

## **University Village – Campus Development**

### **LEED Project ID 1000060424**

Oppidan Investment Company is developing two Parcels (Parcel A and B) within the University Village development utilizing the campus certification pathway for LEED certification. This entails development of a Master Site Plan through which individual projects will be awarded site wide credits as well as pursuit of project specific credits through individual project registrations and certifications. Targeted LEED credits and performance goals for these projects are summarized on the following pages.

The projects are still in design phase and have not yet been awarded building permits from the City of Albany. The project cannot achieve LEED certification until completion of the project and documentation is reviewed by USGBC/GBCI as part of the LEED certification process.

The project team has not yet begun LEED certification documentation efforts in earnest. The summary comments pertaining to LEED credits represent target goals for the project and the project team's best estimate of those credits and thresholds the projects are likely to achieve.

## **University Village – Master Site**

### **LEED Project ID 1000060419**

No LEED certification is awarded to the campus or Master Site. However, credits are awarded to individual projects with the campus/master site boundary through the master site plan pathway – accounting for all site wide related credits.

The project team has identified the following site wide credits (SSp1, SSc1, SSc4, SSc6.2, SSc7.2, SSc8, WEc1, MRc2, IDc2) for a total value of 24 points to pursue through the Master Site pathway.

Although the Master Site will not achieve LEED certification of its own, successful completion of these credits will be awarded to each of the individual projects for use in their respective certification attempts.

#### **SSp1 – Construction Activity Pollution Prevention**

The project team has completed an Erosion and Sedimentation Control plan for the site. The contractor for the project will complete the necessary inspections and documentation necessary

#### **SSc1 - Site Selection**

The project meets all the requirements of this credit.

#### **SSc2 – Development Density and Community Connectivity.**

The project is within ½ mile radius of a residential neighborhood with an average density of at least 10 units per acre and at least 10 basic services with pedestrian access and scale.

#### **SSc4 – Alternative Transportation**

The project is within ¼ mile walking distance of 1 or more stops (8) for 2 or more public bus lines (6); provides 38 bike racks and/or lockers, will provide bike route assistance to customers and employees; provides preferred parking (14 spaces) for Low Emitting Fuel Efficient Vehicles; and will provide a comprehensive transportation management plan highlighting carpooling information, transit trip planning, transit maps, bike routes, contacts, etc. within the store.

### **SSc6.2 – Stormwater Design - Quality Control**

The project team has plans to meet the requirements of this credit by providing best management practices that remove 80% of TSS from 90% of the stormwater on site.

### **SSc7.1 Heat Island Effect, Non-Roof (maybe)**

The project team is investigating means to provide a combination of shading and use of high reflectance paving materials for at least 50% of the site hardscape.

### **SSc7.2 Heat Island Effect, Roof**

The project meets the requirements of this credit by use of high-albedo materials covering a minimum of 75% of the roof area. The roofs on all buildings within the development are high reflectance, white TOP membrane, materials at awnings are also high reflectance materials.

### **SSc8 – Light Pollution Reduction**

The project team will provide a master lighting plan addressing interior and exterior lighting requirements, shielding, lighting trespass limits and light power densities for the site.

### **WEc1 – Water Efficient Landscaping**

The project team has determined that the landscaping and irrigation systems will be designed to reduce irrigation water consumption by 50% or more from a calculated baseline case.

### **MRc2 - Construction Waste Management**

The project team has identified a target goal for site wide construction waste diversion from landfill at 95% - enough to earn both threshold points for the credit and an Exemplary Performance credit (IDc1.5). Performance of this credit will be tracked during construction by the contractor.

### **IDc2 – LEED Accredited Professional**

The project will earn credit IDc2 for having a LEED Accredited professional as part of its team.

## **University Village – Sprouts Market**

### **LEED Project ID 1000060456**

LEED NC – RETAIL v2009 - Gold Certification Strategy Summary

The Sprouts market project is pursuing LEED NC- Retail v2009 GOLD certification. The project cannot achieve LEED certification until the completion of construction and review of all documentation by USGBC/GBCI. The project team has identified the LEED design and construction strategies the project will pursue. See the attached projected scorecard “Sprouts\_Prelim\_LEED NC-R2009 checklist\_GOLD\_20151016.pdf”. A minimum of 60 points are required to achieve Gold level certification - the project team has identified 62 points as Achievable and 11 points as Maybe/Pending.

The project team expects a total of 24 points (SSp1, SSc1, SSc4, SSc6.2, SSc7.2, SSc8, WEc1, MRc2, IDc2) to be awarded through the Master Site path described above. The balance of the credits and points will be awarded on an individual project basis.

*The project team has identified the following individual credits to pursue through the individual project pathway:*

**WEp1 Water Use Reduction – 20%**

The project has been designed to reduce water use (including process water use for kitchen equipment) by more than 35%. This meets the requirements of this prerequisite.

**WEc3 Water Use Reduction – 35%**

The project has been designed to reduce water use (including process water use for kitchen equipment) by more than 35%. This earns 3 points under this credit's threshold requirements.

**EAp1 – Fundamental Commissioning of the Building Energy Systems**

The project team has engaged the services of a third party commissioning agent to review the project design for conformance with the Owner's Project Requirements (OPR) and to verify that the project's energy related systems are installed and calibrated to perform according to the OPR, basis of design and construction documents.

**EAp2 – Minimum Energy Performance**

The project has been designed to meet the minimum requirements of CA Title 24-2005 ch. 6 for all regulated and process energy loads in the building.

**EAp3 – Fundamental Refrigerant Management**

The project has been designed for zero use of CFC refrigerants in base building HVA and refrigeration systems.

**EAc1 – Optimize Energy Performance**

The project team has targeted a 26% minimum improvement in the proposed building performance rating in accordance with ASHRAE Std 90.1—2007 (and CA Title 24-2005 ch. 6) for all regulated and process energy loads in the building.

**EAc3 – Enhanced Commissioning**

The project team has engaged the services of a third party commissioning agent to implement additional commissioning process activities in addition to the requirements of EAp1 including review of contractor submittals, development of a systems manual, verification of requirements for operational training and conduct a review of the building with operations and maintenance staff and occupants within 10 months after substantial completion.

**EAc5 – Measurement and Verification**

The project team will develop and implement a measurement and verification plan to be implemented for a minimum of 1 year of post construction occupancy. The will include a process for corrective action if the results of the M&V plan indicates that predicted energy savings goals are not being met.

**EAc6 – Green Power**

The project team has committed to engage in at least a 2 year renewable energy contract to provide at least 70% of the building's electricity from renewable sources. A purchase equal to 70% of the building's electrical needs qualifies for an exemplary performance credit – IDc1.3 listed below.

**MRp1 Storage and Collection of Recyclables**

The project has been designed to include space designated for the storage of recyclable materials.

**MRC4 – Recycled Content**

The project team has identified a target goal of using a materials that in total have a sustainable criteria value (postconsumer + ½ preconsumer recycled content) of at 10% of the total materials cost for the project.

**MRC5 - Regional Content**

The project team has identified a target goal of using a materials that in total have a sustainable criteria value (materials harvested/extracted/recovered and manufactured within 500 miles of the project site) of at 20% of the total materials cost for the project.

**MRC7- Certified Wood**

The project team has identified a target goal of using a materials that in total have a sustainable criteria value of (new wood products are FSC certified) of at 95% of the total new wood materials cost for the project. A value of at least 95% will earn an exemplary performance credit IDc1.4

**IEQp1 – Minimum Indoor Air Quality Performance**

The project has been designed to meet the minimum requirements of Sections 4-7 of ASHRAE 62.1-2007, Ventilation for Acceptable Indoor Air Quality.

**IEQp2– Environmental Tobacco Smoke Control**

The project has been designed to Prohibit on-property smoking within 25 feet of entries, outdoor air intakes and operable windows, AND, outdoor spaces such as sidewalk seating, patios and courtyards and include signage prohibiting smoking within 25 feet of those areas.

**IEQc1 – Outdoor Air Delivery Monitoring**

The project has been designed to include permanent monitoring systems to ensure that ventilation systems maintain design minimum requirements. All monitoring equipment is to be configured to generate an alarm when airflow values or carbon dioxide levels vary by 10% or more from design values via a building automation system alarm to the building operator.

