



PROJECT NAME

FINAL ASSESSMENT REPORT

FEB. 2, 2021

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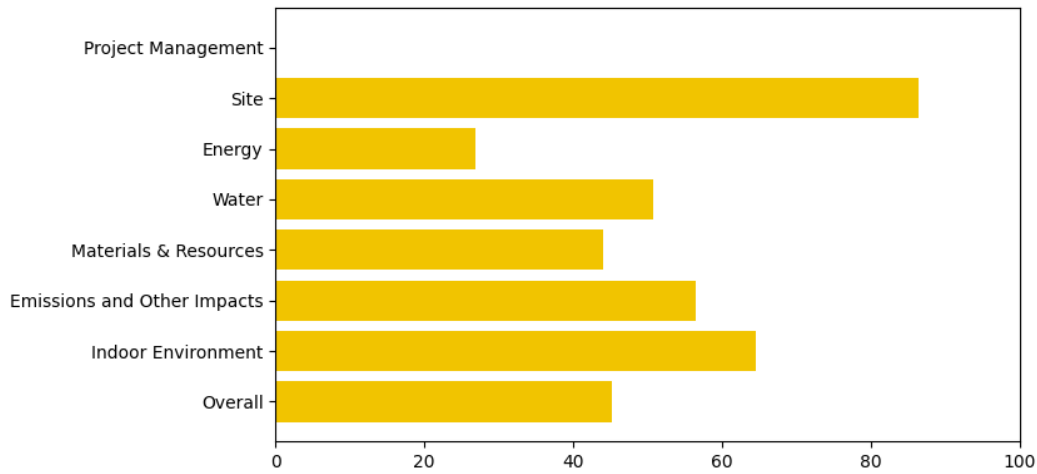
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Final Score



Assessment Area	Final Points	Applicable Points	Final Score
 Project Management	0	45	0%
 Site	98.5	114	86.4%
 Energy	86.5	321	26.9%
 Water	37	73	50.7%
 Materials & Resources	44	100	44%
 Emissions and Other Impacts	13	23	56.5%
 Indoor Environment	89	138	64.5%
Total	368	814	45.2%

Project Management Score

Project Management Sections	Final Points	Applicable Points	Final Score
Integrated Design Process	0	9	0%
› Pre-Design Meetings	0	3	0%
› IDP Performance Goals	0	3	0%
› IDP Progress Meetings for Design	0	3	0%
› Capital Asset Plan & Business Case Summary	0	0	0%
Environmental Management During Construction	0	9	0%
› Environmental Management Systems (EMS)	0	3	0%
› Clean Diesel Practices	0	2	0%
› Building Materials and Building Envelope	0	2	0%
› IAQ During Construction	0	2	0%
Commissioning	0	27	0%
› Pre-Commissioning	0	3	0%
› Whole Building Commissioning	0	17	0%
› Training	0	1	0%
› Operations and Maintenance Manual	0	6	0%
Infection Control	0	0	0%
› Infection Control Risk Assessment	0	0	0%

Site Score

Site Sections	Final Points	Applicable Points	Final Score
Development Area	30	30	100%
› Urban Infill and Urban Sprawl	10	10	100%
› Greenfields, Brownfields, and Floodplains	20	20	100%
Ecological Impacts	26	31	83.9%
› Site Disturbance and Erosion	8	8	100%
› Tree Integration	4	4	100%
› Tree Preservation	4	4	100%
› Heat Island Effect	10	13	76.9%
› Bird Collisions	0	2	0%
Stormwater Management	13	18	72.2%
› Stormwater Management	13	18	72.2%
Landscaping	24	28	85.7%
› Landscaping	24	28	85.7%
Exterior Light Pollution	5.5	7	78.6%
› Exterior Light Pollution	5.5	7	78.6%

Energy Score

Energy Sections	Final Points	Applicable Points	Final Score
Energy Performance	0	100	0%
› Assessing Energy Performance	0	100	0%
› Benchmarking Energy Performance	0	0	0%
Energy Demand	3	14	21.4%
› Passive Demand Reduction	3	6	50%
› Power Demand Reduction	0	8	0%
Metering, Measurement, and Verification	2	3	66.7%
› Metering	2	2.5	80%
› Measurement and Verification	0	0.5	0%
Building Opaque Envelope	26	31	83.9%
› Thermal Resistance and Transmittance	10	10	100%
› Orientation	0	5	0%
› Fenestration Systems	16	16	100%
Lighting	14	34	41.2%
› Total Lighting Power Density	0	10	0%
› Interior Automatic Light Shut-Off Controls	0	3	0%
› Light Reduction Controls	4	4	100%
› Daylighting	3	6	50%
› Controls for Daylighted Zones	3	6	50%
› Exterior Luminaires and Controls	4	5	80%
HVAC Systems and Controls	13	31	41.9%
› Building Automation System	3	10	30%
› Cooling Equipment	6	13	46.2%
› Cooling Towers	0	0	0%
› Heat Pumps	2	6	33.3%
› Heating Equipment	0	0	0%
› Condensate Recovery	0	0	0%

Energy Sections	Final Points	Applicable Points	Final Score
› Steam Traps	0	0	0%
› Domestic Hot Water Heaters	2	2	100%
› Variable Speed Control of Pumps	0	0	0%
Other HVAC Systems and Controls	6.5	25	26%
› Minimizing Re-Heat and Re-Cool	3	6	50%
› Air Economizers	2	3	66.7%
› Fans and Ductwork	1.5	7	21.4%
› Demand Controlled Ventilation	0	9	0%
› Variable Refrigerant Flow Systems	0	0	0%
Other Energy Efficient Equipment and Measures	6	9	66.7%
› Elevators and Escalators	0	3	0%
› Other Energy Efficient Equipment	6	6	100%
Renewable Energy	0	50	0%
› On-site Renewable Energy	0	32	0%
› Off-site Renewable Energy	0	18	0%
Energy Efficient Transportation	16	24	66.7%
› Energy Efficient Transportation	16	24	66.7%

Water Score

Water Sections	Final Points	Applicable Points	Final Score
Water Consumption	26	38	68.4%
› Water Consumption	26	38	68.4%
Cooling Towers	0	0	0%
› Cooling Towers	0	0	0%
Boilers and Water Heaters	0	0	0%
› Boilers and Water Heaters	0	0	0%
Water Intensive Applications	2	3	66.7%
› Commercial Food Service Equipment	0	0	0%
› Laboratory and Medical Equipment	0	0	0%
› Laundry Equipment	0	0	0%
› Special Water Features	2	3	66.7%
Water Treatment	0	3	0%
› Water Treatment	0	3	0%
Alternate Sources of Water	0	5	0%
› Alternate Sources of Water	0	5	0%
Metering	6	6	100%
› Metering	6	6	100%
Irrigation	3	18	16.7%
› Irrigation	3	18	16.7%

Materials & Resources Score

Materials & Resources Sections	Final Points	Applicable Points	Final Score
Building Core and Shell	20	33	60.6%
› Building Core and Shell	20	33	60.6%
Interior Fit-Out	10	16	62.5%
› Interior Fit-Out	10	16	62.5%
Re-Use of Existing Structures	0	4	0%
› Facades	0	0	0%
› Structural Systems	0	0	0%
› Non-Structural Elements	0	4	0%
Waste	0.5	9	5.6%
› Construction Waste	0	7	0%
› Operational Waste	0.5	2	25%
Building Service Life Plan	0	7	0%
› Building Service Life Plan	0	7	0%
Resource Conservation	0	6	0%
› Minimized Use of Raw Materials	0	3	0%
› Multi-Functional Assemblies	0	1	0%
› Deconstruction and Disassembly	0	2	0%
Building Envelope - Roofing/Opening	5	10	50%
› Roofing Membrane Assemblies and Systems	1.5	3	50%
› Flashings	1.5	3	50%
› Roof and Wall Openings	2	4	50%
Envelope - Foundation & Waterproofing	4	6	66.7%
› Foundation Systems	3	4	75%
› Below Grade Wall Slabs and Above Grade Horizontal Assemblies	1	2	50%
Envelope - Cladding	2.5	5	50%
› Exterior Wall Cladding Systems	1	3	33.3%

Materials & Resources Sections	Final Points	Applicable Points	Final Score
› Rainscreen Wall Cladding	1.5	2	75%
Envelope - Barriers	2	4	50%
› Air Barriers	2	4	50%
› Vapor Retarders	0	0	0%

