

## SECTION E: MIT Kendall Project LEED Scorecards

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## NoMa Building 1

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LEED v4 for New Construction - Kendall Square Building 1

last updated: June 1, 2015

Achievability				Certified 40 to 49 points   Silver 50 to 59 points   Gold 60 to 79 points   Platinum 80 or more points			
hi	med	low	NP	Achievability rating: Hi = 90%, Med = 60%, Low = 10%, NP = not possible.			
59	23	24	4	69	Projected Points		

Prerequisites				Standard			
Y				SS Prereq 1	Construction Activity Pollution Prevention	Create and implement erosion control plan that meets the 2003 EPA Construction General Permit.	
Y				WE Prereq 1	Outdoor Water Use Reduction: 30%	Reduce outdoor water use by 30% over the baseline specified in LEED.	
Y				WE Prereq 2	Indoor Water Use Reduction: 20%	Reduce indoor water use by 20% over the baseline specified in LEED and meet requirements for process water use.	
Y				WE Prereq 3	Building-Level Water Metering	Install permanent water meters for building and grounds	
Y				EA Prereq 1	Fundamental Commissioning and Verification	Engage commissioning agent, and develop and execute a commissioning plan. Prepare O&M plan for current facilities.	
Y				EA Prereq 2	Minimum Energy Performance	Reduce energy cost by 5%, compared to ASHRAE 90.1-2010, Appendix G; meet mandatory provisions of ASHRAE 90.1-2010.	
Y				EA Prereq 3	Building-Level Energy Metering	Install meters to provide data on total energy consumption AND commit to share data with the USGBC for 5 years	
Y				EA Prereq 4	Fundamental Refrigerant Management	Eliminate CFCs in building HVAC&R.	
Y				MR Prereq 1	Storage & Collection of Recyclables	Provide space for the collection and storage of paper, cardboard, glass, plastic, and metals.	
Y				MR Prereq 2	Construction and Demolition Waste Management Planning	Develop and implement a construction and demolition waste management plan	
Y				IEQ Prereq 1	Minimum IAQ Performance	Meet sections 4 through 7 of ASHRAE 62.1-2010.	
Y				IEQ Prereq 2	Environmental Tobacco Smoke (ETS) Control	Prohibit smoking inside building, and locate exterior smoking areas at least 25 feet away from building.	

1	0	0	0	Integrative Process		Standard
1				IP Credit 1	Integrative Process	Perform preliminary energy model and water budget before the completion of SD and document in OPR & BOD.

13	1	2	0	Location & Transportation			Standard
			16	LT Credit 1	LEED for Neighborhood Development Location	Locate the project in within a development certified under LEED for Neighborhood Development	
1				LT Credit 2	Sensitive Land Protection	Locate the development footprint on land that has been previously developed.	
		2		LT Credit 3	High Priority Site	Locate the project on a site where contaminated soil/groundwater remediation is required or in historic district/building.	
5				LT Credit 4	Surrounding Density and Diverse Uses	Locate on a site with an existing density of 22,000sf/acre - 35,000 sf/acre and within 1/2 mile of 4-8 basic services.	
5				LT Credit 5	Access to Quality Transit	Locate project within 1/2 mile of a rail station or ferry terminal or 1/4 mile of bus, streetcar or rideshare.	
	1			LT Credit 6	Bicycle Facilities	Access to bicycle network. Short term (2.5% peak visitors) and long term (5% all occupants) bike parking and FTE showers	
1				LT Credit 7	Reduced Parking Footprint	Preferred parking for carpools for 5% of the total parking spaces	
1				LT Credit 8	Green Vehicles	Preferred parking for Green Vehicles: 5% of all parking spaces and electric vehicle charging or alternative fuel facility for 2%	

6	2	1	1	Sustainable Sites		Standard
1				SS Credit 1	Site Assessment	Complete comprehensive site survey; topography, hydrology, climate, vegetation, soils, human use and human health effects.
		1	1	SS Credit 2	Site Development: Protect or Restore Habitat	Protect 40% of greenfield and restore 30% of previously developed site (2pts) or provide \$0.40/sf to accredited land trust (1pt).
	1			SS Credit 3	Open Space	Provide outdoor space greater than or equal to 30% of the total site area (including building footprint).
3				SS Credit 4	Rainwater Management	Manage runoff for the 95th percentile (2pt), 98th percentile (+1pt) with low-impact development (LID) and green infrastructure.
2				SS Credit 5	Heat Island Reduction	Meet high albedo requirements for roof and site OR place a minimum of 75% parking under cover (1pt).
	1			SS Credit 6	Light Pollution Reduction	Meet uplight and light trespass requirements and do not exceed exterior signage luminance requirements.

8	2	1	0	Water Efficiency			Standard
1				WE Credit 1	Outdoor Water Use Reduction: 50% Reduction	Reduce potable water used for irrigation by 50%.	
	1			WE Credit 1	Outdoor Water Use Reduction: No Potable Water	No potable water use for irrigation.	
3				WE Credit 2	Water Use Reduction: 25% / 30% / 35%	Reduce building water use over LEED baseline .	
1	1	1		WE Credit 2	Water Use Reduction: 40% / 45% / 50%	Reduce building water use over LEED baseline .	
2				WE Credit 3	Cooling Tower Water Use	Conduct a water analysis to optimize cooling tower cycles. Maximizing cycles (1pt), >10 cycled or 20% non-potable water use (2pts).	
1				WE Credit 4	Water Metering	Install permanent water meters for two or more water subsystems.	

12	5	15	1	Energy & Atmosphere		Standard
4		2		EA Credit 1	Enhanced Commissioning	CD review, post occupancy review, recommissioning manual (3pts) AND develop monitoring procedures (4pts) AND/OR envelope Cx (2pts)
3				EA Credit 2	Optimize Energy Performance: 6% / 8% / 10%	Reduce building energy cost by 6% / 8% / 10% compared to ASHRAE 90.1-2010, Appendix G.
3				EA Credit 2	Optimize Energy Performance: 12% / 14% / 16%	Reduce building energy cost by 12% / 14% / 16% compared to ASHRAE 90.1-2010, Appendix G.
1	2			EA Credit 2	Optimize Energy Performance: 18% / 20% / 22%	Reduce building energy cost by 18%/ 20%/ 22% compared to ASHRAE 90.1-2010, Appendix G.
	2	1		EA Credit 2	Optimize Energy Performance: 24% / 26% / 29%	Reduce building energy cost by 24% / 26% / 29% compared to ASHRAE 90.1-2010, Appendix G.
		3		EA Credit 2	Optimize Energy Performance: 32% / 35% / 38%	Reduce building energy cost by 32%/ 35%/ 38% compared to ASHRAE 90.1-2010, Appendix G.
		3		EA Credit 2	Optimize Energy Performance: 42% / 46% / 50%	Reduce building energy cost by 42%/ 46%/ 50% compared to ASHRAE 90.1-2010, Appendix G.
	1			EA Credit 3	Advanced Energy Metering	Install energy metering for whole building energy and individual energy end uses representing 10% of more of total consumption.
		2		EA Credit 4	Demand Response	Design building and equipment for participation in demand response programs through load shedding or shifting.
		2	1	EA Credit 5	Renewable Energy Production: 1% / 5% / 10%	Produce renewable energy on-site for 1% / 5% / 10% of building energy consumption, calculated by cost.
1				EA Credit 6	Enhanced Refrigerant Management	Select refrigerants with low global warming potential and ozone depletion potential.
		2		EA Credit 7	Green Power and Carbon Offsets	Engage a 5 year contract for at least 50% or 100% of the project's energy from green power, carbon offsets, or RECs
5	3	3	2	Materials & Resources		Standard
		3	2	MR Credit 1	Building Life-Cycle Impact Reduction	Conduct a life-cycle assessment that demonstrates a minimum of 10% reduction in at least three of the six impact measures (3pts). Credit can also be earned for building and material reuse, or renovation of an abandoned building (2-5pts).
1	1			MR Credit 2	Building Product Disclosure & Optimization: Environmental Product Declarations	Use 20 products sourced from five different manufacturers that meet disclosure criteria (1pt) AND/OR use products that exhibit optimized performance , 50% by cost (1 pt)
1	1			MR Credit 3	Building Product Disclosure & Optimization: Sourcing of Raw Materials	Use 20 products sourced from five different manufacturers that have publicly released a report from their raw material suppliers (1pt) AND/OR products that meet responsible extraction criteria, 25% material cost (1pt)
1	1			MR Credit4	Building Product Disclosure & Optimization: Material Ingredients	Use 20 products sourced from five different manufacturers that demonstrate the chemical inventory of the products (1pt) AND/OR use products that document their material ingredient optimization, 25% material cost (1pt)
2				MR Credit 5	Construction & Demolition Waste Management: 50% / 75%	Divert 50%, three material streams (1pt) OR 75%, four material streams (2pts), OR generate less than 2.5 lbs waste/sf (2pts)
8	6	2	0	Indoor Environmental Quality		Standard
2				IEQ Credit 1	Enhanced Air Quality Strategies	Provide entryway systems, prevent interior cross-contamination, and specify MERV 13 filters (1pt) AND/OR prevent exterior contamination or increase ventilation or monitor CO2 (1pt).
1	1	1		IEQ Credit 2	Low-Emitting Materials: 2 / 4 / 5 categories	Achieve the threshold level of compliance with emissions and content standards for 2, 4 or 5 product categories
1				IEQ Credit 3	Construction IAQ Management Plan	Develop an IAQ plan for construction and preoccupancy phases that meets SMACNA IAQ Guidelines for Occupied Buildings Under Construction
1	1			IEQ Credit 4	Indoor Air Quality Assessment	Perform pre-occupancy building flush out (1pt) or testing (2pts).
1				IEQ Credit 5	Thermal Comfort	Meet ASHRAE 55-2010, Thermal Comfort Conditions for Human Occupancy.
2				IEQ Credit 6	Interior Lighting	Provide lighting controls for 90% of individuals AND/OR meet four of LEED's lighting quality requirements.
	2	1		IEQ Credit 7	Daylight: 55% / 75%	Demonstrate through annual simulations that daylight autonomy300/50% (sDA300/50%) is achieved (2/3pts)
	1			IEQ Credit 8	Quality Views	Provide direct views to the outside in 75% of regularly occupied spaces which meets 2 out of 4 LEED view criteria.
	1			IEQ Credit 9	Acoustic Performance	Meet requirements for HVAC background noise, sound isolation, reverberation time, & sound reinforcement for all occupied spaces.
4	2	0	0	Innovation in Design		Standard
1				ID Credit 1.1	Innovation in Design, Green Education	Pending GBCI review and comment.
1				ID Credit 1.2	Innovation in Design, Green Cleaning	Pending GBCI review and comment.
1				ID Credit 1.3	Innovation in Design, Low Mercury Lighting	Pending GBCI review and comment.
	1			ID Credit 1.4	Innovation in Design, Organic Landscape Management	Pending GBCI review and comment.
	1			ID Credit 1.5	Innovation in Design, Integrated Pest Management	Pending GBCI review and comment.
1				ID Credit 2	LEED™ Accredited Professional	LEED Accredited Professional on design team.
2	2	0	0	Regional Priority		Standard
1				RP Credit 1.1	Regional Priority, Indoor Water Use Reduction	Pursuant to USGBC determined zone-based regional priority credit (Up to 6 points, required pt threshold = 4)
1				RP Credit 1.2	Regional Priority, Optimize Energy Performance	Pursuant to USGBC determined zone-based regional priority credit (Up to 18 points, required pt threshold = 8)
	1			RP Credit 1.3	Regional Priority, High Priority Site	Pursuant to USGBC determined zone-based regional priority credit (2 points, required point threshold = 2)
	1			RP Credit 1.4	Regional Priority, Rainwater Management	Pursuant to USGBC determined zone-based regional priority credit (Up to 3 points, required pt threshold = 2)
				RP Credit	Regional Priority, Renewable Energy Production	Pursuant to USGBC determined zone-based regional priority credit (Up to 3 points, required pt threshold = 2)

## SoMa Site and Buildings 2-6

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LEED v4 - Kendall Master Site

last updated: April 23, 2015

Achievability				Certified 40 to 49 points	Silver 50 to 59 points	Gold 60 to 79 points	Platinum 80 or more points
hi	med	low	NP	Achievability rating: Hi = 90%, Med = 60%, Low = 10%, NP = not possible.			
29	6	4	0	30 Projected Points			

Prerequisites

Standard

Y				SS Prereq 1	Construction Activity Pollution Prevention	Create and implement erosion control plan that meets the 2003 EPA Construction General Permit.
Y				WE Prereq 1	Outdoor Water Use Reduction: 30%	Reduce outdoor water use by 30% over the baseline specified in LEED.
Y				EA Prereq 4	Fundamental Refrigerant Management	Eliminate CFCs in building HVAC&R.
Y				MR Prereq 2	Construction and Demolition Waste Management Planning	Develop and implement a construction and demolition waste management plan
Y				IEQ Prereq 2	Environmental Tobacco Smoke (ETS) Control	Prohibit smoking inside building, and locate exterior smoking areas at least 25 feet away from building.

17030Location & Transportation

Standard

			20	LT Credit 1	LEED for Neighborhood Development Location	Locate the project in within a development certified under LEED for Neighborhood Development
2				LT Credit 2	Sensitive Land Protection	Locate the development footprint on land that has been previously developed.
		3		LT Credit 3	High Priority Site	Locate the project on a site where contaminated soil/groundwater remediation is required or in historic district/building.
6				LT Credit 4	Surrounding Density and Diverse Uses	Locate on a site with an existing density of 22,000sf/acre - 35,000 sf/acre and within 1/2 mile of 4-8 basic services.
6				LT Credit 5	Access to Quality Transit	Locate project within 1/2 mile of a rail station or ferry terminal or 1/4 mile of bus, streetcar or rideshare.
1				LT Credit 6	Bicycle Facilities	Access to bicycle network. Short term (2.5% peak visitors) and long term (5% all occupants) bike parking and FTE showers
1				LT Credit 7	Reduced Parking Footprint	Preferred parking for carpools for 5% of the total parking spaces
1				LT Credit 8	Green Vehicles	Preferred parking for Green Vehicles: 5% of all parking spaces and electric vehicle charging or alternative fuel facility for 2%

6310Sustainable Sites

Standard

1				SS Credit 1	Site Assessment	Complete comprehensive site survey; topography, hydrology, climate, vegetation, soils, human use and human health effects.
	2			SS Credit 2	Site Development: Protect or Restore Habitat	Protect 40% of greenfield and restore 30% of previously developed site (2pts) or provide \$0.40/sf to accredited land trust (1pt).
	1			SS Credit 3	Open Space	Provide outdoor space greater than or equal to 30% of the total site area (including building footprint).
3				SS Credit 4	Rainwater Management	Manage runoff for the 95th percentile (2pt), 98th percentile (+1pt) with low-impact development (LID) and green infrastructure.
2				SS Credit 5	Heat Island Reduction	Meet high albedo requirements for roof and site OR place a minimum of 75% parking under cover (1pt).
		1		SS Credit 6	Light Pollution Reduction	Meet uplight and light trespass requirements and do not exceed exterior signage luminance requirements.

1100Water Efficiency

Standard

1				WE Credit 1	Outdoor Water Use Reduction: 50% Reduction	Reduce potable water used for irrigation by 50%.
	1			WE Credit 1	Outdoor Water Use Reduction: No Potable Water	No potable water use for irrigation.

4100Innovation in Design

Standard

1				ID Credit 1.1	Innovation in Design, Green Education	Pending GBCI review and comment.
1				ID Credit 1.2	Innovation in Design, Green Cleaning	Pending GBCI review and comment.
1				ID Credit 1.3	Innovation in Design, Organic Landscape Management	Pending GBCI review and comment.
	1			ID Credit 1.4	Innovation in Design, Integrated Pest Management	Pending GBCI review and comment.
1				ID Credit 2	LEED™ Accredited Professional	LEED Accredited Professional on design team.

1100Regional Priority

Standard

	1			RP Credit 1.3	Regional Priority, High Priority Site	Pursuant to USGBC determined zone-based regional priority credit (2 points, required point threshold = 2)
1				RP Credit 1.4	Regional Priority, Rainwater Management	Pursuant to USGBC determined zone-based regional priority credit (Up to 3 points, required pt threshold = 2)



# LEED v4 for BD+C: Core and Shell

## Project Checklist

Project Name: Building 2

Date: 5/6/2015

Y ? N

1			Credit	Integrative Process	1
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17	3	0	<b>Location and Transportation</b>		<b>20</b>
			Credit	LEED for Neighborhood Development Location	20
2			Credit	Sensitive Land Protection	2
	3		Credit	High Priority Site	3
6			Credit	Surrounding Density and Diverse Uses	6
6			Credit	Access to Quality Transit	6
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

8	2	2	<b>Sustainable Sites</b>		<b>11</b>
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
	2		Credit	Site Development - Protect or Restore Habitat	2
	1		Credit	Open Space	1
3			Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
	1		Credit	Light Pollution Reduction	1
2			Credit	Tenant Design and Construction Guidelines	1

6	3	4	<b>Water Efficiency</b>		<b>11</b>
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
2		2	Credit	Outdoor Water Use Reduction	2
3	1	2	Credit	Indoor Water Use Reduction	6
	2		Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

6	12	14	<b>Energy and Atmosphere</b>		<b>33</b>
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
2	3	1	Credit	Enhanced Commissioning	6
3	3	11	Credit	Optimize Energy Performance	18
	1		Credit	Advanced Energy Metering	1
		2	Credit	Demand Response	2
	3		Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
	2		Credit	Green Power and Carbon Offsets	2

6	5	3	<b>Materials and Resources</b>		<b>14</b>
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
3		3	Credit	Building Life-Cycle Impact Reduction	6
	2		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	2		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

4	3	3	<b>Indoor Environmental Quality</b>		<b>10</b>
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1	1		Credit	Enhanced Indoor Air Quality Strategies	2
2	1		Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
		3	Credit	Daylight	3
	1		Credit	Quality Views	1

2	0	0	<b>Innovation</b>		<b>6</b>
1			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

2	2	0	<b>Regional Priority</b>		<b>4</b>
1			Credit	Regional Priority: Specific Credit	1
1			Credit	Regional Priority: Specific Credit	1
	1		Credit	Regional Priority: Specific Credit	1
	1		Credit	Regional Priority: Specific Credit	1

52	30	26	TOTALS	Possible Points:	110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110					

SITE M

# Building 3



## LEED v4 for Core and Shell Development Project Scorecard

Project Name: Site N  
Project Address: Main Street Cambridge, MA  
Updated: May 12, 2015

### TOTALS

63 6 14 26

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

GENERAL PROJECT DOCUMENTATION			
Y	PI form 1	Minimum Program Requirements	Required
Y	PI form 2	Project Summary Details	Required
Y	PI form 3	Occupant Usage Data	Required
Y	PI form 4	Schedule and Overview Documents	Required
Y	PI form 5	Building Systems Control	Required

Yes ?+ ?- No

1	0	0	0	Integrative Process	1	5/12 updates
1				Credit 1 Integrative Process	1	

Yes ?+ ?- No

17	0	3	0	Location + Transportation	20	5/12 updates
				Credit 1 LEED for Neighborhood Development	20	
2				Credit 2 Sensitive Land Protection	2	
		3		Credit 3 High Priority Site	3	
6				Credit 4 Surrounding Density and Diverse Uses	6	Master Site Credit
6				Credit 5 Access to Quality Transit	6	Master Site Credit
1				Credit 6 Bicycle Facilities	1	Master Site Credit
1				Credit 7 Reduced Parking Footprint	1	Master Site Credit
1				Credit 8 Green Vehicles	1	Master Site Credit

Yes ?+ ?- No

8	1	1	0	SUSTAINABLE SITES	11	5/12 updates
Y				Prereq 1 Construction Activity Pollution Prevention	Required	REQUIRED
1				Credit 1 Site Assessment	1	Master Site Credit
2				Credit 2 Site Development - Protect or Restore Habitat	2	MITIMCo interested in pursuing credit via Option 2. Via Land Trust support
	1			Credit 3 Open Space	1	Consider attempting on a project basis - dependent on final design
3				Credit 4 Rainwater Management	3	Master Site Credit
1		1		Credit 5 Heat Island Reduction	1 to 2	Master Site Credit
		1		Credit 6 Light Pollution Reduction	1	Consider pursuing on project basis
1				Credit 7 Tenant Design and Construction Guidelines	1	Assumes owner will provide non-binding Tenant Design and Construction Guidelines to potential tenants

Yes ? ?- No

7	1	2	1	WATER EFFICIENCY	11	5/12 updates
Y				Prereq 1 Outdoor Water Use Reduction	Required	REQUIRED. Master Site
Y				Prereq 2 Indoor Water Use Reduction	Required	REQUIRED
Y				Prereq 3 Building Level Water Metering	Required	REQUIRED
2				Credit 1 Outdoor Water Use Reduction 50%	2	Master Site Credit; assumes reduced potable water use for irrigation by 50% OR no irrigation
4		1	1	Credit 2 Indoor Water Use Reduction 30%-50%	2 to 6	Assumes project will achieve a 40% water use reduction and attempt to reach the 40% threshold
	1	1		Credit 3 Cooling Tower Water Use	1 to 2	Consider attempting this credit requires conducting a one-time potable water analysis to measure 5 established control parameters and determining the max allowed concentration level of each in the make up water. Limit cooling tower cycles.
1				Credit 4 Water Metering	1	Consider attempting - requires additional water end use metering



# Building 3

Yes	?	No				
10	2	2	19	ENERGY & ATMOSPHERE	33	5/12 updates
Y				Prereq 1 Fundamental Commissioning of Building Energy Systems	Required	REQUIRED
Y				Prereq 2 Minimum Energy Performance	Required	REQUIRED
				Prereq 3 Building Level Energy Metering	Required	REQUIRED
Y				Prereq 4 Fundamental Refrigerant Management	Required	
6				Credit 1 Enhanced Commissioning	2 to 6	Project will pursue enhanced commissioning; monitor based commissioning and building envelop commissioning.
3	1	2	12	Credit 2 Optimize Energy Performance	up to 18	Pending AHA energy model updates. HOLD until MEP design is further developed
	1			Credit 3 Advanced Energy Metering	1	Consider attempting this credit. Requires installation of advanced energy metering for the base building and to enable tenants to independently meter energy consumption for all systems within their space NOTE: MIT is typically interested in a high level of energy metering
			2	Credit 4 Demand Response	2	Assumed 'no'
			3	Credit 5.1 Renewable Energy Production	3	Dependent on design team input; Assumed 'no'
1				Credit 5.2 Enhanced Refrigerant Management	1	Dependent on design team input
			2	Credit 6 Green Power and Carbon off-sets	1 to 2	Not a design decision
Yes	?	No				
6	2	3	3	MATERIALS & RESOURCES	14	5/12 updates
Y				Prereq 1 Storage and Collection of Recyclables	Required	REQUIRED
Y				Prereq 2 Construction and Demolition Waste Management Planning	Required	REQUIRED. Master Site prerequisite. May on be applicable if the CM is the same for all projects and construction occurs simultaneously or progressively
3			3	Credit 1 Building Life-Cycle Impact Reduction	2 to 6	Assumes project will pursue Option 4 whole-building life-cycle assessment
	1	1		Credit 2 Building Product Disclosure and Optimization - Environmental Product Declaration	2	Assumes project will attempt Option 1 EPDs for 20 products from at least 5 different manufacturers
1		1		Credit 3 Building Product Disclosure and Optimization - Sourcing of Raw Materials	2	Assumes project will attempt Option 2 Leadership extraction practices and consider Option 1 raw material source & extraction reporting
	1	1		Credit 4 Building Product Disclosure and Optimization - Material Ingredients	2	Assumes project will attempt Option 2 Leadership extraction practices
2				Credit 5 Construction and Demolition Waste Management	2	Assumes technical specifications will include a section for Construction Waste Management in Division 1
Yes	?	No				
5	0	2	3	INDOOR ENVIROMENTAL QUALITY	10	5/12 updates
Y				Prereq 1 Minimum Indoor Air Quality Performance	Required	REQUIRED
Y				Prereq 2 Environmental Tobacco Smoke (ETS) Control	Required	REQUIRED. Master site prerequisite
1		1		Credit 1 Enhanced Indoor Air Quality Strategies	2	Assumes project will meet criteria for walk off mats, filtration, etc.
2		1		Credit 2 Low Emitting Materials	1 to 3	Assumes 4 of the possible 6 categories will be met
1				Credit 3 Construction Indoor Air Quality Management Plan	1	Assumes technical specifications will include a section for Indoor Air Quality Management in Division 1
			3	Credit 4 Daylight	3	Assumed 'no'. Requires daylight modeling
1				Credit 5 Quality Views	1	Dependent on typical tenant layout
Yes	?	No				
6	0	0	0	INNOVATION IN DESIGN	6	5/12 updates
1				Credit 1.1 ID - Exemplary Performance in SSc4.1	1	Master Site Credit
1				Credit 1.2 ID - Exemplary Performance SSc7.2	1	Master Site Credit
1				Credit 1.3 ID - Green Education	1	Master Site Credit
1				Credit 1.4 ID - Green Cleaning	1	Master Site Credit
1				Credit 1.5 ID -Organic Landscape Management or Integrated Pest Control	1	Master Site Credit
1				Credit 2 LEED® Accredited Professional	1	
Yes	?	No				
3	0	1	0	REGIONAL PRIORITY - zip code 02139	4	5/12 updates
1				Credit 1 Regional Priority for 02139: Renewable Energy Production; Optimize Energy Performance 8pt threshold; High Prio	1	Rainwater Management
1				Credit 2 Regional Priority for 02139: Renewable Energy Production; Optimize Energy Performance 8pt threshold; High Prio	1	Building Life Cycle Impact Assessment
1				Credit 3 Regional Priority for 02139: Renewable Energy Production; Optimize Energy Performance 8pt threshold; High Prio	1	40% Indoor water use reduction
		1		Credit 4 Regional Priority for 02139: Renewable Energy Production; Optimize Energy Performance 8pt threshold; High Prio	1	
Yes	?	No				
63	6	14	26	PROJECT TOTALS (Certification Estimates)	110	
Certified: 40-49 points Silver: 50-59 points Gold: 60-79 points Platinum: 80+ points						

# LEED v4 for New Construction - Kendall Square Building 4

last updated: May 4, 2015

Achievability				Certified 40 to 49 points	Silver 50 to 59 points	Gold 60 to 79 points	Platinum 80 or more points
hi	med	low	NP	Achievability rating: Hi = 90%, Med = 60%, Low = 10%, NP = not possible.			