**IEQc3.1 – Construction Indoor Air Quality Management Plan – During Construction**

The project contractor will develop and implement and IAQ management plan for the construction and preoccupancy phases of the building that ensures all material stored onsite and installed absorptive materials are protected from moisture damage, filtration media for all permanently installed air handlers used during construction is replaced immediately prior to occupancy with MERV 13 filters (to also satisfy partial requirements of IEQc5) and that all recommended control measures of SMACNA IAQ Guidelines for Occupied Buildings under construction, 2007 are met or exceeded.

**IEQc3.2 – Construction Indoor Air Quality Management Plan – Before Occupancy**

The project will utilize an IAQ Management plan that calls for a building flush out supplying 14,000 cu ft of outdoor air per sf of floor area while maintaining an internal temperature of at least 60 deg F and relative humidity no higher than 60%. The building flush out will be conducted after all finishes, absorptive materials and permanent fixtures have been installed, after substantial completion and completion of punch list items have been completed immediately prior to occupancy.

**IEQc4 – Low Emitting Materials**

All adhesives, sealants, paints and coating, flooring systems, composite wood and agri-fiber products and Ceiling and Wall systems will meet the requirements of Cal Green and LEED NC-Retail, v2009.

**IEQc5 – Indoor Chemical and Pollutant Source Control**

The project will provide permanent entryway systems 10ft long minimum, MERV 13 filters, separate exhaust and any space where hazardous gases or chemical may be present or used (none such)

**IEQc7.1 – Thermal Comfort – Design**

The project has been designed to meet the requirements of ASHRAE Standard 55-2004 – Section 6.1.1 documentation which accounts for human activity level in addition to job type and mechanical systems.

**IEQc7.2 – Thermal Comfort – Employee Verification**

The project will provide a permanent monitoring system to ensure building performance meets the desired comfort criteria as determined by IEQc7.1.

The Owner will conduct an anonymous thermal comfort survey of building employees within a period of 6 to 18 months after occupancy and develop a plan for corrective action if survey results indicate more than 20% of occupants are dissatisfied with the thermal comfort in the building.

**IDc1.1 Low Mercury Lighting**

The project team has targeted a reduction of the mercury content in the lighting included in the project (interior and exterior lighting) such that the maximum mercury content will be below 80 picograms/lumen hour. The team will provide the Owner's lamp purchasing policy, record of purchase and lamp cut sheets and mercury reduction calculations.

**IDc1.2 Educational Signage**

The project team will prepare an Educational Signage program distributed throughout the store and in select locations on site. The signage will explain the environmental, economic and social benefits of sustainable strategies used within the project.

**IDc1.3 Exemplary Performance EAc6**

Described above

**IDc1.4 Exemplary Performance MRc7**

Described above

**IDc1.5 Exemplary Performance MRc2**

Described above (in Master Site narrative)

## **University Village – Parcel B Retail**

### **LEED Project ID 1000060755**

#### **LEED CS v2009 - Gold Certification Strategy Summary**

The Parcel B core and shell project is pursuing LEED CS - v2009 GOLD certification. The project cannot achieve LEED certification until the completion of construction and review of all documentation by USGBC/GBCI. The project team has identified the LEED design and construction strategies the project will pursue. See the attached projected scorecard "Parcel B\_Prelim\_LEED NC-R2009 checklist\_GOLD\_20151016.pdf". A minimum of 60 points are required to achieve Gold level certification - the project team has identified **64** points as Achievable and 6 points as Maybe/Pending.

The project team expects a total of 24 points (SSp1, SSc1, SSc4, SSc6.2, SSc7.2, SSc8, WEc1, MRc2, IDc2) to be awarded through the Master Site path described above. The balance of the credits and points will be awarded on an individual project basis.

*The project team has identified the following individual credits to pursue through the individual project pathway:*

#### **SSc9 – Tenant Design and Construction Guidelines**

The project will publish an illustrated document that provides tenants with the following design and construction information: 1) A description of the sustainable design and construction features incorporated in the core and shell project and the project's sustainability goals and objectives, including those for tenant space. 2) Information on LEED 2009 for Commercial Interiors and how the core and shell building contributes to achieving these credits. 3) Technical information that enables a tenant to coordinate space design and construction with the core and shell building systems, including specific LEED 2009 for Commercial Interiors credit information. 4) Recommendations, including examples, for sustainable strategies, products, materials, and services.