Emissions and Other Impacts Score

Emissions and Other Impacts Sections	Final Points	Applicable Points	Final Score
Heating	0	0	0%
› Heating	0	0	0%
Cooling	10	20	50%
› New or Existing Equipment	0	0	0%
› Ozone-Depleting Potential	10	10	100%
› Global Warming Potential	0	10	0%
› Leak Detection	0	0	0%
Janitorial Equipment	3	3	100%
› Janitorial Equipment	3	3	100%

Indoor Environment Score

Indoor Environment Sections	Final Points	Applicable Points	Final Score
Ventilation	27	37	73%
› Ventilation Air Quantity	11	11	100%
› Air Exchange	8	8	100%
› Ventilation Intakes and Exhausts	8	8	100%
› CO2 Sensing and Ventilation Control Equipment	0	5	0%
› Air Handling Equipment	0	5	0%
Source Control and Measurement of Indoor Pollutants	28	40	70%
› Volatile Organic Compounds	5	10	50%
› Moisture, Vapor, and Infection Mitigation Methods	4	8	50%
› Access for HVAC Maintenance	4	4	100%
› Carbon Monoxide Monitoring	4	4	100%
› Wet Cooling Towers	2	2	100%
› Domestic Hot Water Systems	2	2	100%
› Humidification and Dehumidification Systems	3	3	100%
› Pest and Contamination Control	2	3	66.7%
› Other Indoor Pollutants (Tobacco & Radon)	1	2	50%
› Ventilation and Physical Isolation for Specialized Activities	1	2	50%
Lighting Design and Systems	20.5	30	68.3%
› Daylighting	13.5	17	79.4%
› Lighting Design	7	13	53.8%
Thermal Comfort	8	9	88.9%
› Thermal Comfort Strategies	2	3	66.7%
› Thermal Comfort Design	6	6	100%
Acoustic Comfort	5.5	22	25%
› Acoustic Comfort Design	4.5	11	40.9%
› Mechanical, Plumbing, and Electrical	1	11	9.1%

Point Variances

3.1.2.2.1.3

Is there a requirement that the General Contractor must supplement mandatory regulatory requirements by implementing one or more of the following “clean diesel” strategies:

- Engine upgrades that reduce emissions?

Maximum Points Possible: 0.5

Point Status: Verified

Final Points: 0

Client Evaluation Points: 0

Variance: Final Points: 0

Applicable Points: 0.5

Client Evaluation Applicable Points: 0

Variance: Applicable Points: 0.5

Assessor Comment

See recommendation.

3.1.3.4.1

Is there a requirement to develop an Operations and Maintenance (O&M) Manual and/or CMMS that contains descriptions and information on the continuous tasks related to the systems and to each piece of equipment, which are necessary to operate the building efficiently?

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

Provide O&M manuals for verification. O&M Manuals not verified. See recommendation.

3.2.2.2.1.2

Are the following integrated into the landscape plan:

- Clusters of trees?

Maximum Points Possible:

2

Point Status:

Verified

Final Points:

2

Client Evaluation Points:

0

Variance: Final Points:

2

Applicable Points:

2

Client Evaluation Applicable Points:

2

Variance: Applicable Points:

0

Assessor Comment

See recommendation. Clusters of existing trees along the border of the site were integrated into the landscape design.

3.2.2.4.3

What percentage (by area) of paved surfaces outside of the building footprint will be shaded by trees within 15 years?

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

Trees that will shade paving will be observed on site. The parking deck paving is not shaded by trees. See Recommendation.

3.2.3.1.3

Is there a Stormwater Management Report by a Civil Engineer that shows that:

- The site will retain at least 50% of the total average annual rainfall volume as per a Site Water Balance Assessment, to be included in the Stormwater Management Report?

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

Clarify percent of annual rainfall retained on site. Percent of annual rainfall retained on site not verified. See recommendation.

3.3.5.1.1

Is the total lighting power density (LPD) of the building at or below the allowed lighting power density given in Table 3.3.5.1.1-A: Building Area Method or Table 3.3.5.1.1-B: Space-by-Space Method (see Assessment Guidance)?

Maximum Points Possible:

10

Point Status:

Verified

Final Points:

0

Client Evaluation Points:

10

Variance: Final Points:

-10

Applicable Points:

10

Client Evaluation Applicable Points:

10

Variance: Applicable Points:

0

Assessor Comment

Provide calculations to verify LPD. Project designed in accordance with the 2009 IECC. The LPD requirements for MFH exceed Green Globes standards. See recommendation.

3.3.5.2.1

How many light fixtures have time-scheduling devices and/or individual occupant-sensing devices?

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

Lighting controls will be observed on site. Lighting controls observed on site for exterior lighting only.

3.3.5.4.2

Is the effective aperture for vertical fenestration (EAVF) equal to or greater than:

0.10 EAVF for climate zones (CZ) 1, 2, 3A, or 3B? 0.15 EAVF for climate zones 3C, 4, 5, 6, 7, or 8?

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

Clarify effective aperture. EAVF not verified. See recommendation.

3.3.5.5.2

Do all large daylit areas have automatic photocell lighting controls?

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

Observe automatic photocell lighting controls for common areas on site. No automatic photocell lighting controls observed.

3.3.5.6.4

Will one of the following controls be installed for exterior lighting:

Lighting designated for dusk-to-dawn controlled by a photo sensor or astronomical time switch with 10-hour backup? Lighting not designated for dusk-to-dawn controlled by a time switch with 10-hour backup?

Maximum Points Possible:

2

Point Status:

Verified

Final Points:

1

Client Evaluation Points:

2

Variance: Final Points:

-1

Applicable Points:

2

Client Evaluation Applicable Points:

2

Variance: Applicable Points:

0

Assessor Comment

Observe exterior lighting on site. Pool area lighting on timers.

3.3.6.1.1

Is there a central Building Automation System (BAS) that encompasses all systems that affect building energy performance, lighting, and thermal comfort?

Maximum Points Possible:

10

Point Status:

Verified

Final Points:

3

Client Evaluation Points:

0

Variance: Final Points:

3

Applicable Points:

10

Client Evaluation Applicable Points:

10

Variance: Applicable Points:

0

Assessor Comment

See recommendation. Programmable thermostats are provided for HVAC controls. Partial Credit.

3.3.6.5.1

What percentage does the heating equipment exceed ANSI/ASHRAE/IESNA Standard 90.1-2010, ANSI/ASHRAE/IESNA Standard 90.1-2007, or International Energy Conservation Code (IECC) 2009 for one of the following:

Annual fuel utilization efficiency (AFUE)? Thermal efficiency (ET)? Combustion Efficiency (EC)?

Maximum Points Possible:

8

Point Status:

Not Applicable

Final Points:

0

Client Evaluation Points:

2

Variance: Final Points:

-2

Applicable Points:

0

Client Evaluation Applicable Points:

8

Variance: Applicable Points:

-8

Assessor Comment

Observe on site. Not applicable. Heat is provided by electric heat pumps.

3.3.71.1

Does the HVAC design minimize or eliminate re-heat and re-cool?

Maximum Points Possible:

6

Point Status:

Verified

Final Points:

3

Client Evaluation Points:

0

Variance: Final Points:

3

Applicable Points:

6

Client Evaluation Applicable Points:

6

Variance: Applicable Points:

0

Assessor Comment

See recommendation. The single zone distributed HVAC systems used for the apartments minimize reheat and re-cool.

3.3.7.3.2.1

Are there the following requirements for flexible duct work:

- Flexible ductwork is no longer than 5 ft. (1.5 m) when fully stretched?

Maximum Points Possible:

0.5

Point Status:

Verified

Final Points:

0

Client Evaluation Points:

0.5

Variance: Final Points:

-0.5

Applicable Points:

0.5

Client Evaluation Applicable Points:

0.5

Variance: Applicable Points:

0

Assessor Comment

Provide inspection reports/photographs for flexible ductwork. Ductwork requirements not verified during site visit. See recommendation.

3.3.7.3.2.2

Are there the following requirements for flexible duct work:

- The use of flexible ductwork is limited to only connections between duct branches and diffusers, and connections between duct branches and variable air volume terminal units?

