Angle 3
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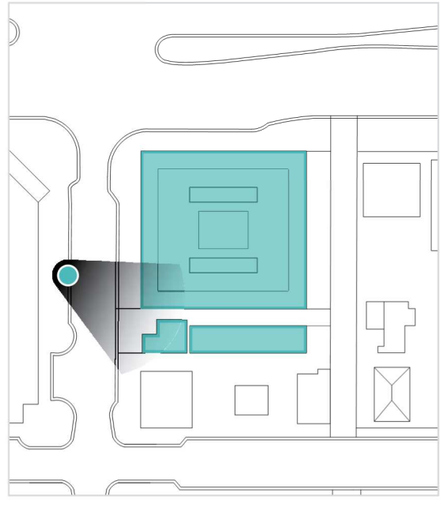

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Date: 2021.11.24 10:54:14 -05'00'

411 Michigan Avenue
Miami Beach, Florida

Historic Rendering | Michigan Ave.
Scale: None

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A5.12

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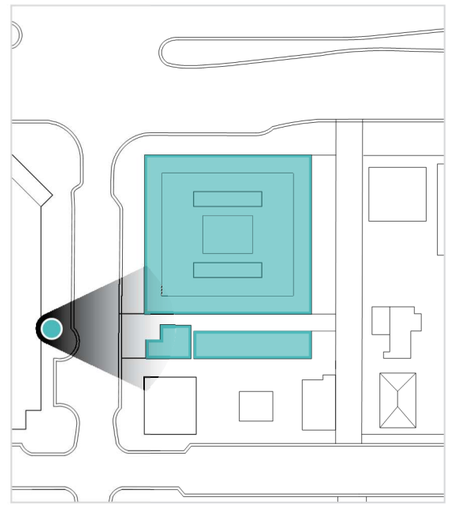
Angle 2
Virtual Photo



Historic Rendering | Michigan Ave.
Scale: None

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A5.13

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0' 20' 40' 80'

411 Michigan Avenue
Miami Beach, Florida

Rendering | Private Drive
Scale: None

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A5.14

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0' 20' 40' 80'

LEED Core and Shell

Date: 10/14/2021

Project: 419 Michigan
Certification Goal: Gold

Address: 419 Michigan Ave, Miami Beach, FL 33139

1	Integrative Progress	Site Area: SF	
16	Location & Transportation	Bldg Footprint: SF	Transients: 35
8	Sustainable Sites	Total GSF: ~42000 sq ft	
6	Water Efficiency		
4	Energy & Atomosphere	Total Required Parking Spaces: 169	**Total Full Time Equivalent (FTE): 131**
6	Materials & Resources	Total Provided Parking Spaces: 138	
6	Indoor Environmental Quality		
6	Innovation & Design Process	Green Open Space: TBD	
2	Regional Priority	Paved Open Space: TBD	
55	**Total Points**		

LEED-CS Version 4 Registered Project Checklist

Achievability

High	Med	Low	No		Possible Points
55	15	26	27	**Total Project Score**	110

Certified: 40-49 pts, Silver: 50-59 pts, Gold: 60-69 pts, Platimun: +80 pts

High	Med	Low	No		Integrative Process	Possible Points		Requirements	Responsible	Action Needed	Recommendations
1	0	0	0	Credit 1	**Integrative Process**	1	1	Beginning in pre-design and continuing throughout the design phases, identify and use opportunities to achieve synergies across disciplines and building systems described below. Use the analyses to inform the owner's project requirements (OPR), basis of design (BOD), design documents, and construction documents. **Energy Related Systems**: Perform a preliminary "simple box" energy modeling analysis before the completion of schematic design that explores how to reduce energy loads in the building and accomplish related sustainability goals by questioning default assumptions. Assess at least two potential strategies associated with each of the following: Site conditions, massing and orientation, basic envelope attributes, lighting levels, thermal confort rangers, plug and process load needs, programttive and operational parameters. **Water Related Systems**: Perform a preliminary water budget analysis before the completion of schematic design that explores how to reduce potable water loads in the building and accomplish related sustainability goals. Assess and estimate the project's potential nonpotable water supply sources and water demand volumes, including the following: Indoor water demand,Outdoor water demand, Process water demand, Supply sources. Assess all potential nonpotable water supply source volumes, such as on-site rainwater and graywater, municipally supplied nonpotable water, and HVAC equipment condensate.	Project Team	**Required documents:** Integrative Process worksheet (energy & water analysis tabs) **Energy Related Systems: Implementation:** Document how Energy related anaylsis analysis informed design and building form decisions in the project's OPR and BOD and the eventual design of the project, including the following, as applicable: -Building and site program; -Building form and geometry; -Building envelope and façade treatments on different orientations; -Elimination and/or significant downsizing of building systems (e.g., HVAC, lighting, controls, Exterior materials, interior finishes, and functional program elements); and Other systems. **Water Related System: Implementation**: Document how the above analysis informed building and site design decisions in the project's OPR and BOD. Demonstrate how at least one on-site nonpotable water supply source was used to reduce the burden on municipal supply or wastewater treatment systems by contributing to at least two of the water demand components listed above. Demonstrate how the analysis informed the design of the project, including the following, as applicable: plumbing systems, sewage conveyance and/or on-site treatment systems, rainwater quantity and quality management systems, landscaping, irrigation, and site elements, roofing systems and/or building form and geometry; and other systems.	Recommended - easy point; Host a LEED charrette to cover all items required here and begin the energy modeiling activities for the building as early as possible.

411 Michigan Avenue
Miami Beach, Florida

LEED Components

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16	1	0	16		Location & Transportation	Possible Points	19	Requirements	Responsible	Actoin Needed	Recommendations
			16	Credit 1	**Leed for Neighborhood Development Location**		16	Locate the project in within the boundary of a development certified under LEED for Neighborhood Development. Projects acieving the LEED ND Location credit are ineligible to pursue additional LT credits.		**Steps**: Step 1. Identify LEED ND neighborhood or certified plan area for potential development 2. Confirm eligibility of LEED ND project. 3. Determine potential points available for LEED ND Location credit and individual LT credits. 4. Determine final credit achievement pathway 5. Gather and confirm LEED ND project info	N/A
2				Credit 2	**Sensitive Land Protection**		2	Choose site that is **not**: undeveloped, prime farmland, floodplains, habitat for fed or state's endangered species, areas within 100 ft of water or 50 ft of wetland.		Required **documents**: site map(s) showing project boundary, development footprint, any previous development, any sensitive areas, and any minor improvements in required buffers. **SS Site is previously developed and meets criteria.**	Previously developed.
2				Credit 3	**High Priority Site**		3	**Opt 1.** Locate on an infill location in a historic district **OR Opt 2**. locate site on one of the following: site listed by the EPA National Priorities List, a Federal Empowerment Zone site, a Federal Enterprise Community site, a Federal Renewal Community site, a Dep of the Treasury Community Devt Financial Institutions Fund Qualified Low-Income Community (a subset of the New Markets Tax Credit Program), a site in a U.S. Department of Housing and Urban Development's Qualified Census Tract (QCT) or Difficult Development Area (DDA); or a local equivalent program administered at the national level for projects outside the U.S.designed Priority location **OR Opt 3**. Brownfield remediation		The project is ineligible unless a Phase 2 Environmental Assesment requires remediation and remediation is carried out. OR (1) a site listed by the EPA National Priorities List; (2) a Federal Promise Zone; (3) a Qualified Opportunity Zone; (4) a Qualified Low-Income Community (a subset of the New Markets Tax Credit Program); or (5) Difficult Development Area (DDA);	Project located in a DDA
4				Credit 4	**Surrounding Density and Diverse Uses**		4	**Option 1**: Surroung density: Locate on a site whose surrounding exsisting desity within a 1/4 mile radius is: for 22,000 sq.ft. of buildable land has 7 DU/acre and 0.5 FAR (**2 points**) and for 35,0000 sq. ft. of buildable land has 12 DU/acre and 0.8 FAR (**3 points**)	ECSG		**Project qualifies for surrounding density (Project can earn total of 5 points for Surr. Den. and Div Uses if pursues the v4.1 Walkscore Path)**
2					**Diverse Uses**		2	**Option 2**: Diverse Uses: Construct building such that the building's main entrance is within 1/2 mile walking distance of the main exntrance to 4-7 (**1 point**) or +8 (**2 points**) existing and publicly available diverse uses. Restrictions apply: A use counts as only one type, no more than two uses in each use type may be counted, the counted uses must represent at least three of the five categories, exclusive of the building's primary use.	ECSG	Required **documents: Opt 2**: Vicinity plan highlighting 1/2 mile radius from bldg entrance including existing and publicly available diverse uses. Close proximity to Dolphin Mall.	**Walgreens, WeWork Office, Citibank, Southpointe Elementary, Chabad of South Beach, Minibar, Under the Mango Tree**
3	1			Credit 5	**Access to quality transit**		5	Locate any entry of project within a 1/4 mile walking distance of existing or planned bus, streetcar or rideshare stops **OR** within 1/2 mile walking distance of existing or planned bus rapid transit stops light or heavy rail stations, commuter rail stations or ferry terminals. Both weekday and weekend trip minimums must be met. For bus, streetcar, 1 pt = 72 weekday trips/ 40 weekend trips, 3 pts = 144/ 108, 5 pts = 360/ 216. For commuter rail and ferry: 1 pt= 24 weekday/6 weekend, 2 pts= 40 weekday/8 weekend, 3 pts= 60 weekday/12 weekend. Projects served by two or more transit routes such that no one route provides more than 60% of the prescribed levels may earn one additional point, up to the maximum number of points.	ECSG	Required **documents**: Map showing project, project boundary, transit stop locations, and walking routes and distances to those stops, Timetables or other service-level documentation, If applicable, documentation of planned transit or restoration of temporarily rerouted service, Map showing walkshed boundary. Differences for Schools.	103 - Weekday: 31/Weekend: 29 ; 113 - Weekday: 20/Weekend: 17; 120 - Weekday: 82 / Weekend: 52 ; MB-SBL - Weekday: 64 /Weekend: 64 ; Total: 197 / 162 Submit with v4.1
1				Credit 6	**Bicycle Facilities**		1	Located fuctional entry or bike storage within a 200 yard walking or biking distance that connects to at least one of the following- 10 diverse uses, a school or employment center if 50% of floor is residential or bus transit, light/heavy/commuter rail station, ferry terminal. **Case 1-** *Commercial or Institutional Projects:* **Provide secure bicycle racks for 2.5% of all peak visitors** 5% of the building users & provide 1 on site shower with changing facility for first 100 building occupants and one additional shower for every 150 occupants.	Architect/ ECSG	Required **document**s: Vicinity map showing bicycle network and route and distance along network to eligible destination(s), Site plan showing bicycle storage locations, Site plan showing bicycle storage location with walking route to main entrance and bicycling route to school boundary (Schools only), Calculations for storage and shower facilities, Description of programs to support bicycle use (retail only).	Provide showers/changing rooms; long-term bike racks for 5% of FTEs and short-term bike racks for 2.5% of peak visitors; NEED: at least 1 short term space and 7 long-term spaces - Team plans to provide: 10 long-term bike racks in the cellar and 4 showers
1				Credit 7	**Reduced Parking Footprint**		1	Do not exceed the min local code requirement for parking capacity, provide parking that is a percentage reduction below base ratios of Parking Consultants Council. **Case 1-**For projects not earning points under LT Credit Surrounding Density and Diverse Uses or LT Credit Access to Quality Transit must **achieve 20% reduction in base parking ratios. Case 2-** For projects earning 1 or more points under either LT Credit Surrounding Density and Diverse Uses or LT Credit to Quality Transit must achieve 40% reduction. **All- Provide preferred parking for carpools for 5% of total parking spaces after reductions are made.**	Architect	Required **documents**: Site plan indicating parking areas and preferred parking spaces, