

Sustainable Sites:

SS-1.B Stormwater Management: Rate and Quantity ½ point

The existing site imperviousness exceed 50% the implementation of the project. Therefore, the stormwater management plan had to result in at least a 25% decrease in the rate and quantity of stormwater runoff.

SS-1.B Stormwater Management: Treatment ½ point

Since the Local Standards are more stringent than EPA standards:
The design complies with or exceed the local Best Management Practices implemented for removal of total suspended solids (TSS) and total phosphorous (TP).

SS-1.E Heat-Island Reduction: Roof ½ point

The building's roof has a Solar Reflectance Index (SRI) of 78 /sf), on a minimum of 75% of the roof surface. The SDOI building has a Certain-teed Commercial low sloped roofing on 8,049 sf of roof with a 77% reflectance and 92% emittance for a total SRI Value of 95.6.

SS-1.J Water Use Reduction 20% ½ point

SDOI uses 40.98% less water, based on tenant occupancy requirements, than baseline fixture performance requirements of the Energy Policy Act of 1992.

SS-2 Community Connectivity ½ point

The SDOI Project is located within a half mile of a residential zone or neighborhood (Cambridge Park at Stonecrest-320 Apartment Community) with an average density of ten units per acre net. And has pedestrian access to at least ten of the following basic services within half a mile: Grocery, Day Care, Cleaners, Fire Station, Hair Care, Hardware, Laundry, Library, Medical/Dental, Senior Care Facility, Park, Pharmacy, Post Office, Restaurant, School, Supermarket, Commercial Offices, Community Center.

SS-3.1 Public Transportation Access 1 point

The SDOI Project is located within a quarter mile of two or more public bus lines usable by tenant occupants. (Bus Line 870 El Cajon / Santee Express and Line 928 Kearny Mesa).

SS-3.2 Bicycle Storage and Changing Rooms 1 point

A Secure Bicycle storage, with convenient changing/shower facilities (within 200 yards) are provided for at least 5% (2 occupants) of the regular building occupants.

SS-3.3 Parking Availability

1 point

The parking capacity of the building does not exceed the minimum number required by local zoning regulations: Minimum per Zoning regulation is 33, parking provided is 32.

and

Priority parking for carpools or van pools is provided and capable of serving 5% of the building occupants (2 occupants).

Water Efficiency:

WE-1.1 Water Use Reduction – 30%

2 points

SDOI uses at least 40.98 % less water, based on tenant occupancy requirements, than baseline fixture performance requirements of the Energy Policy Act of 1992

Energy and Atmosphere:

EA Prerequisite 1

Commissioning: The energy-related systems included in the commissioning process activities include: heating, ventilating, air conditioning and refrigeration (HVAC&R) systems (mechanical and passive) and associated controls; lighting controls, including day lighting; domestic hot water systems; renewable energy systems (PV, wind, solar, etc.).

EA Prerequisite 2

The project Complies with California Title 24-2001, which is the most stringent minimum energy performance standard.

EA Prerequisite 3

There are no CFC based refrigerants in the new SDOI HVAC&R system within the scope of work.

EA-1.1 Optimize Energy Performance – Lighting Power 3 point

For a Maximum of Points, the lighting Power has to be reduced to 35% below the standard required by ASHRAE 90.1-2004. SDOI's lighting power is 43.19% below the standard

EA-1.2 Optimize Energy Performance – Lighting Controls 1 point

Daylight responsive photocell LC&D Step Switching controls have been installed in regularly occupied spaces within 15 feet of windows in the open office area (occupancy = 16).

EA-1.3 Optimize Energy Performance – HVAC 1 point

The SDOI tenant fit-out spaces are zoned to meet the following requirements:

Every solar exposure has a separate control zone

Interior spaces are separately zoned

Private offices and specialty occupancies (conference rooms, kitchens, etc.) have active controls capable of sensing space use and modulating HVAC system in response to space demand.

EA-1.4 Optimize Energy Performance – Energy and Appliances 2 point

The total power in the project Eligible for ENERGY STAR Equipment and Appliances is 17,910.61 watts

The total power in the project supplying ENERGY STAR Equipment and Appliances is 16,370.61 watts

For a total of 91.4 % ENERGY STAR rated power for equipment and appliances in the project.

70% =1 point, 90% =2 points

EA-4 Green Power 1 point

SDOI has elected to provide 50% of the building's electricity from renewable sources by engaging in a two year Renewable Energy Contract (REC).

Materials and Resources:

MR-Prerequisite 1 – Storage and Collection of Recyclables

An easily accessible area of appropriate size has been dedicated to serve the recycling needs and the separation and storage area for recycling accommodate the following materials: Paper, Corrugated Cardboard, Glass, Plastics and Metals.

