bacteria)	2	2	100%
› Drinking Water (lead and bacteria)	2	2	100%
HCS Program	10	10	100%
› HCS Program	10	10	100%
Health & Safety and Management of Hazardous Products	11	11	100%
› Health & Safety and Management of Hazardous Products	11	11	100%
Pesticides	1	5	20%
› Pesticides	1	5	20%

Indoor Environment Score

Indoor Environment Sections	Final Points	Applicable Points	Final Score
Ventilation System	11	24	45.8%
› Ventilation System	11	24	45.8%
Filtration System	4	8	50%
› Filtration System	4	8	50%
Humidification System	10	15	66.7%
› Humidification System	10	15	66.7%
Cooling Towers	15	15	100%
› Cooling Towers	15	15	100%
Parking and Receiving	7	7	100%
› Parking and Receiving	7	7	100%
Control of Pollutants at Source	25	43	58.1%
› Control of Pollutants at Source	25	43	58.1%
IAQ Management	16	25	64%
› IAQ Management	16	25	64%
Lighting Features	10	10	100%
› Lighting Features	10	10	100%
Lighting Management	0	0	0%
› Lighting Management	0	0	0%
Noise	10	10	100%
› Noise	10	10	100%

✓ Environmental Management System Score

Environmental Management System Sections	Final Points	Applicable Points	Final Score
Environmental Management System (EMS) Documentation	0	30	0%
› Environmental Management System (EMS) Documentation	0	30	0%
Environmental Purchasing	6	25	24%
› Environmental Purchasing	6	25	24%
Emergency Response	12	20	60%
› Emergency Response	12	20	60%
Tenant Awareness	5	25	20%
› Tenant Awareness	5	25	20%

Point Variances

1.2.1.6

Does the building incorporate any of the following high-efficiency lighting features:

- Installation of automated lighting controls?

Maximum Points Possible:

3

Point Status:

Verified

Final Points:

3

Client Evaluation Points:

0

Variance: Final Points:

3

Applicable Points:

3

Client Evaluation Applicable Points:

3

Variance: Applicable Points:

0

Assessor Comment

Photosensors are used for exterior lighting. Motion sensors are used for leasing office and amenity spaces.

1.4.1

Are temperature setback and weather compensation implemented?

Maximum Points Possible:

6

Point Status:

Not Applicable

Final Points:

0

Client Evaluation Points:

0

Variance: Final Points:

0

Applicable Points:

0

Client Evaluation Applicable Points:

6

Variance: Applicable Points:

-6

Assessor Comment

Not applicable (N/A) to multifamily housing projects per Green Globes Multifamily Existing Building Technical Manual (MF EB TM).

1.4.2

Does the building have building automation systems (BAS)?

Maximum Points Possible:

8

Point Status:

Not Applicable

Final Points:

0

Client Evaluation Points:

0

Variance: Final Points:

0

Applicable Points:

0

Client Evaluation Applicable Points:

8

Variance: Applicable Points:

-8

Assessor Comment

N/A per MF EB TM.

1.5.1

Does the building have high-efficiency water heating equipment?

Maximum Points Possible:

4

Point Status:

Verified

Final Points:

0

Client Evaluation Points:

4

Variance: Final Points:

-4

Applicable Points:

4

Client Evaluation Applicable Points:

4

Variance: Applicable Points:

0

Assessor Comment

Electric water heaters meet code. Not considered high efficiency per MF EB TM. See recommendation.

1.6.1

Are there other energy efficiency measures such as:

Maximum Points Possible:

16

Point Status:

Verified

Final Points:

12

Client Evaluation Points:

0

Variance: Final Points:

12

Applicable Points:

16

Client Evaluation Applicable Points:

16

Variance: Applicable Points:

0

Assessor Comment

No chillers. Energy Star rated bath exhaust fans.

1.8.3

Does the building have appropriate shading or reflective film installed to reduce the cooling load?

Maximum Points Possible:

3

Point Status:

Verified

Final Points:

1

Client Evaluation Points:

3

Variance: Final Points:

-2

Applicable Points:

3

Client Evaluation Applicable Points:

3

Variance: Applicable Points:

0

Assessor Comment

Partial exterior shading. See recommendation.