58 26 17 9 70 Projected Points

Prerequisites					Standard	
Y				SS Prereq 1	Construction Activity Pollution Prevention	Create and implement erosion control plan that meets the 2003 EPA Construction General Permit.
Y				WE Prereq 1	Outdoor Water Use Reduction: 30%	Reduce outdoor water use by 30% over the baseline specified in LEED.
Y				WE Prereq 2	Indoor Water Use Reduction: 20%	Reduce indoor water use by 20% over the baseline specified in LEED and meet requirements for process water use.
Y				WE Prereq 3	Building-Level Water Metering	Install permanent water meters for building and grounds
Y				EA Prereq 1	Fundamental Commissioning and Verification	Engage commissioning agent, and develop and execute a commissioning plan. Prepare O&M plan for current facilities.
Y				EA Prereq 2	Minimum Energy Performance	Reduce energy cost by 5%, compared to ASHRAE 90.1-2010, Appendix G; meet mandatory provisions of ASHRAE 90.1-2010.
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Y				EA Prereq 4	Fundamental Refrigerant Management	Eliminate CFCs in building HVAC&R.
Y				MR Prereq 1	Storage & Collection of Recyclables	Provide space for the collection and storage of paper, cardboard, glass, plastic, and metals.
Y				MR Prereq 2	Construction and Demolition Waste Management Planning	Develop and implement a construction and demolition waste management plan
Y				IEQ Prereq 1	Minimum IAQ Performance	Meet sections 4 through 7 of ASHRAE 62.1-2010.
Y				IEQ Prereq 2	Environmental Tobacco Smoke (ETS) Control	Prohibit smoking inside building, and locate exterior smoking areas at least 25 feet away from building.
Integrative Process					Standard	
1	0	0	0	IP Credit 1	Integrative Process	Perform preliminary energy model and water budget before the completion of SD and document in OPR & BOD.
Location & Transportation					Standard	
12	2	2	0	LT Credit 1	LEED for Neighborhood Development Location	Locate the project in within a development certified under LEED for Neighborhood Development
1				LT Credit 2	Sensitive Land Protection	Locate the development footprint on land that has been previously developed.
		2		LT Credit 3	High Priority Site	Locate the project on a site where contaminated soil/groundwater remediation is required or in historic district/building.
5				LT Credit 4	Surrounding Density and Diverse Uses	Locate on a site with an existing density of 22,000sf/acre - 35,000 sf/acre and within 1/2 mile of 4-8 basic services.
5				LT Credit 5	Access to Quality Transit	Locate project within 1/2 mile of a rail station or ferry terminal or 1/4 mile of bus, streetcar or rideshare.
1				LT Credit 6	Bicycle Facilities	Access to bicycle network. Short term (2.5% peak visitors) and long term (5% all occupants) bike parking and FTE showers
	1			LT Credit 7	Reduced Parking Footprint	Preferred parking for carpools for 5% of the total parking spaces
	1			LT Credit 8	Green Vehicles	Preferred parking for Green Vehicles: 5% of all parking spaces and electric vehicle charging or alternative fuel facility for 2%
Sustainable Sites					Standard	
1				SS Credit 1	Site Assessment	Complete comprehensive site survey; topography, hydrology, climate, vegetation, soils, human use and human health effects.
	1		1	SS Credit 2	Site Development: Protect or Restore Habitat	Protect 40% of greenfield and restore 30% of previously developed site (2pts) or provide \$0.40/sf to accredited land trust (1pt).
	1			SS Credit 3	Open Space	Provide outdoor space greater than or equal to 30% of the total site area (including building footprint).
3				SS Credit 4	Rainwater Management	Manage runoff for the 95th percentile (2pt), 98th percentile (+1pt) with low-impact development (LID) and green infrastructure.
2				SS Credit 5	Heat Island Reduction	Meet high albedo requirements for roof and site OR place a minimum of 75% parking under cover (1pt).
	1			SS Credit 6	Light Pollution Reduction	Meet uplight and light trespass requirements and do not exceed exterior signage luminance requirements.
Water Efficiency					Standard	
1				WE Credit 1	Outdoor Water Use Reduction: 50% Reduction	Reduce potable water used for irrigation by 50%.
		1		WE Credit 1	Outdoor Water Use Reduction: No Potable Water	No potable water use for irrigation.
2	1			WE Credit 2	Water Use Reduction: 25% / 30% / 35%	Reduce building water use over LEED baseline .
	2	1		WE Credit 2	Water Use Reduction: 40% / 45% / 50%	Reduce building water use over LEED baseline .
			2	WE Credit 3	Cooling Tower Water Use	Conduct a water analysis to optimize cooling tower cycles. Maximizing cycles (1pt), >10 cycled or 20% non-potable water use (2pts).
	1			WE Credit 4	Water Metering	Install permanent water meters for two or more water subsystems.