MR-1.1 Tenant Space, Long Term Commitment 1 point
Building owned by tenant

MR-2.1 Construction Waste Management, Divert 50% From Landfill 1 point
The total quantity of Construction Waste = 23.38 tons
The total quantity of Construction Waste Diverted from Landfills = 14.25
For a total of 60.95% of Waste Diverted
50% = 1 point, 75% = 2 points

MR-3.1 and 3.2 Resource Reuse 10% 2 points
MR-3.3 Reuse 30% of Furniture and Furnishings 1 point

MR-4.1 and 4.2 Recycled Content 20% (post consumer + ½ pre-consumer) 1 point
Construction Material Cost (no HVAC, Plumbing and Electrical) = \$395,300
Total Cost of Salvaged or Reused Materials = \$52,460
Cost of Salvaged and Reused Materials as a Percentage of Total Materials Cost = 13.27%

Indoor Environmental Quality:

IEQ Prerequisite 1

The building is mechanically ventilated and is in full compliance with Section 4,5,6 and 7 of ASHRAE 62.1 2004 and all accepted Addenda

IEQ Prerequisite 2

SDOi prohibits smoking by all occupants and users within the building, and an exterior designated smoking areas has been maintained at least 25 feet away from entries, outdoor air intakes and operable windows.

EQ-1 Outside Air Delivery Monitoring

1 point

The installation, operational design and controls/zones for the carbon dioxide or outdoor airflow monitoring system are permanently monitored and alarm systems have been installed that provide feedback on ventilation system.

and

For mechanical ventilation systems that predominantly serve densely occupied spaces (those with a design occupant density greater than or equal to 25 people per 1000 ft²), the project has installed a carbon dioxide sensor within each densely occupied space.

EQ-2 Increased Ventilation

1 point

The outdoor air ventilation rates at the breathing zone of all occupied spaces are at least 30% above the minimum rated required by Standard ASHRAE 62.1-2004

EQ-3.1 Construction Indoor Air Quality Management Plan, During Construction

1 point

An Indoor Air Quality (IAQ) Management Plan has been developed and implemented for the construction and pre-occupancy phases of the building. The following filtration media was used during construction (if air handlers were operated) and installed after construction.

EQ-3.2 Construction Indoor Air Quality Management Plan, Before Occupancy

1 point

A minimum two-week building flush out was conducted with new Minimum Efficiency Reporting Value (MERV 13) filtration media at 100% outside air. The filtration media after flush out has been replaced with new MERV 8 filtration media, except the filters solely processing outside air.

EQ-4.1 Low-Emitting Materials, Adhesive and Sealants

1 point

The VOC levels in all Adhesives, Sealants and Sealant Primers do not exceed the South Coast Air Quality Management District (SCAQMD) Rule #1168.

The VOC levels in all Aerosol Adhesives do not exceed the Green Seal Standard GC-36 requirements.

EQ-4.2 Low-Emitting Materials, Paints and Coatings

1 point

Interior paints and coating applied on-site meet the limitations and restrictions concerning chemical components set by the following standards:

Topcoat Paints: Green Seal Standard GS-11

Anti-Corrosive and Anti-Rust Paints: Green Seal Standard GS-03

All other Architectural Coatings, Primers and Undercoats: South Coast Air Quality Management District (SCAQMD) Rule 1113.

EQ-4.3 Low-Emitting Materials, Carpet Systems 1 point

Carpet systems meet or exceed the Carpet and Rug Institute's Green Label Plus testing and product requirements. (Green Label Plus),

Carpet pad meets or exceeds CRI Green Label testing and product requirements.

Carpet adhesive meets the requirements of EQ Credit 4.1.

EQ-4.4 Low-Emitting Materials, Composite Wood and Laminate Adhesives 1 point

All composite wood and agrifiber products, including core materials, used in the building contain no added urea-formaldehyde resins. Furthermore, Laminate Adhesives used to fabricate on-site and shop applied assemblies containing these laminate adhesives contain no added urea-formaldehyde.

EQ-4.5 Low-Emitting Materials, Systems Furniture and Seating 1 point

All systems furniture and seating introduced into the project space that has been manufactured, refurbished or refinished within one year prior to occupancy are Greenguard certified

EQ-5 Indoor Chemical and Pollutant Source Control 1 point

A permanent entryway system (i.e., grills, grates, etc.) has been installed to capture dirt, particulates, etc. from entering the building at all high volume exterior entryways within the tenant area.

Regularly occupied areas of the tenant space have been fitted with new air filtration media prior to occupancy that provides a Minimum Efficiency Reporting Value (MERV) of 13 or better.

EQ-6.1 Controllability of Systems, Lighting 1 point

Lighting controls are provided to enable at least 90% of occupants to make adjustments to suit individual task needs and preferences and to permit transient groups to share lighting controls in all shared multi-occupant spaces

EQ-6.2 Controllability of Systems, Temperature and Ventilation 1 point

The required ventilation and temperature controls are provided to enable at least 50% of the space occupants to make adjustments to suit individual needs and preferences and appropriate shared controls are also provided for transient groups using shared multi-occupant spaces.

EQ-7.1 Thermal Comfort Compliance 1 point

The project space is in compliance with ASHRAE Standard 55-2004 which dictates ranges of temperature and humidity for human occupancy.

EQ-7.2 Thermal Comfort Compliance 1 point

A permanent monitoring system and process for corrective action is provided to ensure performance to the desired temperature and humidity comfort criteria.

EQ-8.3 Views for 90% of Seated Spaces

1 point

The building occupants in 90% of regularly occupied spaces will have direct lines of site to perimeter glazing (between 2'-6" and 7'-6") from a seated position 42 inches above the floor.

Innovation & Design Process:

ID-1.1 Raised Floor System

1 point

The proposed innovation credit is intended for the Haworth TecCrete raised floor system with underfloor air distribution and underfloor power/voice/ data.

The Teccrete raised floor system is made of 24"x24" steel and concrete panels supported by steel pedestals with available heights from three to thirty inches. TecCrete accommodates just about any application and also supports adaptable utility solutions. Combined with underfloor air, voice, data and power it provides a high level of convenience and adaptability for interior spaces.

The proposed requirement is the combination of benefits a raised floor system can bring to a Commercial Interior:

The raised floor system can be reused onsite or moved to a new location, it also provides a high level of flexibility as each panel can be removed to access the electrical/Data or HVAC without opening walls, or disturbing occupants.

TecCrete establishes an easy to access, underfloor system of support. Haworth's Power Web modular electrical and Pre-terminated Zone voice and data distribution systems work with TecCrete to create a modular voice, data and power grid. Furniture, walls and workspaces can be moved and the easily reachable utilities can be quickly adapted

In addition to providing exceptional capacity for voice, data and power, Techrete flooring is an effective means for distributing air.

TecCrete tiles are designed with a flat underside, for tighter sealing of plenum dividers and greater flexibility in creating HVAC airways. When used for under floor air, TecCrete eliminates nearly 90% of ductwork needed. The use of the underfloor system also minimizes the space needed at the ceiling level for ducting and cabling. In addition to saving vertical space, introducing conditioned air through floor diffusers achieves optimal temperature and air quality in the occupied zone where people need it most. Employees enjoy improved environmental quality and enhanced comfort.

ID-1.2 Movable Walls

1 point

The proposed innovation credit is intended for the Haworth Movable Walls.

Haworth Movable durable and adaptable wall partitions contribute to LEED by reducing the need for new construction, the partitions are modular and can be moved refurbished if desired and reused, therefore contributing to the building reuse. Movable walls generate less debris than traditional dry-wall construction reducing the total volume of debris to be diverted. The packing materials include cardboard, polyethylene film and wood, all of which are recyclable.

The movable walls designed with glazing can use daylighting to reduce designed lighting loads and energy consumption. The benefit of glazing in interior partitions can also maximize the view to the outside for occupants.

Pre-manufactured walls eliminate the on-site dust, debris and emissions associated with traditional construction.

Attached is a List of 'Haworth LifeSpace Walls' contribution to LEED and a 'LifeSpace Walls' catalog showing details and sections of the movable walls.

ID-1.3 Water Use Reduction

1 point

Water Use Reduction – Water Efficiency – Credit 1: Exemplary Performance - 40%

By using water sensitive plumbing fixtures, SDOI was able to achieve an additional 10% of Water Use Reduction over the maximum credit requirement for the Water Efficiency Credit.

Attached is the Submittal Template for WE credit 1, with calculations.

ID-1.4 LEED Presentation

1 Point

The proposed innovation credit is intended for the LEED Power Point Presentation and Environmental Presentation featured in SDOI's lobby during opening hours.

A large flat screen located behind the reception desk features a Power Point presentation designed by SDOI. The presentation describes SDOI's project from initial goals to completion, and focuses on the LEED credits that SDOI attempted. Attached is the entire presentation.

SDOI's goal is to educate all our clients about the benefits of LEED, while showcasing our beautiful interior, we want to prove that LEED does not have to be a "wafer board" interior, but can be a warm, sophisticated and beautiful space.

In addition, along the hallway/ramp leading to the main office, three flat screens display environmentally conscious presentations to encourage our clients to consider the environment while thinking about their new space.

Also displayed on one of the walls in our office, is a colored floor plan, highlighting each possible LEED point, and a small description of the LEED credit, we've found that clients like that plan as it summarizes into one single drawing the complex LEED process.

Our presentations have a large emphasis on LEED and green design, SDOI's goal is to convince each potential client that green is the way to go.

Attached is the Power Point presentation displayed in the Lobby as well as the colored floor plan displayed in the office.