1.9.1

Is there an energy policy endorsed by senior management?

Maximum Points Possible:

5

Point Status:

Verified

Final Points:

3

Client Evaluation Points:

0

Variance: Final Points:

3

Applicable Points:

5

Client Evaluation Applicable Points:

5

Variance: Applicable Points:

0

Assessor Comment

There are written practices established to conserve energy.

1.12.1

Is the building staff, including new employees, sufficiently trained to design and implement an energy efficiency improvement program?

Maximum Points Possible:

5

Point Status:

Verified

Final Points:

3

Client Evaluation Points:

5

Variance: Final Points:

-2

Applicable Points:

5

Client Evaluation Applicable Points:

5

Variance: Applicable Points:

0

Assessor Comment

Building staff has been trained to follow established procedures to conserve energy. See recommendation.

1.19.1

Are there other measures to reduce car dependency (e.g. car-pooling, purchase of transit passes)?

Maximum Points Possible:

5

Point Status:

Verified

Final Points:

2

Client Evaluation Points:

0

Variance: Final Points:

2

Applicable Points:

5

Client Evaluation Applicable Points:

5

Variance: Applicable Points:

0

Assessor Comment

Partial credit is given for electric vehicle charging stations installed to reduce reliance on fossil fuels.
See recommendation.

2.2.1.2

Are there the following water-conserving fixtures:

- Ultra low flush urinals that use less than 1.0 GPF?

Maximum Points Possible:

5

Point Status:

Not Applicable

Final Points:

0

Client Evaluation Points:

0

Variance: Final Points:

0

Applicable Points:

0

Client Evaluation Applicable Points:

5

Variance: Applicable Points:

-5

Assessor Comment

No applicable urinals on site.

3.2.5

Is there a construction, renovation and demolition waste management policy?

Maximum Points Possible:

5

Point Status:

Verified

Final Points:

0

Client Evaluation Points:

5

Variance: Final Points:

-5

Applicable Points:

5

Client Evaluation Applicable Points:

5

Variance: Applicable Points:

0

Assessor Comment

No documented construction, renovation, and demolition waste management policy. See recommendation.

3.4.1

Are there indications that the site has been enhanced, such as an increase of indigenous species, the re-establishment of vegetation corridors or the implementation of erosion-control measures?

Maximum Points Possible:

5

Point Status:

Verified

Final Points:

5

Client Evaluation Points:

0

Variance: Final Points:

5

Applicable Points:

5

Client Evaluation Applicable Points:

0

Variance: Applicable Points:

5

Assessor Comment

The retention pond controls storm water and includes a natural landscaped area, a walking trail, and habitat for wildlife.

4.5.3

Are storm management measures implemented to reduce water run-off from roofs and hard surfaces, such as parking areas?

Maximum Points Possible:

5

Point Status:

Verified

Final Points:

5

Client Evaluation Points:

0

Variance: Final Points:

5

Applicable Points:

5

Client Evaluation Applicable Points:

0

Variance: Applicable Points:

5

Assessor Comment

Storm water management system includes a large retention pond to reduce run-off.

4.9.1

Are there any above-ground or under-ground storage tanks?

Maximum Points Possible:

20

Point Status:

Not Applicable

Final Points:

0

Client Evaluation Points:

0

Variance: Final Points:

0

Applicable Points:

0

Client Evaluation Applicable Points:

20

Variance: Applicable Points:

-20

Assessor Comment

Not applicable per the MF EB TM.

4.12.4

Are there inventory and records of the hazardous materials/waste, including their removal and disposal?

Maximum Points Possible:

3

Point Status:

Not Applicable

Final Points:

0

Client Evaluation Points:

3

Variance: Final Points:

-3

Applicable Points:

0

Client Evaluation Applicable Points:

3

Variance: Applicable Points:

-3

Assessor Comment

No applicable hazardous materials or hazardous waste.

5.1.2

Are air intakes located at least 30 feet away from building exhaust outlets?