14 3 12 4				Energy & Atmosphere		Standard
6				EA Credit 1	<b>Enhanced Commissioning</b>	CD review, post occupancy review, recommissioning manual (3pts) AND develop monitoring procedures (4pts) AND/OR envelope Cx (2pts)
3				EA Credit 2	<b>Optimize Energy Performance:</b> 6% / 8% / 10%	Reduce building energy cost by 6% / 8% / 10% compared to ASHRAE 90.1-2010, Appendix G.
3				EA Credit 2	<b>Optimize Energy Performance:</b> 12% / 14% / 16%	Reduce building energy cost by 12% / 14% / 16% compared to ASHRAE 90.1-2010, Appendix G.
2	1			EA Credit 2	<b>Optimize Energy Performance:</b> 18% / 20% / 22%	Reduce building energy cost by 18%/ 20%/ 22% compared to ASHRAE 90.1-2010, Appendix G.
	2	1		EA Credit 2	<b>Optimize Energy Performance:</b> 24% / 26% / 29%	Reduce building energy cost by 24% / 26% / 29% compared to ASHRAE 90.1-2010, Appendix G.
		3		EA Credit 2	<b>Optimize Energy Performance:</b> 32% / 35% / 38%	Reduce building energy cost by 32%/ 35%/ 38% compared to ASHRAE 90.1-2010, Appendix G.
		3		EA Credit 2	<b>Optimize Energy Performance:</b> 42% / 46% / 50%	Reduce building energy cost by 42%/ 46%/ 50% compared to ASHRAE 90.1-2010, Appendix G.
		1		EA Credit 3	<b>Advanced Energy Metering</b>	Install energy metering for whole building energy and individual energy end uses representing 10% of more of total consumption.
			2	EA Credit 4	<b>Demand Response</b>	Design building and equipment for participation in demand response programs through load shedding or shifting.
		2	1	EA Credit 5	<b>Renewable Energy Production:</b> 1% / 5% / 10%	Produce renewable energy on-site for 1% / 5% / 10% of building energy consumption, calculated by cost.
			1	EA Credit 6	<b>Enhanced Refrigerant Management</b>	Select refrigerants with low global warming potential and ozone depletion potential.
		2		EA Credit 7	<b>Green Power and Carbon Offsets</b>	Engage a 5 year contract for at least 50% or 100% of the project's energy from green power, carbon offsets, or RECs
5 6 0 2				Materials & Resources		Standard
	3		2	MR Credit 1	<b>Building Life-Cycle Impact Reduction</b>	Conduct a life-cycle assessment that demonstrates a minimum of 10% reduction in at least three of the six impact measures (3pts). Credit can also be earned for building and material reuse, or renovation of an abandoned building (2-5pts).
1	1			MR Credit 2	<b>Building Product Disclosure &amp; Optimization:</b> Environmental Product Declarations	Use 20 products sourced from five different manufacturers that meet disclosure criteria (1pt) AND/OR use products that exhibit optimized performance, 50% by cost (1 pt)
1	1			MR Credit 3	<b>Building Product Disclosure &amp; Optimization:</b> Sourcing of Raw Materials	Use 20 products sourced from five different manufacturers that have publicly released a report from their raw material suppliers (1pt) AND/OR products that meet responsible extraction criteria, 25% material cost (1pt)
1	1			MR Credit 4	<b>Building Product Disclosure &amp; Optimization:</b> Material Ingredients	Use 20 products sourced from five different manufacturers that demonstrate the chemical inventory of the products (1pt) AND/OR use products that document their material ingredient optimization, 25% material cost (1pt)
2				MR Credit 5	<b>Construction &amp; Demolition Waste Management:</b> 50% / 75%	Divert 50%, three material streams (1pt) OR 75%, four material streams (2pts), OR generate less than 2.5 lbs waste/sf (2pts)
11 4 1 0				Indoor Environmental Quality		Standard
2				IEQ Credit 1	<b>Enhanced Air Quality Strategies</b>	Provide entryway systems, prevent interior cross-contamination, and specify MERV 13 filters (1pt) AND/OR prevent exterior contaminator or increase ventilation or monitor CO2 (1pt).
2	1			IEQ Credit 2	<b>Low-Emitting Materials:</b> 2 / 4 / 5 categories	Achieve the threshold level of compliance with emissions and content standards for 2, 4 or 5 product categories
1				IEQ Credit 3	<b>Construction IAQ Management Plan</b>	Develop an IAQ plan for construction and preoccupancy phases that meets SMACNA IAQ Guidelines for Occupied Buildings Under Construction
1	1			IEQ Credit 4	<b>Indoor Air Quality Assessment</b>	Perform pre-occupancy building flush out (1pt) or testing (2pts).
1				IEQ Credit 5	<b>Thermal Comfort</b>	Meet ASHRAE 55-2010, Thermal Comfort Conditions for Human Occupancy.
2				IEQ Credit 6	<b>Interior Lighting</b>	Provide lighting controls for 90% of individuals AND/OR meet four of LEED's lighting quality requirements.
2		1		IEQ Credit 7	<b>Daylight:</b> 55% / 75%	Demonstrate through annual simulations that daylight autonomy300/50% (sDA300/50%) is achieved (2/3pts)
	1			IEQ Credit 8	<b>Quality Views</b>	Provide direct views to the outside in 75% of regularly occupied spaces which meets 2 out of 4 LEED view criteria.
	1			IEQ Credit 9	<b>Acoustic Performance</b>	Meet requirements for HVAC background noise, sound isolation, reverberation time, & sound reinforcement for all occupied spaces.
4 2 0 0				Innovation in Design		Standard
1				ID Credit 1.1	<b>Innovation in Design,</b> Green Education	Pending GBCI review and comment.
1				ID Credit 1.2	<b>Innovation in Design,</b> Green Cleaning	Pending GBCI review and comment.
1				ID Credit 1.3	<b>Innovation in Design,</b> Low Mercury Lighting	Pending GBCI review and comment.
	1			ID Credit 1.4	<b>Innovation in Design,</b> Organic Landscape Management	Pending GBCI review and comment.
	1			ID Credit 1.5	<b>Innovation in Design,</b> Integrated Pest Management	Pending GBCI review and comment.
1				ID Credit 2	<b>LEED™ Accredited Professional</b>	LEED Accredited Professional on design team.
2 2 0 0				Regional Priority		Standard
	1			RP Credit 1.1	<b>Regional Priority,</b> Indoor Water Use Reduction	Pursuant to USGBC determined zone-based regional priority credit (Up to 6 points, required pt threshold = 4)
1				RP Credit 1.2	<b>Regional Priority,</b> Optimize Energy Performance	Pursuant to USGBC determined zone-based regional priority credit (Up to 18 points, required pt threshold = 8)
	1			RP Credit 1.3	<b>Regional Priority,</b> High Priority Site	Pursuant to USGBC determined zone-based regional priority credit (2 points, required point threshold = 2)
1				RP Credit 1.4	<b>Regional Priority,</b> Rainwater Management	Pursuant to USGBC determined zone-based regional priority credit (Up to 3 points, required pt threshold = 2)
				RP Credit	<b>Regional Priority,</b> Renewable Energy Production	Pursuant to USGBC determined zone-based regional priority credit (Up to 3 points, required pt threshold = 2)

# LEED v4 for Core & Shell - Kendall Square Building 5

last updated: April 23, 2015

Achievability			
hi	med	low	NP
63	21	21	6

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 or more points  
Achievability rating: Hi = 90%, Med = 60%, Low = 10%, NP = not possible.