Maximum Points Possible:

0.5

Point Status:

Verified

Final Points:

0

Client Evaluation Points:

0.5

Variance: Final Points:

-0.5

Applicable Points:

0.5

Client Evaluation Applicable Points:

0.5

Variance: Applicable Points:

0

Assessor Comment

Provide inspection reports/photographs for flexible ductwork. Not verified. See recommendation.

3.3.7.3.2.3

Are there the following requirements for flexible duct work:

- Durable elbow support is provided when flexible ductwork is used as an elbow?

Maximum Points Possible:

0.5

Point Status:

Verified

Final Points:

0

Client Evaluation Points:

0.5

Variance: Final Points:

-0.5

Applicable Points:

0.5

Client Evaluation Applicable Points:

0.5

Variance: Applicable Points:

0

Assessor Comment

Provide inspection reports/photographs for flexible ductwork. Not verified during site visit. See recommendation.

3.3.8.2.1.3

Is the building's energy efficiency increased through the use of one or more of the following energy efficient equipment:

- Others?

Maximum Points Possible:

2

Point Status:

Verified

Final Points:

2

Client Evaluation Points:

0

Variance: Final Points:

2

Applicable Points:

2

Client Evaluation Applicable Points:

2

Variance: Applicable Points:

0

Assessor Comment

See recommendation. ENERGY STAR office equipment observed in leasing office.

3.3.10.2

Will there be designated preferred parking for car/van pooling, and shelter from weather for persons waiting for a lift?

Maximum Points Possible:

2

Point Status:

Verified

Final Points:

0

Client Evaluation Points:

2

Variance: Final Points:

-2

Applicable Points:

2

Client Evaluation Applicable Points:

2

Variance: Applicable Points:

0

Assessor Comment

Observe designated van parking on site. No designated car/van parking. See recommendation.

3.4.1.2.2

Are any of the following plumbing fixtures and fittings certified as being compliant with the requirements of the U.S. EPA's WaterSense Program?

- Urinals (Maximum effective flush volume 0.5 gallons)?

Maximum Points Possible:

2

Point Status:

Not Applicable

Final Points:

0

Client Evaluation Points:

2

Variance: Final Points:

-2

Applicable Points:

0

Client Evaluation Applicable Points:

2

Variance: Applicable Points:

-2

Assessor Comment

Waterless urinals will be observed on site. No urinals observed on site.

3.4.7.1

Is there sub-metering for all water-intensive indoor applications such as commercial kitchens, commercial laundry, labs, pools, spas, etc.?

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

See recommendation. No applicable indoor water intensive applications.

3.5.4.2.1.1

Does the building design address operations-related recycling programs through one or more of the following:

- Operational flow for waste handling and storage facilities for recycling?

Maximum Points Possible:

0.5

Point Status:

Verified

Final Points:

0

Client Evaluation Points:

0.5

Variance: Final Points:

-0.5

Applicable Points:

0.5

Client Evaluation Applicable Points:

0.5

Variance: Applicable Points:

0

Assessor Comment

Observe recycling facilities on site. No specific recycling facilities other than one dumpster observed on site. See recommendation.

3.5.4.2.1.2

Does the building design address operations-related recycling programs through one or more of the following:

- Storage areas for recyclable waste at points of service?

Maximum Points Possible:

0.5

Point Status:

Verified

Final Points:

0

Client Evaluation Points:

0.5

Variance: Final Points:

-0.5

Applicable Points:

0.5

Client Evaluation Applicable Points:

0.5

Variance: Applicable Points:

0

Assessor Comment

Observe storage areas for recyclable waste at points of service. No storage areas for recycling observed on site. See recommendation

3.5.7.1.1.2

Is there a requirement that roofing membrane assemblies and systems are to be:

- Field-inspected by a roofing system manufacturer's technical personnel or RCI-certified third-party roofing inspector as per the prescribed industry protocol?

Maximum Points Possible:

1.5

Point Status:

Verified

Final Points:

0

Client Evaluation Points:

1.5

Variance: Final Points:

-1.5

Applicable Points:

1.5

Client Evaluation Applicable Points:

1.5

Variance: Applicable Points:

0

Assessor Comment

Provide the roofing inspection reports by a certified inspector. Inspection reports not available. See recommendation.

3.5.8.1.1.3

Is there a requirement that newly installed foundation systems for conditioned spaces are to:

- Undergo field-inspection of all vapor retarder and waterproofing assemblies as per prescribed industry protocol?

Maximum Points Possible:

1

Point Status:

Verified

Final Points:

0

Client Evaluation Points:

1

Variance: Final Points:

-1

Applicable Points:

1

Client Evaluation Applicable Points:

1

Variance: Applicable Points:

0

Assessor Comment

Provide inspection reports for the foundation systems installation. Inspection reports not available. See recommendation.

3.5.8.1.2.2

Is there a requirement for the following damp-proofing measures to be applied to all newly installed foundation walls in contact with grade:

- Roof drainage to be directed at least 3 ft. (0.9 m) beyond the building overhang?

Maximum Points Possible:

0.5

Point Status:

Verified

Final Points:

0.5

Client Evaluation Points:

0

Variance: Final Points:

0.5

Applicable Points:

0.5

Client Evaluation Applicable Points:

0.5

Variance: Applicable Points:

0

Assessor Comment

See recommendation. Roof drainage piped to storm drains.

3.5.8.2.1.2

Is there a requirement that waterproofing membrane assemblies are to:

- Be installed as per the manufacturer's requirements, and field-inspected as per prescribed industry protocol?

Maximum Points Possible:

1

Point Status:

Verified

Final Points:

0

Client Evaluation Points:

1

Variance: Final Points:

-1

Applicable Points:

1

Client Evaluation Applicable Points:

1

Variance: Applicable Points:

0

Assessor Comment

Provide inspection reports of the waterproofing installation. Inspection reports not available. See recommendation.

3.5.9.1.2

Is there a requirement to inspect the cladding installation as per the appropriate prescribed industry protocols for one of the following:

EIFS cladding systems?

OR

Aluminum framed glazing systems?

OR

Masonry veneer cladding?

Maximum Points Possible:

1

Point Status:

Verified

Final Points:

0

Client Evaluation Points:

1

Variance: Final Points:

-1

Applicable Points:

1

Client Evaluation Applicable Points:

1

Variance: Applicable Points:

0

Assessor Comment

Provide reports/photographs to verify inspection of the cladding installation. Inspection reports not available. See recommendation.

3.5.9.1.3

Are joint sealers to be installed as per prescribed industry best practice, and field-inspected as per prescribed industry protocol?

Maximum Points Possible:

1

Point Status:

Verified

Final Points:

0

Client Evaluation Points:

1

Variance: Final Points:

-1

Applicable Points:

1

Client Evaluation Applicable Points:

1

Variance: Applicable Points:

0

Assessor Comment

Provide reports/photographs to verify inspection of the joint sealers. Inspection reports not available. See recommendation.

3.7.2.8.1.3

Are the following integrated pest management strategies used:

- Advertising signs and other assemblies affixed to the building façade are designed and constructed in a way that reduces bird habitation, and penetrations in the façade are sealed to prevent entry?

Maximum Points Possible:

0.5

Point Status:

Verified

Final Points:

0

Client Evaluation Points:

0.5

Variance: Final Points:

-0.5

Applicable Points:

0.5

Client Evaluation Applicable Points:

0.5

Variance: Applicable Points:

0

Assessor Comment

Observe on site. Signs and shading devices do not comply. See recommendation.

3.7.2.8.1.4

Are the following integrated pest management strategies used:

- Mullions and ledges are less than 1 in (2.5 cm) deep to discourage bird roosting?

Maximum Points Possible:

0.5

Point Status:

Verified

Final Points:

0

Client Evaluation Points:

0.5

Variance: Final Points:

-0.5

Applicable Points:

0.5

Client Evaluation Applicable Points:

0.5

Variance: Applicable Points:

0

Assessor Comment

Observe on site. Brick ledges are greater than 1 inch deep. See recommendation.

3.7.2.9.1

Is there a construction management policy to prohibit smoking in the building and a provision to require that smoking be a minimum of 25 feet from the building with posted signage?

Maximum Points Possible:

1

Point Status:

Verified

Final Points:

0

Client Evaluation Points:

1

Variance: Final Points:

-1

Applicable Points:

1

Client Evaluation Applicable Points:

1

Variance: Applicable Points:

0

Assessor Comment

Provide No Smoking Policy. Construction management policy not confirmed. See recommendation.