Maximum Points Possible:

3

Point Status:

Verified

Final Points:

0

Client Evaluation Points:

3

Variance: Final Points:

-3

Applicable Points:

3

Client Evaluation Applicable Points:

3

Variance: Applicable Points:

0

Assessor Comment

Through wall exhaust for apartments is not 30 feet from doors and windows.

5.1.8

Do the occupants have personal control over the ventilation rates in the area in which they work, either through hybrid system (operable windows) or personalized HVAC controls?

Maximum Points Possible:

2

Point Status:

Verified

Final Points:

1

Client Evaluation Points:

0

Variance: Final Points:

1

Applicable Points:

2

Client Evaluation Applicable Points:

2

Variance: Applicable Points:

0

Assessor Comment

Occupants in apartments have operable windows to manage ventilation. Also applicable to leasing office, common areas, and maintenance shop. See recommendation.

5.2.2

Are manometers fitted to indicate when filters should be changed?

Maximum Points Possible:

3

Point Status:

Not Applicable

Final Points:

0

Client Evaluation Points:

0

Variance: Final Points:

0

Applicable Points:

0

Client Evaluation Applicable Points:

3

Variance: Applicable Points:

-3

Assessor Comment

N/A for distributed residential systems.

5.6.2

Do large printing rooms, cafeteria, kitchens, chemical storage and washrooms have effective local exhaust?

Maximum Points Possible:

3

Point Status:

Verified

Final Points:

3

Client Evaluation Points:

0

Variance: Final Points:

3

Applicable Points:

3

Client Evaluation Applicable Points:

3

Variance: Applicable Points:

0

Assessor Comment

Exhaust observed in restrooms, pool pump room, and trash room.

5.8.3

Do lighting levels meet IES guidelines of 50-75 footcandles (500-800 lux) for office space?

Maximum Points Possible:

5

Point Status:

Not Applicable

Final Points:

0

Client Evaluation Points:

0

Variance: Final Points:

0

Applicable Points:

0

Client Evaluation Applicable Points:

5

Variance: Applicable Points:

-5

Assessor Comment

N/A for MF per EB TM.

5.8.4

Is individually controlled task lighting provided?

Maximum Points Possible:

5

Point Status:

Not Applicable

Final Points:

0

Client Evaluation Points:

0

Variance: Final Points:

0

Applicable Points:

0

Client Evaluation Applicable Points:

5

Variance: Applicable Points:

-5

Assessor Comment

N/A for MF per EB TM.

5.8.5

Does the floor plan of the building potentially allow for 80% of a typical working area to have access to day-lighting or are approximately 40% of workstations within 22 ft. from the windows?

Maximum Points Possible:

5

Point Status:

Not Applicable

Final Points:

0

Client Evaluation Points:

0

Variance: Final Points:

0

Applicable Points:

0

Client Evaluation Applicable Points:

5

Variance: Applicable Points:

-5

Assessor Comment

N/A for MF per EB TM.

5.9.1

Is there a planned schedule for cleaning light fixtures?

Maximum Points Possible:

4

Point Status:

Not Applicable

Final Points:

0

Client Evaluation Points:

0

Variance: Final Points:

0

Applicable Points:

0

Client Evaluation Applicable Points:

4

Variance: Applicable Points:

-4

Assessor Comment

N/A for MF per EB TM.

5.9.2

Is there a group-relamping program?

Maximum Points Possible:

3

Point Status:

Not Applicable

Final Points:

0

Client Evaluation Points:

0

Variance: Final Points:

0

Applicable Points:

0

Client Evaluation Applicable Points:

3

Variance: Applicable Points:

-3

Assessor Comment

N/A for MF per EB TM.

6.2.3

Does the purchasing policy include the requirement for purchasing energy saving equipment?

Maximum Points Possible:

6

Point Status:

Verified

Final Points:

0

Client Evaluation Points:

6

Variance: Final Points:

-6

Applicable Points:

6

Client Evaluation Applicable Points:

6

Variance: Applicable Points:

0

Assessor Comment

No written environmental purchasing policy.

6.3.3

Is there equipment on-site to deal with environmental emergencies?

Maximum Points Possible:

4

Point Status:

Verified

Final Points:

0

Client Evaluation Points:

4

Variance: Final Points:

-4

Applicable Points:

4

Client Evaluation Applicable Points:

4

Variance: Applicable Points:

0

Assessor Comment

See recommendation.

6.3.4

Are there contingency plans for both short-term and long-term power failures?

Maximum Points Possible:

3

Point Status:

Verified

Final Points:

1

Client Evaluation Points:

3

Variance: Final Points:

-2

Applicable Points:

3

Client Evaluation Applicable Points:

3

Variance: Applicable Points:

0

Assessor Comment

Partial credit. There are limited contingency plans for short term emergencies. See recommendations.

6.3.5

Is there a site map showing the location of environmentally significant features?

Maximum Points Possible:

3

Point Status:

Verified

Final Points:

1

Client Evaluation Points:

0

Variance: Final Points:

1

Applicable Points:

3

Client Evaluation Applicable Points:

3

Variance: Applicable Points:

0

Assessor Comment

The Emergency Procedures Manual requires a Site Plan with environmentally significant features to be maintained in the Property Information Binder. Partial Credit. See recommendation.

6.4.1

Is there a communications strategy with tenants regarding environmental initiatives and practices in their building and to respond to tenant concerns?

Maximum Points Possible:

10

Point Status:

Verified

Final Points:

5

Client Evaluation Points:

10

Variance: Final Points:

-5

Applicable Points:

10

Client Evaluation Applicable Points:

10

Variance: Applicable Points:

0

Assessor Comment

Residents are notified in writing of environmental practices when necessary. Partial Credit. See Recommendation.

Variance: Final Points

-1

Variance: Applicable Points

-57

Recommendations

1.1.1

The ENERGY STAR® rating for this building is:

Final Points:

0.0

Applicable Points:

80.0

Assessor Recommendation

Provide the ENERGY STAR rating for the building to verify the score for energy consumption.

1.5.1

Does the building have high-efficiency water heating equipment?

Final Points:

0.0

Applicable Points:

4.0

Assessor Recommendation

Consider use of instantaneous water heaters, heat pump water heaters, condensing hot water heaters, or solar hot water heaters.

1.7.1

Is "green electricity" purchased?

Final Points:

0.0

Applicable Points:

5.0

Assessor Recommendation

Explore options to purchase "green electricity" from the local utility or certified renewable energy certificates. (RECs)

1.7.2

Does the building utilize any of the following renewable on-site energy sources:

Final Points:

0.0

Applicable Points:

5.0

Assessor Recommendation

Conduct a renewable energy feasibility study and implement life cycle cost effective recommendations.

1.7.3

What percentage of the building's total energy use is supplied by these renewable sources?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Implement life cycle cost effective renewable energy sources.

1.8.1

Has the current performance and condition of the building envelope been assessed in terms of:

Final Points:

0.0

Applicable Points:

4.0

Assessor Recommendation

Commission a performance and condition assessment of the building envelope.

1.8.3

Does the building have appropriate shading or reflective film installed to reduce the cooling load?

Final Points:

1.0

Applicable Points:

3.0

Assessor Recommendation

Specify solar tinting for windows and increase exterior shading.

1.9.1

Is there an energy policy endorsed by senior management?

Final Points:

3.0

Applicable Points:

5.0

Assessor Recommendation

Develop a comprehensive energy management policy endorsed by senior management.

1.10.1

Has the building had an energy audit within the past three years that included recommendations with costs, savings and a payback period?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Conduct an energy audit that includes recommendations with costs, savings, and payback periods.

1.10.2.1

Were the following systems audited?

- Lighting system?

Final Points:

0.0

Applicable Points:

0

Assessor Recommendation

Include lighting systems in the energy audit.

1.10.2.2

Were the following systems audited?

- Heating plant?

Final Points:

0.0

Applicable Points:

0

Assessor Recommendation

Include heating systems in the energy audit.

1.10.2.3

Were the following systems audited?

- Cooling plant?

Final Points:

0.0

Applicable Points:

0

Assessor Recommendation

Include cooling systems in the energy audit.

1.10.2.4

Were the following systems audited?

- Domestic hot water system?

Final Points:

0.0

Applicable Points:

0

Assessor Recommendation

Include the domestic hot water system in the energy audit.

1.10.2.5

Were the following systems audited?

- HVAC distribution system?

Final Points:

0.0

Applicable Points:

0

Assessor Recommendation

Include the HVAC distribution system in the energy audit.

1.10.2.6

Were the following systems audited?

- Major equipment?

Final Points:

0.0

Applicable Points:

0

Assessor Recommendation

Include major equipment in the energy audit.

1.10.2.7

Were the following systems audited?

- Appliances?

Final Points:

0.0

Applicable Points:

0

Assessor Recommendation

Include appliances in the energy audit.

1.10.2.8

Were the following systems audited?

- Building envelope?

Final Points:

0.0

Applicable Points:

0

Assessor Recommendation

Include the building envelope in the energy audit.

1.10.2.9

Were the following systems audited?

- Solar and renewable resource potential?

Final Points:

0.0

Applicable Points:

0

Assessor Recommendation

Include solar and renewable energy potential in the energy audit.

1.11.1

Is there a energy management (reduction) plan to address issues raised in the energy audit?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Develop an energy management plan.

1.11.3

Are energy usage targets set?

Final Points:

0.0

Applicable Points:

3.0

Assessor Recommendation

Establish energy usage targets.

1.11.4

Is there evidence of movement towards these energy targets over time?

Final Points:

0.0

Applicable Points:

4.0

Assessor Recommendation

Track progress of movement towards energy usage targets.

1.12.1

Is the building staff, including new employees, sufficiently trained to design and implement an energy efficiency improvement program?

Final Points:

3.0

Applicable Points:

5.0

Assessor Recommendation

Provide formal training related to energy conservation and implementation of an energy efficiency program for building staff.

1.13.1

Are there financial resources to improve the energy efficiency of the building, or is the building participating in a program for energy efficiency upgrades?

Final Points:

0.0

Applicable Points:

5.0

Assessor Recommendation

Establish financial resources to implement energy efficiency upgrades.

1.14.2

Does the building have sub-metering of major energy uses (e.g. lighting, hot water, motors etc.)?

Final Points:

0.0

Applicable Points:

3.0

Assessor Recommendation

Provide sub-metering of major energy uses for the common areas and leasing office.

1.17.1

Does the building have access to public transport within 0.3 miles?

Final Points:

0.0

Applicable Points:

25.0

Assessor Recommendation

The closest bus stop indicated on Google Maps is approximately 1 mile away. Explore options to provide residents alternatives to public transportation such as a shuttle bus to the closest bus stop and other important destinations in the area.

1.17.2

Is there service at least every 15 minutes during rush hour?

Final Points:

0.0

Applicable Points:

20.0

Assessor Recommendation

See above.

1.18.2

Are there changing facilities and showers for staff?

Final Points:

0.0

Applicable Points:

3.0

Assessor Recommendation

Provide showers and changing facilities for staff to encourage use of bicycles for transportation.

1.19.1

Are there other measures to reduce car dependency (e.g. car-pooling, purchase of transit passes)?

Final Points:

2.0

Applicable Points:

5.0

Assessor Recommendation

Provide designated preferred parking spaces to encourage carpooling and explore options to provide other incentives.

2.2.1.3

Are there the following water-conserving fixtures:

- Automatic valve controls and/or proximity detectors?

Final Points:

0.0

Applicable Points:

5.0

Assessor Recommendation

Provide automatic valve controls or proximity sensors for common area restrooms.

2.2.3.1

Are the following alternate other sources of water used for irrigation:

- Rainwater?

Final Points:

0.0

Applicable Points:

3.0

Assessor Recommendation

Incorporate rainwater harvesting into the irrigation system.

2.2.3.2

Are the following alternate other sources of water used for irrigation:

- Graywater?

Final Points:

0.0

Applicable Points:

3.0

Assessor Recommendation

Explore options to use greywater for irrigation.

2.3.1

Is there a written policy intended to minimize water use, and encourage water conservation?

Final Points:

0.0

Applicable Points:

3.0

Assessor Recommendation

Develop a written policy to minimize water use and encourage water conservation.