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

The project will require in its in Tenant Sales and Lease Agreements that Tenants design their spaces to reduce water use [Flush, Flow and process water use for kitchen equipment] by more than 35%. This meets the requirements of this prerequisite.

#### **WEc3 - Water Use Reduction – 35%**

The project will require in its in Tenant Sales and Lease Agreements that Tenants design their spaces to reduce water use [Flush, Flow and process water use for kitchen equipment] by more than 35%. This earns 3 points under this credit's threshold requirements.

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

The project team has engaged the services of a third party commissioning agent to review the project design for conformance with the Owner's Project Requirements (OPR) and to verify that the project's energy related systems are installed and calibrated to perform according to the OPR, basis of design and construction documents.

#### **EAp2 – Minimum Energy Performance**

The project has been designed to meet the minimum requirements of CA Title 24-2005 ch. 6 for all regulated and process energy loads in the building.

### **EAp3 – Fundamental Refrigerant Management**

The project core and shell has been designed for zero use of CFC refrigerants in base building HVAC and refrigeration and fire suppression systems. The tenant sales and/or lease agreement will contain binding language such that spaces within the scope of anticipated tenant work will comply with the requirements of this prerequisite/credit when completed.

### **EAc1 – Optimize Energy Performance**

The project team has targeted a 22% minimum improvement in the proposed building performance rating in accordance with ASHRAE Std 90.1—2007 (and CA Title 24-2005 ch. 6) for all regulated and process energy loads in the building.

### **EAc3 – Enhanced Commissioning**

The project team has engaged the services of a third party commissioning agent to implement additional commissioning process activities in addition to the requirements of EAp1 including review of contractor submittals, development of a systems manual, verification of requirements for operational training and conduct a review of the building with operations and maintenance staff and occupants within 10 months after substantial completion.

### **EAc4 – Enhanced Refrigeration Management**

The project core and shell has been designed for zero use of CFC refrigerants in base building HVAC and refrigeration and fire suppression systems. The tenant sales and/or lease agreement will contain binding language such that spaces within the scope of anticipated tenant work will comply with the requirements of this prerequisite/credit when completed.

Fire suppression systems that contain ozone-depleting substances will not be installed or operated within the project building or associated grounds. Refrigerants and HVAC&R systems installed will minimize or eliminate the emission of compounds that contribute to ozone depletion and global climate change. The base building HVAC&R equipment will comply with the maximum threshold for the combined contributions to ozone depletion and global warming potentials.

### **EAc5 .1 – Measurement and Verification – Base Building**

The project team will develop and implement a measurement and verification plan to be implemented for a minimum of 1 year of post construction occupancy. The plan will include a process for corrective action if the results of the M&V plan indicates that predicted energy savings goals are not being met.

### **EAc5 .2 – Measurement and Verification – Tenant Sub-Metering**

The project building will include a centrally monitored electronic metering network in the base building design that is capable of being expanded to accommodate the future tenant sub-metering as required by LEED for Commercial Interiors Rating System EAc3.

A Tenant Measurement & Verification (M&V) Plan will be developed and implemented for the project building. The plan will document and advise future tenants of this opportunity and the means of their achievement. The plan will also include a process for corrective action to ensure energy savings are realized if the results of the M & V plan indicate that energy savings are not being achieved.

### **EAc6 – Green Power**

The project team has committed to engage in at least a 2 year renewable energy contract to provide at

least 70% of the building's electricity from renewable sources. A purchase equal to 70% of the building's electrical needs qualifies for an exemplary performance credit – IDc1.3 listed below.

#### **MRp1 Storage and Collection of Recyclables**

The project has been designed to include space designated for the storage of recyclable materials.

#### **MRc4 – Recycled Content**

The project team has identified a target goal of using a materials that in total have a sustainable criteria value (postconsumer + ½ preconsumer recycled content) of at 10% of the total materials cost for the project. Suggestions for material and product selections in tenant spaces will be included in the Tenant and Leasehold Agreements and design guidelines.

#### **MRc5 - Regional Content**

The project team has identified a target goal of using a materials that in total have a sustainable criteria value (materials harvested/extracted/recovered and manufactured within 500 miles of the project site) of at 20% of the total materials cost for the project. Suggestions for material and product selections in tenant spaces will be included in the Tenant and Leasehold Agreements and design guidelines.