## 71 Projected Points

Prerequisites				Standard
Y				SS Prereq 1 <b>Construction Activity Pollution Prevention</b> Create and implement erosion control plan that meets the 2003 EPA Construction General Permit.
Y				WE Prereq 1 <b>Outdoor Water Use Reduction: 30%</b> Reduce outdoor water use by 30% over the baseline specified in LEED.
Y				WE Prereq 2 <b>Indoor Water Use Reduction: 20%</b> Reduce indoor water use by 20% over the baseline specified in LEED and meet requirements for process water use.
Y				WE Prereq 3 <b>Building-Level Water Metering</b> Install permanent water meters for building and grounds
Y				EA Prereq 1 <b>Fundamental Commissioning and Verification</b> Engage commissioning agent, and develop and execute a commissioning plan. Prepare O&M plan for current facilities.
Y				EA Prereq 2 <b>Minimum Energy Performance</b> Reduce energy cost by 5%, compared to ASHRAE 90.1-2010, Appendix G; meet mandatory provisions of ASHRAE 90.1-2010.
Y				EA Prereq 3 <b>Building-Level Energy Metering</b> Install meters to provide data on total energy consumption AND commit to share data with the USGBC for 5 years
Y				EA Prereq 4 <b>Fundamental Refrigerant Management</b> Eliminate CFCs in building HVAC&R.
Y				MR Prereq 1 <b>Storage &amp; Collection of Recyclables</b> Provide space for the collection and storage of paper, cardboard, glass, plastic, and metals.
Y				MR Prereq 2 <b>Construction and Demolition Waste Management Planning</b> Develop and implement a construction and demolition waste management plan
Y				IEQ Prereq 1 <b>Minimum IAQ Performance</b> Meet sections 4 through 7 of ASHRAE 62.1-2010.
Y				IEQ Prereq 2 <b>Environmental Tobacco Smoke (ETS) Control</b> Prohibit smoking inside building, and locate exterior smoking areas at least 25 feet away from building.
Integrative Process				Standard
1	0	0	0	IP Credit 1 <b>Integrative Process</b> Perform preliminary energy model and water budget before the completion of SD and document in OPR & BOD.
Location & Transportation				Standard
17	0	3	0	LT Credit 1 <b>LEED for Neighborhood Development Location</b> Locate the project in within a development certified under LEED for Neighborhood Development
2				LT Credit 2 <b>Sensitive Land Protection</b> Locate the development footprint on land that has been previously developed.
		3		LT Credit 3 <b>High Priority Site</b> Locate the project on a site where contaminated soil/groundwater remediation is required or in historic district/building.
6				LT Credit 4 <b>Surrounding Density and Diverse Uses</b> Locate on a site with an existing density of 22,000sf/acre - 35,000 sf/acre and within 1/2 mile of 4-8 basic services.
6				LT Credit 5 <b>Access to Quality Transit</b> Locate project within 1/2 mile of a rail station or ferry terminal or 1/4 mile of bus, streetcar or rideshare.
1				LT Credit 6 <b>Bicycle Facilities</b> Access to bicycle network. Short term (2.5% peak visitors) and long term (5% all occupants) bike parking and FTE showers
1				LT Credit 7 <b>Reduced Parking Footprint</b> Preferred parking for carpools for 5% of the total parking spaces
1				LT Credit 8 <b>Green Vehicles</b> Preferred parking for Green Vehicles: 5% of all parking spaces and electric vehicle charging or alternative fuel facility for 2%
Sustainable Sites				Standard
6	3	1	0	SS Credit 1 <b>Site Assessment</b> Complete comprehensive site survey; topography, hydrology, climate, vegetation, soils, human use and human health effects.
1	2			SS Credit 2 <b>Site Development: Protect or Restore Habitat</b> Protect 40% of greenfield and restore 30% of previously developed site (2pts) or provide \$0.40/sf to accredited land trust (1pt).
	1			SS Credit 3 <b>Open Space</b> Provide outdoor space greater than or equal to 30% of the total site area (including building footprint).
3				SS Credit 4 <b>Rainwater Management</b> Manage runoff for the 95th percentile (2pt), 98th percentile (+1pt) with low-impact development (LID) and green infrastructure.
2				SS Credit 5 <b>Heat Island Reduction</b> Meet high albedo requirements for roof and site OR place a minimum of 75% parking under cover (1pt).
		1		SS Credit 6 <b>Light Pollution Reduction</b> Meet uplight and light trespass requirements and do not exceed exterior signage luminance requirements.
	1			SS Credit 7 <b>Tenant Design and Construction Guidelines</b> Develop Tenant Guidelines for future tenants to fit out their space.
Water Efficiency				Standard
6	4	1	0	WE Credit 1 <b>Outdoor Water Use Reduction: 50% Reduction</b> Reduce potable water used for irrigation by 50%.
1	1			WE Credit 1 <b>Outdoor Water Use Reduction: No Potable Water</b> No potable water use for irrigation.
3				WE Credit 2 <b>Water Use Reduction: 25% / 30% / 35%</b> Reduce building water use over LEED baseline .
1	1	1		WE Credit 2 <b>Water Use Reduction: 40% / 45% / 50%</b> Reduce building water use over LEED baseline .
	2			WE Credit 3 <b>Cooling Tower Water Use</b> Conduct a water analysis to optimize cooling tower cycles. Maximizing cycles (1pt), >10 cycled or 20% non-potable water use (2pts).

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WE Credit 4

**Water Metering**

Install permanent water meters for two or more water subsystems.

12	5	13	3	<b>Energy &amp; Atmosphere</b>		<b>Standard</b>
4		2		EA Credit 1	<b>Enhanced Commissioning</b>	CD review, post occupancy review, recommissioning manual (3pts) AND develop monitoring procedures (4pts) AND/OR envelope Cx (2pts)
3				EA Credit 2	<b>Optimize Energy Performance:</b> 6% / 8% / 10%	Reduce building energy cost by 6% / 8% / 10% compared to ASHRAE 90.1-2010, Appendix G.
3				EA Credit 2	<b>Optimize Energy Performance:</b> 12% / 14% / 16%	Reduce building energy cost by 12% / 14% / 16% compared to ASHRAE 90.1-2010, Appendix G.
	3			EA Credit 2	<b>Optimize Energy Performance:</b> 18% / 20% / 22%	Reduce building energy cost by 18% / 20% / 22% compared to ASHRAE 90.1-2010, Appendix G.
	2	1		EA Credit 2	<b>Optimize Energy Performance:</b> 24% / 26% / 29%	Reduce building energy cost by 24% / 26% / 29% compared to ASHRAE 90.1-2010, Appendix G.
		3		EA Credit 2	<b>Optimize Energy Performance:</b> 32% / 35% / 38%	Reduce building energy cost by 32% / 35% / 38% compared to ASHRAE 90.1-2010, Appendix G.
		3		EA Credit 2	<b>Optimize Energy Performance:</b> 42% / 46% / 50%	Reduce building energy cost by 42% / 46% / 50% compared to ASHRAE 90.1-2010, Appendix G.
1				EA Credit 3	<b>Advanced Energy Metering</b>	Install energy metering for whole building energy and individual energy end uses representing 10% of more of total consumption.
		2		EA Credit 4	<b>Demand Response</b>	Design building and equipment for participation in demand response programs through load shedding or shifting.
			3	EA Credit 5	<b>Renewable Energy Production:</b> 1% / 5% / 10%	Produce renewable energy on-site for 1% / 5% / 10% of building energy consumption, calculated by cost.
1				EA Credit 6	<b>Enhanced Refrigerant Management</b>	Select refrigerants with low global warming potential and ozone depletion potential.
		2		EA Credit 7	<b>Green Power and Carbon Offsets</b>	Engage a 5 year contract for at least 50% or 100% of the project's energy from green power, carbon offsets, or RECs

5	3	3	3	<b>Materials &amp; Resources</b>		<b>Standard</b>
		3	3	MR Credit 1	<b>Building Life-Cycle Impact Reduction</b>	Conduct a life-cycle assessment that demonstrates a minimum of 10% reduction in at least three of the six impact measures (3pts). Credit can also be earned for building and material reuse, or renovation of an abandoned building (2-5pts).
1	1			MR Credit 2	<b>Building Product Disclosure &amp; Optimization:</b> Environmental Product Declarations	Use 20 products sourced from five different manufacturers that meet disclosure criteria (1pt) AND/OR use products that exhibit optimized performance, 50% by cost (1 pt)
1	1			MR Credit 3	<b>Building Product Disclosure &amp; Optimization:</b> Sourcing of Raw Materials	Use 20 products sourced from five different manufacturers that have publicly released a report from their raw material suppliers (1pt) AND/OR products that meet responsible extraction criteria, 25% material cost (1pt)
1	1			MR Credit 4	<b>Building Product Disclosure &amp; Optimization:</b> Material Ingredients	Use 20 products sourced from five different manufacturers that demonstrate the chemical inventory of the products (1pt) AND/OR use products that document their material ingredient optimization, 25% material cost (1pt)
2				MR Credit 5	<b>Construction &amp; Demolition Waste Management:</b> 50% / 75%	Divert 50%, three material streams (1pt) OR 75%, four material streams (2pts), OR generate less than 2.5 lbs waste/sf (2pts)