2.3.3

Has a water audit been done within the last three years?

Final Points:

0.0

Applicable Points:

4.0

Assessor Recommendation

Conduct a water audit to establish a baseline for a water conservation program and identify anomalies in the system.

2.3.4

Are there water-reduction targets?

Final Points:

0.0

Applicable Points:

4.0

Assessor Recommendation

Establish water reduction targets and track progress towards goals.

3.1.3

Is there a composting program in place?

Final Points:

0.0

Applicable Points:

5.0

Assessor Recommendation

Explore options to include composting services for residents.

3.2.1

Has a waste audit been done within the last three years?

Final Points:

0.0

Applicable Points:

5.0

Assessor Recommendation

Conduct a waste audit to establish a baseline for a waste reduction program.

3.2.3

What is the current diversion rate?

Final Points:

0.0

Applicable Points:

10.0

Assessor Recommendation

Conduct a waste audit to determine the current diversion rate.

3.2.4

Are there waste-reduction targets?

Final Points:

0.0

Applicable Points:

5.0

Assessor Recommendation

Establish waste reduction targets and track progress towards improvement.

3.2.5

Is there a construction, renovation and demolition waste management policy?

Final Points:

0.0

Applicable Points:

5.0

Assessor Recommendation

Develop a documented construction, renovation, and demolition waste management policy to be used by contractors and professionals for repairs and renovations.

4.13.2

Do landscaping practices minimize the use of pesticides, herbicides, fertilizer and petroleum-based products?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Implement landscaping practices that minimize the use of potentially hazardous products.

4.13.3

Do pest control contracts require that the staff be licensed and use integrated pesticide management methods?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Require the pest control contract to use IPM methods.

5.1.6

Are measured CO2 levels less than 850 ppm (assuming outdoor levels 400 ppm)?

Final Points:

0.0

Applicable Points:

6.0

Assessor Recommendation

Determine CO2 levels in applicable spaces with variable occupancy.

5.1.7

Is there permanent carbon dioxide monitoring or are there sensors to maintain pre-set levels of carbon dioxide?

Final Points:

0.0

Applicable Points:

3.0

Assessor Recommendation

Provide CO2 monitoring in applicable spaces.

5.1.8

Do the occupants have personal control over the ventilation rates in the area in which they work, either through hybrid system (operable windows) or personalized HVAC controls?

Final Points:

1.0

Applicable Points:

2.0

Assessor Recommendation

Consider options to provide personalized control over ventilation rates in applicable spaces.

5.2.1

Are filters able to remove particles from incoming air (Efficiency Grade between 60% and 85% Dust Spot or a Minimum Efficiency Reporting Value (MERV) of 8)?

Final Points:

0.0

Applicable Points:

4.0

Assessor Recommendation

Provide a minimum of MERV 8 filters or the highest rated filters applicable for fan coil units and RTUs.

5.6.3

Are there documented measures to control pollutants at source in areas such as washrooms, kitchens, printing areas, chemical storage and general storage areas?

Final Points:

0.0

Applicable Points:

3.0

Assessor Recommendation

Establish a documented schedule for cleaning and inspecting applicable spaces.

5.6.4

Does the contract with the cleaning contractors specifically state that they are to use environmentally preferable cleaning materials?

Final Points:

0.0

Applicable Points:

5.0

Assessor Recommendation

Require the use of environmentally preferable cleaning materials.

5.6.6

Is there a checklist of items connected to IAQ that must be discussed with architects, engineers, contractors, and other professionals prior to renovations and repairs?

Final Points:

0.0

Applicable Points:

10.0

Assessor Recommendation

Develop a checklist of items related to IAQ to be discussed with applicable parties during renovations and repairs.

5.7.2

Has the building had an IAQ audit in the past year?

Final Points:

0.0

Applicable Points:

5.0

Assessor Recommendation

Conduct an IAQ audit for the building.

5.7.5.1

Are the following being monitored continuously:

- Temperature?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Provide controls to monitor temperature in leasing office, common areas, and amenity spaces.

5.7.5.2

Are the following being monitored continuously:

- Humidity?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Provide controls to monitor humidity in leasing office, common areas, and amenity spaces.

6.1.1

Does building management have a written environmental policy?

Final Points:

0.0

Applicable Points:

10.0

Assessor Recommendation

Develop a written environmental policy.

6.1.2.1

Are there stated goals and targets documented in the policy manual with respect to each of the following:

- Energy conservation?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Include stated goals and targets for energy conservation in the environmental policy.

6.1.2.2

Are there stated goals and targets documented in the policy manual with respect to each of the following:

- Water conservation?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Include stated goals and targets for water conservation in the environmental policy.

6.1.2.3

Are there stated goals and targets documented in the policy manual with respect to each of the following:

- Waste reduction and recycling?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Include stated goals and targets for waste reduction and recycling in the environmental policy.

6.1.2.4

Are there stated goals and targets documented in the policy manual with respect to each of the following:

- Environmental purchasing?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Include stated goals and targets for environmental purchasing in the environmental policy.

6.1.2.5

Are there stated goals and targets documented in the policy manual with respect to each of the following:

- Reduction in use and proper handling of hazardous products?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Include stated goals and targets for the reduction in use and proper handling of hazardous products in the environmental policy.

6.1.3

Are there action plans to improve the environmental and energy performance of the building?

Final Points:

0.0

Applicable Points:

10.0

Assessor Recommendation

Implement action plans to improve the environmental and energy performance of the building.

6.2.1

Does building management have a written environmental-purchasing plan?

Final Points:

0.0

Applicable Points:

6.0

Assessor Recommendation

Develop a written environmental purchasing plan.

6.2.2

Is there a list of preferred products used in housekeeping and building maintenance?

Final Points:

0.0

Applicable Points:

7.0

Assessor Recommendation

Develop a list of preferred products to be used in housekeeping and building maintenance.

6.2.3

Does the purchasing policy include the requirement for purchasing energy saving equipment?

Final Points:

0.0

Applicable Points:

6.0

Assessor Recommendation

Include requirements to purchase energy saving equipment in the environmental purchasing plan.

6.3.3

Is there equipment on-site to deal with environmental emergencies?

Final Points:

0.0

Applicable Points:

4.0

Assessor Recommendation

Include equipment on site for environmental emergencies.

6.3.4

Are there contingency plans for both short-term and long-term power failures?

Final Points:

1.0

Applicable Points:

3.0

Assessor Recommendation

Develop contingency plans for short term and long term power outages.

6.3.5

Is there a site map showing the location of environmentally significant features?

Final Points:

1.0

Applicable Points:

3.0

Assessor Recommendation

Post the Site Map with environmentally significant features in a location easily accessible by staff and first responders.

6.4.1

Is there a communications strategy with tenants regarding environmental initiatives and practices in their building and to respond to tenant concerns?

Final Points:

5.0

Applicable Points:

10.0

Assessor Recommendation

Develop regular communications to residents and employees on the environmental initiatives and practices of the property. Implement a proactive environmental program that involves residents and employees.

6.4.2.1

Are there communications to tenants on the environmental measures that they can implement in the building to contribute to:

- Energy conservation?

Final Points:

0.0

Applicable Points:

3.0

Assessor Recommendation

Provide communications to tenants on the environmental measures they can implement in the building to contribute to energy conservation.

6.4.2.2

Are there communications to tenants on the environmental measures that they can implement in the building to contribute to:

- Waste reduction and recycling?

Final Points:

0.0

Applicable Points:

3.0

Assessor Recommendation

Provide communications to tenants on the environmental measures they can implement in the building to contribute to waste reduction and recycling.

6.4.2.3

Are there communications to tenants on the environmental measures that they can implement in the building to contribute to:

- Proper handling, storage and disposal of toxic products?

Final Points:

0.0

Applicable Points:

3.0

Assessor Recommendation

Provide communications to tenants on the environmental measures they can implement in the building to contribute to the proper handling, storage, and disposal of toxic products.

6.4.3

Has a tenant satisfaction survey been completed in the last 3 years?

Final Points:

0.0

Applicable Points:

6.0

Assessor Recommendation

Implement a tenant satisfaction survey with an emphasis on environmental issues and concerns.