#### **MRc6 - Certified Wood**

The project team has identified a target goal of using a materials that in total have a sustainable criteria value of (new wood products are FSC certified) of at 95% of the total new wood materials cost for the project. A value of at least 95% will earn an exemplary performance credit IDc1.4. Suggestions for material and product selections in tenant spaces will be included in the Tenant and Leasehold Agreements and design guidelines.

#### **IEQp1 – Minimum Indoor Air Quality Performance**

The project has been designed to meet the minimum requirements of Sections 4-7 of ASHRAE 62.1-2007, Ventilation for Acceptable Indoor Air Quality.

#### **IEQp2– Environmental Tobacco Smoke Control**

The project has been designed to Prohibit on-property smoking within 25 feet of entries, outdoor air intakes and operable windows, AND, outdoor spaces such as sidewalk seating, patios and courtyards and include signage prohibiting smoking within 25 feet of those areas.

#### **IEQc1 – Outdoor Air Delivery Monitoring**

The project has been designed to include permanent monitoring systems to ensure that ventilation systems maintain design minimum requirements. All monitoring equipment is to be configured to generate an alarm when airflow values or carbon dioxide levels vary by 10% or more from design values via a building automation system alarm to the building operator.

#### **IEQc3 – Construction Indoor Air Quality Management Plan – During Construction**

The project contractor will develop and implement and IAQ management plan for the construction and preoccupancy phases of the building that ensures all material stored onsite and installed absorptive materials are protected from moisture damage, filtration media for all permanently installed air handlers used during construction is replaced immediately prior to occupancy with MERV 13 filters (to also satisfy partial requirements of IEQc5) and that all recommended control measures of SMACNA IAQ Guidelines for Occupied Buildings under construction, 2007 are met or exceeded.



#### **IEQc4 – Low Emitting Materials**

All adhesives, sealants, paints and coating, flooring systems, composite wood and agri-fiber products will meet the requirements of Cal Green and LEED NC-Retail, v2009. Suggestions for material and product selections in tenant spaces will be included in the Tenant and Leasehold Agreements and design guidelines.

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

The project will provide permanent entryway systems 10ft long minimum, MERV 13 filters, separate exhaust and any space where hazardous gases or chemical may be present or used (none such). Suggestions to meet these criteria in tenant spaces will be included in the Tenant and Leasehold Agreements and design guidelines.

#### **IEQc7.1 – Thermal Comfort – Design**

The project has been designed to meet the requirements of AHSRAE Standard 55-2004 – Section 6.1.1 documentation which accounts for human activity level in addition to job type and mechanical systems.

#### **IDc1.1 Low Mercury Lighting**

The project team has targeted a reduction of the mercury content in the lighting included in the project (interior and exterior lighting) such that the maximum mercury content will be below 80 picograms/lumen hour. Suggestions to meet these criteria in tenant spaces will be included in the Tenant and Leasehold Agreements and design guidelines.

#### **IDc1.2 Educational Signage**

The project team will prepare an Educational Signage program distributed throughout the store and in select locations on site. The signage will explain the environmental, economic and social benefits of sustainable strategies used within the project.

#### **IDc1.3 Exemplary Performance EAc6**

Described above

#### **IDc1.4 Exemplary Performance MRc6**

Described above

#### **IDc1.5 Exemplary Performance MRc2**

Described above (in Master Site narrative)

### **University Village – Retail 2**

LEED CS v2009 – LEED equivalent Strategy Summary

The Retail 2 core and shell project is not pursuing LEED certification. However, the project team has provided a preliminary scorecard similar to that for Parcel B.

A minimum of 40 points are required to achieve LEED certification - the project team has identified **53** points as Achievable and 11 points as Maybe/Pending. This suggests that the project would earn a LEED Silver Certification.

The Retail 2 project would earn the same number of site wide credits awarded to Sprouts and Parcel B through the Master Site path described above. The balance of the credits and points identified as likely to be achieved is based on the anticipated Parcel B Core and Shell scorecard targeted performance and presumed Tenant Guidelines. The project would score slightly lower than Parcel B as the building and its systems are not anticipated to be commissioned and energy performance goals for small buildings are typically satisfied using prescriptive path methods (with fewer possible points awarded).



# LEED 2009 for Retail: New Construction and Major Renovations

## Project Checklist

Master SITE PLAN

PRELIMINARY CHECKLIST 10/16/2015

### 19 2 5 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
	1		Credit 3	Brownfield Redevelopment	1
9	1		Credit 4	Alternative Transportation	1 to 10
	1		Credit 5.1	Site Development—Protect or Restore Habitat	1
	1		Credit 5.2	Site Development—Maximize Open Space	1
	1		Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
	2		Credit 7.1	Heat Island Effect—Nonroof	1 to 2
1			Credit 7.2	Heat Island Effect—Roof	1
2			Credit 8	Light Pollution Reduction	2

### 2 2 Water Efficiency Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
2	2		Credit 1	Water Efficient Landscaping	2 to 4
			Credit 2	Innovative Wastewater Technologies	2
			Credit 3	Water Use Reduction	2 to 4

### Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
			Credit 1	Optimize Energy Performance	1 to 19
			Credit 2	On-Site Renewable Energy	1 to 7
			Credit 3	Enhanced Commissioning	2
			Credit 4	Enhanced Refrigerant Management	2
			Credit 5	Measurement and Verification	3
			Credit 6	Green Power	2

### 2 Materials and Resources Possible Points: 14

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
			Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
			Credit 1.2	Building Reuse—Maintain Interior Nonstructural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
			Credit 3	Materials Reuse	1 to 2

### Materials and Resources, Continued

Y	?	N			
			Credit 4	Recycled Content	1 to 2
			Credit 5	Regional Materials	1 to 2
			Credit 6	Rapidly Renewable Materials	1
			Credit 7	Certified Wood	1

### Indoor Environmental Quality Possible Points: 15

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
			Credit 1	Outdoor Air Delivery Monitoring	1
			Credit 2	Increased Ventilation	1
			Credit 3.1	Construction IAQ Management Plan—During Construction	1
			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
			Credit 4	Low-Emitting Materials	1 to 5
			Credit 5	Indoor Chemical and Pollutant Source Control	1
			Credit 6	Controllability of Systems—Lighting and Thermal Comfort	1
			Credit 7.1	Thermal Comfort—Design	1
			Credit 7.2	Thermal Comfort—Employee Verification	1
			Credit 8.1	Daylight and Views—Daylight	1
			Credit 8.2	Daylight and Views—Views	1

### 1 1 Innovation and Design Process Possible Points: 6

Y	?	N			
			Credit 1.1	Innovation in Design: Low Mercury Lighting	1
			Credit 1.2	Innovation in Design: Educational Signage	1
			Credit 1.3	Innovation in Design: Exemplary Performance EAc6	1
			Credit 1.4	Innovation in Design: Exemplary Performance MRc7	1
	1		Credit 1.5	Innovation in Design: Exemplary Performance MRc2	1
1			Credit 2	LEED Accredited Professional	1

### Regional Priority Credits Possible Points: 4

Y	?	N			
			Credit 1.1	Regional Priority: WEc3	1
			Credit 1.2	Regional Priority: Specific Credit	1
			Credit 1.3	Regional Priority: Specific Credit	1
			Credit 1.4	Regional Priority: Specific Credit	1

### 24 3 7 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80+ points



# LEED 2009 for Retail: New Construction and Major Renovations

## Project Checklist

SPROUTS Store 12A

PRELIMINARY CHECKLIST 10/16/2015

### 19 2 5 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
	1		Credit 3	Brownfield Redevelopment	1
9	1		Credit 4	Alternative Transportation	1 to 10
	1		Credit 5.1	Site Development—Protect or Restore Habitat	1
	1		Credit 5.2	Site Development—Maximize Open Space	1
	1		Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
	2		Credit 7.1	Heat Island Effect—Nonroof	1 to 2
1			Credit 7.2	Heat Island Effect—Roof	1
2			Credit 8	Light Pollution Reduction	2

### 5 1 4 Water Efficiency Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
2	2		Credit 1	Water Efficient Landscaping	2 to 4
	2		Credit 2	Innovative Wastewater Technologies	2
3	1		Credit 3	Water Use Reduction	2 to 4

### 15 2 18 Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
8	2	9	Credit 1	Optimize Energy Performance	1 to 19
	7		Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
	2		Credit 4	Enhanced Refrigerant Management	2
3			Credit 5	Measurement and Verification	3
2			Credit 6	Green Power	2

### 6 1 7 Materials and Resources Possible Points: 14

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
	3		Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
	1		Credit 1.2	Building Reuse—Maintain Interior Nonstructural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
	2		Credit 3	Materials Reuse	1 to 2

### Materials and Resources, Continued

Y	?	N			
1	1		Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
	1		Credit 6	Rapidly Renewable Materials	1
1			Credit 7	Certified Wood	1

### 12 2 1 Indoor Environmental Quality Possible Points: 15

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
	1		Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
5			Credit 4	Low-Emitting Materials	1 to 5
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6	Controllability of Systems—Lighting and Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
1			Credit 7.2	Thermal Comfort—Employee Verification	1
	1		Credit 8.1	Daylight and Views—Daylight	1
	1		Credit 8.2	Daylight and Views—Views	1

### 5 1 Innovation and Design Process Possible Points: 6

Y	?	N			
1			Credit 1.1	Innovation in Design: Low Mercury Lighting	1
1			Credit 1.2	Innovation in Design: Educational Signage	1
1			Credit 1.3	Innovation in Design: Exemplary Performance EAc6	1
1			Credit 1.4	Innovation in Design: Exemplary Performance MRc7	1
	1		Credit 1.5	Innovation in Design: Exemplary Performance MRc2	1
1			Credit 2	LEED Accredited Professional	1

### 2 2 Regional Priority Credits Possible Points: 4

Y	?	N			
	1		Credit 1.1	Regional Priority: WEc3	1
	1		Credit 1.2	Regional Priority: EAc2	1
	1		Credit 1.3	Regional Priority: IEQc8.1	1
	1		Credit 1.4	Regional Priority: WEc2 (100%), WEc3 (4pts) or MRc1	1

### 62 11 37 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80+ points



# LEED 2009 for Core and Shell Development

## Project Checklist

RETAIL 2

PRELIMINARY CHECKLIST 10/16/2015

### 19 1 8 Sustainable Sites Possible Points: 28

Y	?	N	Prereq	Description	Points
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		1	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
		2	Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	2
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
		2	Credit 4.4	Alternative Transportation—Parking Capacity	2
		1	Credit 5.1	Site Development—Protect or Restore Habitat	1
		1	Credit 5.2	Site Development—Maximize Open Space	1
		1	Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
	1		Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
1			Credit 8	Light Pollution Reduction	1
1			Credit 9	Tenant Design and Construction Guidelines	1

### 5 5 Water Efficiency Possible Points: 10

Y	?	N	Prereq	Description	Points
Y			Prereq 1	Water Use Reduction—20% Reduction	
2		2	Credit 1	Water Efficient Landscaping	2 to 4
		2	Credit 2	Innovative Wastewater Technologies	2
3		1	Credit 3	Water Use Reduction	2 to 4

### 10 6 19 Energy and Atmosphere Possible Points: 37

Y	?	N	Prereq	Description	Points
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
4	6	11	Credit 1	Optimize Energy Performance	3 to 21
		4	Credit 2	On-Site Renewable Energy	4
		2	Credit 3	Enhanced Commissioning	2
2			Credit 4	Enhanced Refrigerant Management	2
1			Credit 5.1	Measurement and Verification—Base Building	3
3			Credit 5.2	Measurement and Verification—Tenant Submetering	3
		2	Credit 6	Green Power	2

### 6 1 6 Materials and Resources Possible Points: 13

Y	?	N	Prereq	Description	Points
Y			Prereq 1	Storage and Collection of Recyclables	
		5	Credit 1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 5
2			Credit 2	Construction Waste Management	1 to 2
		1	Credit 3	Materials Reuse	1
1	1		Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
1			Credit 6	Certified Wood	1

### 9 1 2 Indoor Environmental Quality Possible Points: 12

Y	?	N	Prereq	Description	Points
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3	Construction IAQ Management Plan—During Construction	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6	Controllability of Systems—Thermal Comfort	1
1			Credit 7	Thermal Comfort—Design	1
		1	Credit 8.1	Daylight and Views—Daylight	1
		1	Credit 8.2	Daylight and Views—Views	1

### 4 2 Innovation and Design Process Possible Points: 6

Y	?	N	Prereq	Description	Points
1			Credit 1.1	Innovation in Design: Low Mercury Lighting	1
		1	Credit 1.2	Innovation in Design: Educational Signage Program	1
1			Credit 1.3	Innovation in Design: Exemplary Performance: EAc6	1
1			Credit 1.4	Innovation in Design: Exemplary Performance: MRc6	1
		1	Credit 1.5	Innovation in Design: Exemplary Performance: MRc2	1
1			Credit 2	LEED Accredited Professional	1

### 4 Regional Priority Credits Possible Points: 4

Y	?	N	Prereq	Description	Points
		1	Credit 1.1	Regional Priority: IEQc8.1	1
		1	Credit 1.2	Regional Priority: EAc2	1
		1	Credit 1.3	Regional Priority: SSc5.2	1
		1	Credit 1.4	Regional Priority: WEc2 (100%), WEc3 (4pts) or MRc1	1

### 53 11 44 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110



# LEED 2009 for Core and Shell Development

## Project Checklist

Parcel B

PRELIMINARY CHECKLIST 10/16/2015

### 19 1 8 Sustainable Sites Possible Points: 28

Y	?	N	Prereq	Description	Points
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		1	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
		2	Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	2
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
		2	Credit 4.4	Alternative Transportation—Parking Capacity	2
		1	Credit 5.1	Site Development—Protect or Restore Habitat	1
		1	Credit 5.2	Site Development—Maximize Open Space	1
		1	Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
	1		Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
1			Credit 8	Light Pollution Reduction	1
1			Credit 9	Tenant Design and Construction Guidelines	1

### 5 5 Water Efficiency Possible Points: 10

Y	?	N	Prereq	Description	Points
Y			Prereq 1	Water Use Reduction—20% Reduction	
2		2	Credit 1	Water Efficient Landscaping	2 to 4
		2	Credit 2	Innovative Wastewater Technologies	2
3		1	Credit 3	Water Use Reduction	2 to 4

### 20 2 15 Energy and Atmosphere Possible Points: 37

Y	?	N	Prereq	Description	Points
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
8	2	11	Credit 1	Optimize Energy Performance	3 to 21
		4	Credit 2	On-Site Renewable Energy	4
2			Credit 3	Enhanced Commissioning	2
2			Credit 4	Enhanced Refrigerant Management	2
3			Credit 5.1	Measurement and Verification—Base Building	3
3			Credit 5.2	Measurement and Verification—Tenant Submetering	3
2			Credit 6	Green Power	2

### 7 6 Materials and Resources Possible Points: 13

Y	?	N	Prereq	Description	Points
Y			Prereq 1	Storage and Collection of Recyclables	
		5	Credit 1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 5
2			Credit 2	Construction Waste Management	1 to 2
		1	Credit 3	Materials Reuse	1
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
1			Credit 6	Certified Wood	1

### 9 1 2 Indoor Environmental Quality Possible Points: 12

Y	?	N	Prereq	Description	Points
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3	Construction IAQ Management Plan—During Construction	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6	Controllability of Systems—Thermal Comfort	1
1			Credit 7	Thermal Comfort—Design	1
		1	Credit 8.1	Daylight and Views—Daylight	1
		1	Credit 8.2	Daylight and Views—Views	1

### 4 2 Innovation and Design Process Possible Points: 6

Y	?	N	Prereq	Description	Points
1			Credit 1.1	Innovation in Design: Low Mercury Lighting	1
		1	Credit 1.2	Innovation in Design: Educational Signage Program	1
1			Credit 1.3	Innovation in Design: Exemplary Performance: EAc6	1
1			Credit 1.4	Innovation in Design: Exemplary Performance: MRc6	1
		1	Credit 1.5	Innovation in Design: Exemplary Performance: MRc2	1
1			Credit 2	LEED Accredited Professional	1

### 4 Regional Priority Credits Possible Points: 4

Y	?	N	Prereq	Description	Points
		1	Credit 1.1	Regional Priority: IEQc8.1	1
		1	Credit 1.2	Regional Priority: EAc2	1
		1	Credit 1.3	Regional Priority: SSc5.2	1
		1	Credit 1.4	Regional Priority: WEc2 (100%), WEc3 (4pts) or MRc1	1

### 64 6 40 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110