9	3	0	0	<b>Indoor Environmental Quality</b>		<b>Standard</b>
2				IEQ Credit 1	<b>Enhanced Air Quality Strategies</b>	Provide entryway systems, prevent interior cross-contamination, and specify MERV 13 filters (1pt) AND/OR prevent exterior contamination or increase ventilation or monitor CO2 (1pt).
2	1			IEQ Credit 2	<b>Low-Emitting Materials:</b> 2 / 4 / 5 categories	Achieve the threshold level of compliance with emissions and content standards for 2, 4 or 5 product categories
1				IEQ Credit 3	<b>Construction IAQ Management Plan</b>	Develop an IAQ plan for construction and preoccupancy phases that meets SMACNA IAQ Guidelines for Occupied Buildings Under Construction
1	1			IEQ Credit 4	<b>Indoor Air Quality Assessment</b>	Perform pre-occupancy building flush out (1pt) or testing (2pts).
2	1			IEQ Credit 5	<b>Daylight:</b> 55% / 75%	Demonstrate through annual simulations that daylight autonomy/300/50% (sDA300/50%) is achieved (2/3pts)
1				IEQ Credit 6	<b>Quality Views</b>	Provide direct views to the outside in 75% of regularly occupied spaces which meets 2 out of 4 LEED view criteria.

5	1	0	0	<b>Innovation in Design</b>		<b>Standard</b>
1				ID Credit 1.1	<b>Innovation in Design,</b> Green Education	Pending GBCI review and comment.
1				ID Credit 1.2	<b>Innovation in Design,</b> Green Cleaning	Pending GBCI review and comment.
1				ID Credit 1.3	<b>Innovation in Design,</b> Low Mercury Lighting	Pending GBCI review and comment.
1				ID Credit 1.4	<b>Innovation in Design,</b> Organic Landscape Management	Pending GBCI review and comment.
	1			ID Credit 1.5	<b>Innovation in Design,</b> Integrated Pest Management	Pending GBCI review and comment.
1				ID Credit 2	<b>LEED™ Accredited Professional</b>	LEED Accredited Professional on design team.

2	2	0	0	<b>Regional Priority</b>		<b>Standard</b>
	1			RP Credit 1.1	<b>Regional Priority,</b> Indoor Water Use Reduction	Pursuant to USGBC determined zone-based regional priority credit (Up to 6 points, required pt threshold = 4)
1				RP Credit 1.2	<b>Regional Priority,</b> Optimize Energy Performance	Pursuant to USGBC determined zone-based regional priority credit (Up to 18 points, required pt threshold = 8)
	1			RP Credit 1.3	<b>Regional Priority,</b> High Priority Site	Pursuant to USGBC determined zone-based regional priority credit (2 points, required point threshold = 2)
1				RP Credit 1.4	<b>Regional Priority,</b> Rainwater Management	Pursuant to USGBC determined zone-based regional priority credit (Up to 3 points, required pt threshold = 2)
				RP Credit	<b>Regional Priority,</b> Renewable Energy Production	Pursuant to USGBC determined zone-based regional priority credit (Up to 3 points, required pt threshold = 2)



# LEED v4 for BD+C: Core and Shell

## Project Checklist

Y ? N

1		Credit	Integrative Process	1
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12	5	23	Location and Transportation	20
		20	Credit LEED for Neighborhood Development Location	20
1	1		Credit Sensitive Land Protection	2
1		2	Credit High Priority Site	3
4	2		Credit Surrounding Density and Diverse Uses	6
4	2		Credit Access to Quality Transit	6
1			Credit Bicycle Facilities	1
1			Credit Reduced Parking Footprint	1
		1	Credit Green Vehicles	1

8	1	2	Sustainable Sites	11
Y			Prereq Construction Activity Pollution Prevention	Required
1			Credit Site Assessment	1
1		1	Credit Site Development - Protect or Restore Habitat	2
		1	Credit Open Space	1
2	1		Credit Rainwater Management	3
2			Credit Heat Island Reduction	2
1			Credit Light Pollution Reduction	1
1			Credit Tenant Design and Construction Guidelines	1

6	2	3	Water Efficiency	11
Y			Prereq Outdoor Water Use Reduction	Required
Y			Prereq Indoor Water Use Reduction	Required
Y			Prereq Building-Level Water Metering	Required
2			Credit Outdoor Water Use Reduction	2
2	1	3	Credit Indoor Water Use Reduction	6
1	1		Credit Cooling Tower Water Use	2
1			Credit Water Metering	1

13	6	14	Energy and Atmosphere	33
Y			Prereq Fundamental Commissioning and Verification	Required
Y			Prereq Minimum Energy Performance	Required
Y			Prereq Building-Level Energy Metering	Required
Y			Prereq Fundamental Refrigerant Management	Required
5	1		Credit Enhanced Commissioning	6
6	4	8	Credit Optimize Energy Performance	18
1			Credit Advanced Energy Metering	1
		2	Credit Demand Response	2
		3	Credit Renewable Energy Production	3
1			Credit Enhanced Refrigerant Management	1
	1	1	Credit Green Power and Carbon Offsets	2

Project Name: Kendall Building 6 (Draft Checklist)

Date: 30-Apr-15

1	7	6	Materials and Resources	14
Y			Prereq Storage and Collection of Recyclables	Required
Y			Prereq Construction and Demolition Waste Management Planning	Required
	3	3	Credit Building Life-Cycle Impact Reduction	6
	1	1	Credit Building Product Disclosure and Optimization - Environmental Product Declarations	2
	1	1	Credit Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	1	1	Credit Building Product Disclosure and Optimization - Material Ingredients	2
1	1		Credit Construction and Demolition Waste Management	2

8	2	0	Indoor Environmental Quality	10
Y			Prereq Minimum Indoor Air Quality Performance	Required
Y			Prereq Environmental Tobacco Smoke Control	Required
2			Credit Enhanced Indoor Air Quality Strategies	2
2	1		Credit Low-Emitting Materials	3
1			Credit Construction Indoor Air Quality Management Plan	1
3			Credit Daylight	3
	1		Credit Quality Views	1

3	2	1	Innovation	6
2	2	1	Credit Innovation	5
1			Credit LEED Accredited Professional	1

0	4	0	Regional Priority	4
	1		Credit Regional Priority: Specific Credit	1
	1		Credit Regional Priority: Specific Credit	1
	1		Credit Regional Priority: Specific Credit	1
	1		Credit Regional Priority: Specific Credit	1

51	30	49	TOTALS	Possible Points: 110
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Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110