3.7.3.2.2

Has a lighting designer signed off on calculations that show that luminance ratios do not exceed the following as per IESNA for tasks:

3:1 between the task and adjacent surroundings? 10:1 between the task and remote (non-adjacent) surfaces? 20:1 between the brightest and darkest surface in the field of view? 8:1 between rows of luminaires where there is indirect lighting and where ceiling luminance exceeds 425 cd/m2 (124.1 fL)?

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

Provide calculations to verify luminance ratios. Calculations not documented. See recommendation.

3.7.3.2.3

Has a lighting designer signed off on the design showing that where there is direct lighting the average luminance does not exceed the following values for given luminaire angles:

850 cd/m² (248.1 fL) at 65° from the vertical? 350 cd/m² (102.2 fL) at 75° from the vertical? 175 cd/m² (51.1 fL) at 85° from the vertical?

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

Provide calculations to verify luminance values. Luminance values not documented. See recommendation.

3.75.1.3.2

Has an Acoustical Consultant or Acoustician signed off on a design that complies with minimum Sound Transmission Class (STC) ratings of floor/ceiling assemblies, walls and doors between acoustically separated areas (e.g. learning spaces), and adjacent spaces as follows and as applicable:

- STC-50 where the adjacent space is a quiet area, speech clinic, health clinic, classroom, or an exterior wall?

Maximum Points Possible:

1

Point Status:

Verified

Final Points:

0

Client Evaluation Points:

0

Variance: Final Points:

0

Applicable Points:

1

Client Evaluation Applicable Points:

0

Variance: Applicable Points:

1

Assessor Comment

See recommendation.

3.75.2.5.1

Has an Acoustical Consultant or Acoustician signed off on the design such that it complies with the following best practices to minimize noise from the electrical system:

- Low-noise ballasts are installed in quiet areas and all other areas where speech intelligibility is important?

Maximum Points Possible:

1

Point Status:

Verified

Final Points:

1

Client Evaluation Points:

0

Variance: Final Points:

1

Applicable Points:

1

Client Evaluation Applicable Points:

1

Variance: Applicable Points:

0

Assessor Comment

See recommendation. LED Lighting observed on site meets requirement for low-noise ballasts.

Variance: Final Points

-44.5

Variance: Applicable Points

-11.5

Recommendations

3.1.1.1

Was an integrated design process (IDP) employed, which included a minimum of five of the key design disciplines involved in the project? Check as many key disciplines below as apply.

Final Points:

0.0

Applicable Points:

3.0

Assessor Recommendation

Document that an integrated design process (IDP) was employed, which included a minimum of five of the key design disciplines involved in the project.

3.1.1.2

For which of the following were (qualitative) green design goals established at the pre-design phase?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Establish green design goals at the pre-design phase.

3.1.1.2

For which of the following were performance objectives (metrics) established at the pre-design phase?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Establish performance objectives at the pre-design phase.

3.1.1.3.1.1

Did the integrated design process (IDP) team hold progress meetings prior to the respective completion of the following project phases:

- At the Concept Design Phase?

Final Points:

0.0

Applicable Points:

0.5

Assessor Recommendation

Document IDP team meetings at the Concept Design Phase.

3.1.1.3.1.2

Did the integrated design process (IDP) team hold progress meetings prior to the respective completion of the following project phases:

- At the Design Development Phase?

Final Points:

0.0

Applicable Points:

0.5

Assessor Recommendation

Document IDP team meetings at the Design Development Phase.

3.1.1.3.1.3

Did the integrated design process (IDP) team hold progress meetings prior to the respective completion of the following project phases:

- At the Construction Documents Phase?

Final Points:

0.0

Applicable Points:

0.5

Assessor Recommendation

Document IDP team meetings at the Construction Documents Phase.

3.1.1.3.2

Is there a requirement that the integrated design process (IDP) team hold progress meetings prior to the completion of the following project milestones? Check all that apply.

Final Points:

0.0

Applicable Points:

1.5

Assessor Recommendation

Document IDP team meetings at established milestones during construction.

3.1.2.1.1

Is there a requirement that the General Contractor must document the following elements as part of their Environmental Management System (EMS)? Check all those that apply.

Final Points:

0.0

Applicable Points:

3.0

Assessor Recommendation

Document the General Contractor's EMS.

3.1.2.2.1.1

Is there a requirement that the General Contractor must supplement mandatory regulatory requirements by implementing one or more of the following “clean diesel” strategies:

- A vehicle “idling-reduction” directive?

Final Points:

0.0

Applicable Points:

0.5

Assessor Recommendation

Implement a vehicle idling-reduction directive.

3.1.2.2.1.2

Is there a requirement that the General Contractor must supplement mandatory regulatory requirements by implementing one or more of the following “clean diesel” strategies:

- Use of clean fuels?

Final Points:

0.0

Applicable Points:

0.5

Assessor Recommendation

Require the use of clean fuels.

3.1.2.2.1.3

Is there a requirement that the General Contractor must supplement mandatory regulatory requirements by implementing one or more of the following “clean diesel” strategies:

- Engine upgrades that reduce emissions?

Final Points:

0.0

Applicable Points:

0.5

Assessor Recommendation

Implement engine upgrades that reduce emissions.

3.1.2.2.1.4

Is there a requirement that the General Contractor must supplement mandatory regulatory requirements by implementing one or more of the following “clean diesel” strategies:

- Engine maintenance records?

Final Points:

0.0

Applicable Points:

0.5

Assessor Recommendation

Document engine maintenance records.

3.1.2.3.1.1

Is there a requirement for the following construction best-practices to protect building materials and control mold:

- Building materials made of organic material or those that could absorb moisture are protected in transit and at the construction site from contact with moisture and from collecting organic matter such as leaves, soil or insects?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Include requirements for construction best-practices to protect building materials during construction and provide documentation of implementation.

3.1.2.3.1.2

Is there a requirement for the following construction best-practices to protect building materials and control mold:

- The building envelope will be weather-tight and permitted to dry before installation of interior walls, wood floors, ceilings, or HVAC systems?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Include requirements and document the building envelope was weather-tight prior to installing interior finishes and HVAC systems.

3.1.2.4.1

Is there a requirement for either one of the following best-practices to maintain good indoor air quality:

The area under construction is to be flushed with 100% outdoor air for 14 consecutive days prior to occupancy, and filters changed after flush out but before it is occupied?

or

Baseline Indoor Air Quality testing gives acceptable results as per U.S. Environmental Protection Agency (EPA) Testing for Indoor Air Quality, Section 01 81 09 (December 2007)?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Require best-practices to maintain good IAQ during construction.

3.1.3.1.1

Is there a requirement for the Commissioning Agent to document the “Owner’s Project Requirements” for building systems as per ASHRAE Guideline 0-2005: The Commissioning Process, Annexes I and J (or more recent version)?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Require the Commissioning Agent to document the OPR for building systems per ASHRAE Guidelines.

3.1.3.1.2

Is there a requirement to document the building's "Basis of Design" for building systems as per ASHRAE Guideline 0-2005 Annex K (or more recent version)?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Require documentation of the BOD per ASHRAE Guidelines.

3.1.3.1.3

Is there a requirement for a Commissioning Authority with technical credentials as per ASHRAE Guideline 0-2005 (or more recent version), to lead the commissioning team, coordinate the commissioning process, and report directly to the owner?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Include requirements for a credentialed Commissioning Authority to lead the commissioning team.

3.1.3.2.1.1

Is there a requirement that commissioning will be conducted in accordance with ASHRAE Guideline 0-2005: The Commissioning Process: Articles 5, 6 and 7, (or more recent version) for the following:

- HVAC&R systems and their controls?

Final Points:

0.0

Applicable Points:

4.0

Assessor Recommendation

Provide commissioning for HVAC systems and controls.

3.1.3.2.1.2

Is there a requirement that commissioning will be conducted in accordance with ASHRAE Guideline 0-2005: The Commissioning Process: Articles 5, 6 and 7, (or more recent version) for the following:

- Building envelope?

Final Points:

0.0

Applicable Points:

3.0

Assessor Recommendation

Provide commissioning for the building envelope.

3.1.3.2.1.3

Is there a requirement that commissioning will be conducted in accordance with ASHRAE Guideline 0-2005: The Commissioning Process: Articles 5, 6 and 7, (or more recent version) for the following:

- Structural systems?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Provide commissioning for the structural systems.

3.1.3.2.1.4

Is there a requirement that commissioning will be conducted in accordance with ASHRAE Guideline 0-2005: The Commissioning Process: Articles 5, 6 and 7, (or more recent version) for the following:

- Fire protection system?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Provide commissioning for the fire protection systems.

3.1.3.2.1.5

Is there a requirement that commissioning will be conducted in accordance with ASHRAE Guideline 0-2005: The Commissioning Process: Articles 5, 6 and 7, (or more recent version) for the following:

- Plumbing system?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Provide commissioning for plumbing systems.

3.1.3.2.1.6

Is there a requirement that commissioning will be conducted in accordance with ASHRAE Guideline 0-2005: The Commissioning Process: Articles 5, 6 and 7, (or more recent version) for the following:

- Electrical system?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Provide commissioning for the electrical systems.

3.1.3.2.1.7

Is there a requirement that commissioning will be conducted in accordance with ASHRAE Guideline 0-2005: The Commissioning Process: Articles 5, 6 and 7, (or more recent version) for the following:

- Lighting system and their controls?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Provide commissioning for lighting systems and controls.

3.1.3.2.1.9

Is there a requirement that commissioning will be conducted in accordance with ASHRAE Guideline 0-2005: The Commissioning Process: Articles 5, 6 and 7, (or more recent version) for the following:

- Elevating and conveying systems?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Provide commissioning for elevators.

3.1.3.2.2

Is there a requirement to field-test partitions for noise isolation?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Include requirements for field-testing partitions.

3.1.3.2.3

Is there a requirement that the building system commissioning will be conducted in accordance with ASHRAE Guideline 0-2005: The Commissioning Process, Annex L (or more recent version)?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Include requirements for the building system commissioning to be conducted in accordance with ASHRAE Guideline 0-2005: The Commissioning Process, Annex L (or more recent version).

3.1.3.3.1

Is there a requirement that there will be training for the building operators on the systems listed above in accordance with ASHRAE Guideline 0-2005: Article 7.2.14 (or more recent version)?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Require training for building operators on building systems.

3.1.3.4.1

Is there a requirement to develop an Operations and Maintenance (O&M) Manual and/or CMMS that contains descriptions and information on the continuous tasks related to the systems and to each piece of equipment, which are necessary to operate the building efficiently?

Final Points:

0.0

Applicable Points:

6.0

Assessor Recommendation

Provide O&M manuals for verification.

3.1.4.1.1

Was an infectious disease prevention and mitigation plan questionnaire created that demonstrated how the below items were influenced:

Cleaning & Disinfecting

Materials Selection

Water Quality Maintenance and use of Water Treatment Specialist

Ventilation

Design for Space Utilization

Mobility

Operations Manual & Training Plan

Final Points:

0.0

Applicable Points:

0

Assessor Recommendation

Develop an infectious disease prevention and mitigation plan questionnaire.

3.2.2.4.3

What percentage (by area) of paved surfaces outside of the building footprint will be shaded by trees within 15 years?

Final Points:

0.0

Applicable Points:

3.0

Assessor Recommendation

Provide trees for the parking deck to provide shading.

3.2.2.5.1.1

Are the following measures required to help ensure that birds perceive windows as being a solid object:

- Visual markers

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Incorporate visual markers to help ensure that birds perceive windows as being a solid object.

3.2.2.5.1.2

Are the following measures required to help ensure that birds perceive windows as being a solid object:

- Avoidance of reflections?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Use glazing and window treatments that will avoid reflections and help ensure that birds perceive windows as being a solid object.

3.2.3.1.3

Is there a Stormwater Management Report by a Civil Engineer that shows that:

- The site will retain at least 50% of the total average annual rainfall volume as per a Site Water Balance Assessment, to be included in the Stormwater Management Report?

Final Points:

0.0

Applicable Points:

5.0

Assessor Recommendation

Provide a Site Water Balance Assessment to verify the site will retain at least 50% of the total average annual rainfall volume.

3.2.4.6

Is there a requirement that 15% of planned impervious walkways, patios, and driveways will be installed with pervious materials?

Final Points:

0.0

Applicable Points:

4.0

Assessor Recommendation

Specify pervious materials for sidewalks and driveway.

3.2.5.2.1

Is there a requirement that the exterior lighting will not exceed prescribed values for the amount of light per unit of area?

Final Points:

0.0

Applicable Points:

1.5

Assessor Recommendation

Provide photometric site plan to verify lighting levels calculated for the site.

3.3.1.1.1

Input the energy performance as the ENERGY STAR® percentile score derived from the Target Finder program.

Final Points:

0.0

Applicable Points:

100.0

Assessor Recommendation

Provide the ENERGY STAR Target Finder Percentile score to assess the energy performance of the building.

3.3.1.2.1

Is there a program or policy in place to compare actual performance data from the first year of operation with the energy design target?

Final Points:

0.0

Applicable Points:

0

Assessor Recommendation

Implement a program or policy to compare actual performance data from the first year of operation with the energy design target.

3.3.2.1.2

Do mass walls that are used as interior partitions, and constituting 20% of the building envelope gross area, have either of the following:

A minimum heat capacity of 7 Btu/ft² °F(143 kJ/m²K)? A minimum heat capacity of 5 Btu/ft² °F(102 kJ/m²K), provided the walls have a material unit weight not greater than 120 lb/ft³ (1900 kg/m³) with the portion of the wall with the greatest heat capacity exposed to conditioned air?

Final Points:

0.0

Applicable Points:

3.0

Assessor Recommendation

Provide further analysis of interior mass walls to verify credit.

3.3.2.2.1

What is the modeled building's monthly power demand factor (lowest monthly kW demand ÷ peak monthly kW demand)?

Final Points:

0.0

Applicable Points:

8.0

Assessor Recommendation

Provide analysis of the modeled building's monthly power demand factor.

3.3.2.2.2

Is there an Energy Management System designed to reduce power demand below the non-reduced peak?

OR

Will power demand be controlled by the electric utility as per a load shedding agreement between the building owner and the utility?

Final Points:

0.0

Applicable Points:

8.0

Assessor Recommendation

Consider options to manage power demand.

3.3.3.1.2.3

Is there sub-metering installed for the following systems:

- Major electric HVAC equipment 5 HP or greater?

Final Points:

0.0

Applicable Points:

0.5

Assessor Recommendation

Provide sub-metering for major electric HVAC equipment.

3.3.3.2.1.3

Does the Energy Metering Reporting Plan include the following monitoring protocols (e.g. daily, monthly, seasonal, by floor, etc.)?

- Major electric HVAC equipment 5 HP or greater: seasonal peak demand and monthly consumption?

Final Points:

0.0

Applicable Points:

0.5

Assessor Recommendation

Monitor seasonal peak demand and monthly consumption of major electric HVAC equipment.

3.3.4.2.1

Is the building oriented such that the ratio of the north/south fenestration area to the east/west fenestration area was between 1.25 and 2.00?

Final Points:

0.0

Applicable Points:

5.0

Assessor Recommendation

Consider the building orientation in relation to the ratio of the north/south fenestration area to the east/west fenestration area.

3.3.5.1.1

Is the total lighting power density (LPD) of the building at or below the allowed lighting power density given in Table 3.3.5.1.1-A: Building Area Method or Table 3.3.5.1.1-B: Space-by-Space Method (see Assessment Guidance)?

Final Points:

0.0

Applicable Points:

10.0

Assessor Recommendation

Provide calculations to verify the LPD meets Green Globes requirements.

3.3.5.4.2

Is the effective aperture for vertical fenestration (EAVF) equal to or greater than:

0.10 EAVF for climate zones (CZ) 1, 2, 3A, or 3B? 0.15 EAVF for climate zones 3C, 4, 5, 6, 7, or 8?

Final Points:

0.0

Applicable Points:

3.0

Assessor Recommendation

Provide calculations to verify the EAVF.

3.3.6.1.1

Is there a central Building Automation System (BAS) that encompasses all systems that affect building energy performance, lighting, and thermal comfort?

Final Points:

3.0

Applicable Points:

10.0

Assessor Recommendation

Provide BAS for common areas and amenity spaces. Provide "Smart" thermostats for apartments.

3.3.7.1.1

Does the HVAC design minimize or eliminate re-heat and re-cool?

Final Points:

3.0

Applicable Points:

6.0

Assessor Recommendation

Explore options to incorporate systems that minimize reheat and re-cool.

3.3.7.2.1

Are there air economizers with a mode that uses outdoor air for cooling in place of mechanical cooling?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Incorporate air economizers into HVAC systems.

3.3.7.3.2.1

Are there the following requirements for flexible duct work:

- Flexible ductwork is no longer than 5 ft. (1.5 m) when fully stretched?

Final Points:

0.0

Applicable Points:

0.5

Assessor Recommendation

Provide inspection reports/photographs for flexible ductwork

3.3.7.3.2.2

Are there the following requirements for flexible duct work:

- The use of flexible ductwork is limited to only connections between duct branches and diffusers, and connections between duct branches and variable air volume terminal units?

Final Points:

0.0

Applicable Points:

0.5

Assessor Recommendation

Provide inspection reports/photographs for flexible ductwork.

3.3.7.3.2.3

Are there the following requirements for flexible duct work:

- Durable elbow support is provided when flexible ductwork is used as an elbow?

Final Points:

0.0

Applicable Points:

0.5

Assessor Recommendation

Provide inspection reports/photographs for flexible ductwork.

3.3.7.3.3

Are the duct joints sealed and have the seams been leak-tested and found to have an overall leak rate that does not exceed 5%?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Provide inspection reports to verify duct joints were sealed and seams leak tested.

3.3.7.3.4

Do motors for fans meet NEMA's Premium® "Energy Efficiency Motor Program"?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Specify NEMA Premium motors.

3.3.7.3.5

Are variable speed fans controlled by a duct pressure set-point or an energy management control system?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Provide controls for variable speed fans.

3.3.7.4.1

Are there occupancy and/or CO2 sensors to control ventilation rates in regularly occupied spaces that may experience frequent variations in the number of occupants?

Final Points:

0.0

Applicable Points:

4.0

Assessor Recommendation

Provide CO2 sensors and ventilation control for amenity spaces.

3.3.7.4.3.1

Do the ventilation heat recovery systems include the following:

- Pressure-drop impact on fan power?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Specify ventilation heat recovery systems.

3.3.7.4.3.2

Do the ventilation heat recovery systems include the following:

- Bypass for economizer operation, if applicable?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

See above.

3.3.7.4.3.3

Do the ventilation heat recovery systems include the following:

- MERV 13 Filtration?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Specify MERV 13 filtration for the ventilation heat recovery system.

3.3.8.1.1

Are there regenerative braking elevators?

Final Points:

0.0

Applicable Points:

3.0

Assessor Recommendation

Specify regenerative braking elevators.

3.3.8.2.1.3

Is the building's energy efficiency increased through the use of one or more of the following energy efficient equipment:

- Others?

Final Points:

2.0

Applicable Points:

2.0

Assessor Recommendation

Recommendation met.

3.3.9.1.1

Has a study been conducted to determine the technical feasibility and life-cycle cost effectiveness of on-site renewable energy?

Final Points:

0.0

Applicable Points:

9.0

Assessor Recommendation

Conduct a feasibility study of on-site renewable energy.

3.3.9.1.2

Were the recommendations of the Feasibility Study implemented?

Final Points:

0.0

Applicable Points:

23.0

Assessor Recommendation

Implement feasibility study recommendations.

3.3.9.2.1

Has the building owner committed to sign a contract to purchase either certified "green" power or certified renewable energy certificates (RECs) with a minimum three-year commitment; and if so, for what percentage of total electrical consumption of the building?

Final Points:

0.0

Applicable Points:

18.0

Assessor Recommendation

Purchase certified "green" power or RECs.

3.3.10.2

Will there be designated preferred parking for car/van pooling, and shelter from weather for persons waiting for a lift?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Provide designated car/van parking.

3.3.10.3

Are there alternative fuel re-fueling facilities or electric charging stations on site or in the general vicinity?

Final Points:

0.0

Applicable Points:

5.0

Assessor Recommendation

Provide alternative fuel re-fueling facilities or electric charging stations.

3.3.10.6

Is the building's walkability index greater than 75%?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Consider walkability index during site selection.

3.4.1.2.3

Are any of the following plumbing fixtures and fittings certified as being compliant with the requirements of the U.S. EPA's WaterSense Program?

- Showerheads (Maximum effective flow rate 2.0 gallons per minute)?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Specify showerheads with a maximum flow rate of 2.0 GPM.

3.4.1.2.5

Are any of the following plumbing fixtures and fittings certified as being compliant with the requirements of the U.S. EPA's WaterSense Program?

- Residential kitchen faucets (Maximum flow rate 2.2 gallons per minute)?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Specify residential kitchen faucets with a maximum flow rate of 2.2 GPM.

3.4.1.4

Are residential clothes washers ENERGY STAR® labeled with a maximum water factor of 6.0 gal/ft³ (23 L/m³) per full cycle?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Specify ENERGY STAR labeled clothes washers.

3.4.4.2

Do special water features use alternate sources of water for makeup water?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Explore options for using alternate sources of water for the pool.

3.4.5.1

Are filtration systems equipped with pressure drop gauges that allow backwash to be based on pressure drop and not on timers?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Specify filtration systems equipped with pressure drop gauges that allow backwash to be based on pressure drop and not on timers.

3.4.5.2

Is reverse osmosis provided that achieves one of the following:

Rejects less than 70% of feedwater volume for a system that produces less than 100 gal. (380 L) per day?

OR

That rejects less than 60% of feedwater for a system that produces more than 100 gal. (380 L) per day?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Specify water treatment systems with reverse osmosis.

3.4.5.3

Are water softeners equipped with recharge controls based on volume of water treated or hardness, and not on timers?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Specify water softeners equipped with recharge controls based on volume of water treated or hardness, and not on timers.

3.4.6.1

What percentage of water for non-potable uses will be harvested on-site or reclaimed?

Final Points:

0.0

Applicable Points:

5.0

Assessor Recommendation

Consider options to harvest rainwater on site.

3.4.8.1

What percentage of exterior vegetated space does not require irrigation?

Final Points:

0.0

Applicable Points:

14.0

Assessor Recommendation

Specify more plants that do not require irrigation.

3.4.8.2.1

Does the irrigation system include any of the following features:

- Gutter downspouts directed into planted areas or other landscape features?

OR

Onsite cisterns and/or rainwater harvesting system, or reclaimed water system?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Direct gutter downspouts to planted areas and consider options to incorporate rainwater harvesting or greywater into the irrigation system.

3.5.3.3.3

Is there a requirement that the project will incorporate reused and off-site salvaged materials?

Final Points:

0.0

Applicable Points:

4.0

Assessor Recommendation

Incorporate reused and off-site salvaged materials into the project design.

3.5.4.1.1

What percentage of the construction waste, including building demolition waste, will be diverted from the landfill?

Final Points:

0.0

Applicable Points:

6.0

Assessor Recommendation

Document the percentage of construction waste diverted from the landfill.

3.5.4.1.2

Is there a requirement to reuse existing on-site materials for site development or landscaping (e.g., crushing concrete for aggregate base or drain rock, shredding vegetative materials for mulch, etc.)?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Include requirements to reuse existing on-site materials for site development or landscaping.

3.5.4.2.1.1

Does the building design address operations-related recycling programs through one or more of the following:

- Operational flow for waste handling and storage facilities for recycling?

Final Points:

0.0

Applicable Points:

0.5

Assessor Recommendation

Provide residents recycling bins and locate recycling receptacles throughout common areas.

3.5.4.2.1.2

Does the building design address operations-related recycling programs through one or more of the following:

- Storage areas for recyclable waste at points of service?

Final Points:

0.0

Applicable Points:

0.5

Assessor Recommendation

Provide storage areas for recycling on each floor in locations convenient to residents. Provide storage for recycling in service areas located away from the single recycling dumpster.

3.5.4.2.1.4

Does the building design address operations-related recycling programs through one or more of the following:

- Operational flow for handling and storage facilities for composting?

Final Points:

0.0

Applicable Points:

0.5

Assessor Recommendation

Explore opportunities to include composting in the waste management services provided to residents.

3.5.5.1.1

Is there a preliminary Building Service Life Plan that includes the expected service life estimates for the following:

- The building?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Provide the preliminary Building Service Life Plan that includes the expected service life estimates for the building.

3.5.5.1.2

Is there a preliminary Building Service Life Plan that includes the expected service life estimates for the following:

- The structural systems, building envelope, and hardscape materials that will need to be replaced during the life of the building?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Provide the preliminary Building Service Life Plan that includes the expected service life estimates for the structural systems, building envelope, and hardscape materials.

3.5.5.1.3

Is there a preliminary Building Service Life Plan that includes the expected service life estimates for the following:

- The mechanical, electrical, plumbing, and energy generation systems that will require inspection and/or replacement during the service life of the building?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Provide the preliminary Building Service Life Plan that includes the expected service life estimates for the MEP systems.

3.5.5.2

Is there a schedule for maintenance, repair, and replacement for each building element, including the building fit-out (as applicable) for the duration of the building design life?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Provide the schedule for maintenance, repair, and replacement for each building element, including the building fit-out (as applicable) for the duration of the building design life.

3.5.6.1.1

Does the design specify the use of prefabricated, preassembled, and/or modular products?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Specify prefabricated, preassembled, and/or modular products.

3.5.6.1.2

Does the building design use materials efficiently and/or minimize the use of raw materials as compared with typical construction practices?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Include design strategies that will use materials efficiently and minimize the use of raw materials.

3.5.6.2.1

Does the design incorporate assemblies that perform multiple functions?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Incorporate assemblies that perform multiple functions into the design.

3.5.6.3.1

Does the building design facilitate future deconstruction, demounting and disassembly, and re-configuration?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Incorporate design strategies that will facilitate future deconstruction and reconfiguration.

3.5.7.1.1.2

Is there a requirement that roofing membrane assemblies and systems are to be:

- Field-inspected by a roofing system manufacturer's technical personnel or RCI-certified third-party roofing inspector as per the prescribed industry protocol?

Final Points:

0.0

Applicable Points:

1.5

Assessor Recommendation

Provide inspection reports to verify installation in accordance with industry standards.

3.5.7.2.1.2

Is there a requirement that building envelope flashings and sheet metal assemblies are to be:

- Inspected as per prescribed industry protocol?

Final Points:

0.0

Applicable Points:

1.5

Assessor Recommendation

Require inspection of the building envelope flashings.

3.5.7.3.1.3

Is there a requirement that all products for roof and wall openings (doors, windows, skylights etc.) are to:

- Be inspected as per the prescribed industry protocol, including field testing with respect to water penetration?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Require inspections and field testing per industry protocol.

3.5.8.1.1.3

Is there a requirement that newly installed foundation systems for conditioned spaces are to:

- Undergo field-inspection of all vapor retarder and waterproofing assemblies as per prescribed industry protocol?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Provide inspection reports to verify installation in accordance with industry protocol.

3.5.8.1.2.2

Is there a requirement for the following damp-proofing measures to be applied to all newly installed foundation walls in contact with grade:

- Roof drainage to be directed at least 3 ft. (0.9 m) beyond the building overhang?

Final Points:

0.5

Applicable Points:

0.5

Assessor Recommendation

Include requirements to direct roof drainage at least 3 feet beyond the building overhang.

3.5.8.2.1.2

Is there a requirement that waterproofing membrane assemblies are to:

- Be installed as per the manufacturer's requirements, and field-inspected as per prescribed industry protocol?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Provide inspection reports to verify installation in accordance with industry protocol.

3.5.9.1.2

Is there a requirement to inspect the cladding installation as per the appropriate prescribed industry protocols for one of the following:

EIFS cladding systems?

OR

Aluminum framed glazing systems?

OR

Masonry veneer cladding?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Provide inspection reports to verify installation in accordance with industry protocol.

3.5.9.1.3

Are joint sealers to be installed as per prescribed industry best practice, and field-inspected as per prescribed industry protocol?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Provide inspection reports to verify installation in accordance with industry protocol.

3.5.9.2.2

Are rainscreen cladding assemblies required to pass requirements of AAMA 508-07 laboratory-testing?

Final Points:

0.0

Applicable Points:

0.5

Assessor Recommendation

Include requirements for rainscreen cladding assemblies to pass requirements of AAMA 508-07 laboratory-testing.

3.5.10.1.2

Do the construction documents indicate compliance of the continuous air barrier for the opaque building envelope was demonstrated using one of the following strategies:

Materials tested in accordance with ASTM E2178-11 Standard Test Method for Air Permeance of Building Materials and determined that the air permeability of individual materials did not exceed 0.02 L/s·m² under a pressure differential of 75 Pa (0.004 cfm/ft² @ 0.3 in. w.g. (1.6 psf)). When all joints are sealed, materials meet this requirement?

OR

Assemblies tested in accordance with ASTM E2357-11 Standard Test Method for Determining Air Leakage of Air Barrier Assemblies, or ASTM E1677-11 Standard Specification for Air Barrier (AB) Material or System for Low-Rise Framed Building Walls, and determined that the average air leakage did not exceed 0.2 L/s·m² under a pressure differential of 75 Pa (0.04 cfm/ft² @ 0.3 in. w.g. (1.6 psf)). Concrete masonry walls that are sealed and painted do not have to be tested. When all joints are sealed, assemblies meet this requirement?

OR

Building tested with ASTM E779-03 Standard Test Method for Determining Air Leakage Rate by Fan Pressurization or an equivalent approved method and determined that the air leakage rate of the building envelope did not exceed 2.0 L/s·m² under a pressure differential of 75 Pa (0.4 cfm/ft² @ 0.3 in. w.g. (1.6 psf))?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Include requirements on the construction documents to indicate compliance of the continuous air barrier for the opaque building envelope using prescribed strategies.

3.6.2.3.1

Does cooling equipment (not including portable equipment) use refrigerants that have a low global warming potential (GWP100)?

or

Are there no refrigerants?

Final Points:

0.0

Applicable Points:

10.0

Assessor Recommendation

Explore options to use refrigerants with a low GWP.

3.7.1.4.1

Do rooms that are occupied by several people (e.g. open offices) and those that have variable occupancy (e.g. meeting rooms, assembly areas) have CO2 sensing and ventilation control equipment?

Final Points:

0.0

Applicable Points:

5.0

Assessor Recommendation

Incorporate CO2 sensing and ventilation control equipment into the HVAC system for common areas/amenity spaces.

3.71.5.1

Is air handling equipment equipped with MERV 13 filtration?

OR

Does terminal equipment have the highest filtration level available for the specific equipment under consideration, and main air handlers in terminal systems equipped with MERV 13 filtration?

Final Points:

0.0

Applicable Points:

5.0

Assessor Recommendation

Provide MERV 13 for applicable air handling units or the highest filtration level available for the residential air handling units.

3.72.1.1

Is there a requirement that adhesives and sealants (not including carpet adhesives) will comply with prescribed limits of VOCs and/or be certified?

Final Points:

0.0

Applicable Points:

2.5

Assessor Recommendation

Specify low VOC adhesives and sealants.

3.72.1.4

Is there a requirement that floors, floor coverings, and other interior products will comply with prescribed limits of VOCs and/or be certified?

Final Points:

0.0

Applicable Points:

2.5

Assessor Recommendation

Provide documentation that floors, floor coverings, and other interior products comply with prescribed limits of VOCs and/or are certified.

3.7.2.2.1.1

Are there the following measures to avoid fungus, mold, and bacteria:

- HVAC is able to monitor and control dew point?

Final Points:

0.0

Applicable Points:

4.0

Assessor Recommendation

Incorporate humidity control into the HVAC system.

3.7.2.8.1.3

Are the following integrated pest management strategies used:

- Advertising signs and other assemblies affixed to the building façade are designed and constructed in a way that reduces bird habitation, and penetrations in the façade are sealed to prevent entry?

Final Points:

0.0

Applicable Points:

0.5

Assessor Recommendation

Provide signage and shading devices and other assemblies that discourages bird habitation.

3.7.2.8.1.4

Are the following integrated pest management strategies used:

- Mullions and ledges are less than 1 in (2.5 cm) deep to discourage bird roosting?

Final Points:

0.0

Applicable Points:

0.5

Assessor Recommendation

Reduce the size of brick ledges to discourages bird habitation.

3.72.9.1

Is there a construction management policy to prohibit smoking in the building and a provision to require that smoking be a minimum of 25 feet from the building with posted signage?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Document No Smoking policy during construction.

3.72.10.2

Are the separate ventilation systems for specialized activities capable of maintaining on average, a negative pressure at least 5.0 Pascals (0.02 in of water gauge) on average?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Verify the specifications for the pool equipment room ventilation.

3.73.1.5

What percentage of daylit areas are there photo-sensors to maintain consistent lighting levels throughout the day using both daylighting and artificial lighting?

Final Points:

0.0

Applicable Points:

3.0

Assessor Recommendation

Provide photosensors for daylit areas.

3.7.3.2.2

Has a lighting designer signed off on calculations that show that luminance ratios do not exceed the following as per IESNA for tasks:

3:1 between the task and adjacent surroundings? 10:1 between the task and remote (non-adjacent) surfaces? 20:1 between the brightest and darkest surface in the field of view? 8:1 between rows of luminaires where there is indirect lighting and where ceiling luminance exceeds 425 cd/m² (124.1 fL)?

Final Points:

0.0

Applicable Points:

3.0

Assessor Recommendation

Provide calculations to verify luminance ratios.

3.7.3.2.3

Has a lighting designer signed off on the design showing that where there is direct lighting the average luminance does not exceed the following values for given luminaire angles:

850 cd/m² (248.1 fL) at 65° from the vertical? 350 cd/m² (102.2 fL) at 75° from the vertical? 175 cd/m² (51.1 fL) at 85° from the vertical?

Final Points:

0.0

Applicable Points:

3.0

Assessor Recommendation

Provide calculations to verify luminance values.

3.75.1.1.4

Does the building design include the following acoustic design strategies:

- Through-wall penetrations comply with Annex B of ANSI/ASA S12.60-2010/Part 1?

Final Points:

0.0

Applicable Points:

0.5

Assessor Recommendation

Provide compliant through-wall penetrations.

3.75.1.3.1

Has an Acoustical Consultant or Acoustician signed off on a design that complies with minimum Sound Transmission Class (STC) ratings of floor/ceiling assemblies, walls and doors between acoustically separated areas (e.g. learning spaces), and adjacent spaces as follows and as applicable:

- STC-45 where the adjacent space is a corridor, stair, office, or conference room?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Specify STC-45 assemblies where applicable.

3.75.1.3.2

Has an Acoustical Consultant or Acoustician signed off on a design that complies with minimum Sound Transmission Class (STC) ratings of floor/ceiling assemblies, walls and doors between acoustically separated areas (e.g. learning spaces), and adjacent spaces as follows and as applicable:

- STC-50 where the adjacent space is a quiet area, speech clinic, health clinic, classroom, or an exterior wall?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Specify STC-50 assemblies for exterior walls.

3.75.1.3.3

Has an Acoustical Consultant or Acoustician signed off on a design that complies with minimum Sound Transmission Class (STC) ratings of floor/ceiling assemblies, walls and doors between acoustically separated areas (e.g. learning spaces), and adjacent spaces as follows and as applicable:

- STC-50 for doors to quiet areas?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Specify STC-50 for exterior doors to apartments.

3.75.1.4

Does the Impact Insulation Class (IIC) design of all floor-ceiling assemblies have a minimum rating of IIC-50?

Final Points:

0.0

Applicable Points:

2.0

Assessor Recommendation

Specify a minimum IIC rating of 50 for floor-ceiling assemblies.

3.75.2.1.1

Has an Acoustical Consultant or Acoustician signed off on a design that complies with minimum background sound levels associated with mechanical systems as follows:

- Airborne sound power levels from HVAC unit do not exceed the Room Criteria detailed in ASHRAE Systems Application Handbook 2007, Chapter 47, Table 42 for listed spaces when HVAC units are in operation?

Final Points:

0.0

Applicable Points:

1.5

Assessor Recommendation

Include an Acoustical Consultant on the design team to verify applicable criteria.

3.7.5.2.1.2

Has an Acoustical Consultant or Acoustician signed off on a design that complies with minimum background sound levels associated with mechanical systems as follows:

- Spaces are designed such that room background noise using the Room Criteria (RC) ratings complies with ASHRAE Systems Application Handbook-2007, Chapter 47, Table 42.

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Include an Acoustical Consultant on the design team to verify applicable criteria.

3.7.5.2.2.1

Has an Acoustical Consultant or Acoustician signed off on the design such that there are the following measures to minimize airborne noise from the HVAC system:

- Duct transitions are spread out and graduated to minimize generation of turbulence and air flow separations?

Final Points:

0.0

Applicable Points:

0.5

Assessor Recommendation

Include an Acoustical Consultant on the design team to verify applicable criteria.

3.75.2.2.2

Has an Acoustical Consultant or Acoustician signed off on the design such that there are the following measures to minimize airborne noise from the HVAC system:

- Secondary attenuators are located immediately downstream of duct fittings that would otherwise generate noise?

Final Points:

0.0

Applicable Points:

0.5

Assessor Recommendation

Include an Acoustical Consultant on the design team to verify applicable criteria.

3.75.2.2.3

Has an Acoustical Consultant or Acoustician signed off on the design such that there are the following measures to minimize airborne noise from the HVAC system:

- Air flow velocities in low pressure ductwork did not exceed the following values?

For main duct trunk lines: 900 f/m (4.5 m/s) For branch ducts: 700 f/m (3.5 m/s) For final run outs: 400 f/m (2.0 m/s) For main vertical ducts in shafts: 1200 f/m (6 m/s)

Final Points:

0.0

Applicable Points:

0.5

Assessor Recommendation

Include an Acoustical Consultant on the design team to verify applicable criteria.

3.75.2.2.4

Has an Acoustical Consultant or Acoustician signed off on the design such that there are the following measures to minimize airborne noise from the HVAC system:

- Where significant cross talk paths exist between two habitable spaces, there are sound attenuators and/or silencers, or ducts are designed in a "Z" configuration?

Final Points:

0.0

Applicable Points:

0.5

Assessor Recommendation

Include an Acoustical Consultant on the design team to verify applicable criteria.

3.75.2.2.5

Has an Acoustical Consultant or Acoustician signed off on the design such that there are the following measures to minimize airborne noise from the HVAC system:

- HVAC grilles and diffusers were selected that comply with ANSI/ASA S12.60-2010/Part 1?

Final Points:

0.0

Applicable Points:

0.5

Assessor Recommendation

Include an Acoustical Consultant on the design team to verify applicable criteria.

3.75.2.3.1

Has an Acoustical Consultant or Acoustician signed off on the design such that it adheres to the following best practices to minimize structure-borne noise from the HVAC system:

- Fans and other powered HVAC equipment are acoustically separated from the structure using vibration isolators?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Include an Acoustical Consultant on the design team to verify applicable criteria.

3.75.2.3.2

Has an Acoustical Consultant or Acoustician signed off on the design such that it adheres to the following best practices to minimize structure-borne noise from the HVAC system:

- Ducts are supported on resilient mounts to isolate them from the structural system, and ducts are isolated using resilient material where they pass through walls?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Include an Acoustical Consultant on the design team to verify applicable criteria.

3.75.2.4.1

Has an Acoustical Consultant or Acoustician signed off on the design such that it adheres to the following best practices to mitigate noise from the plumbing system:

- Piping was not run above quiet areas and learning spaces with the exception of sprinklers and radiant heating systems?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Include an Acoustical Consultant on the design team to verify applicable criteria.

3.75.2.4.2

Has an Acoustical Consultant or Acoustician signed off on the design such that it adheres to the following best practices to mitigate noise from the plumbing system:

- Waste water piping noise is mitigated using cast iron pipe or with acoustic insulation above quiet areas and learning spaces, and a water hammer arrester was used?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Include an Acoustical Consultant on the design team to verify applicable criteria.

3.75.2.5.1

Has an Acoustical Consultant or Acoustician signed off on the design such that it complies with the following best practices to minimize noise from the electrical system:

- Low-noise ballasts are installed in quiet areas and all other areas where speech intelligibility is important?

Final Points:

1.0

Applicable Points:

1.0

Assessor Recommendation

Include an Acoustical Consultant on the design team to verify applicable criteria.

3.75.2.5.2

Has an Acoustical Consultant or Acoustician signed off on the design such that it complies with the following best practices to minimize noise from the electrical system:

- Noise from light fixtures and other electrical fixtures does not exceed values indicated in ANSI/ASA S12.60-2010/Part 1?

Final Points:

0.0

Applicable Points:

1.0

Assessor Recommendation

Include an Acoustical Consultant on the design team to verify applicable criteria.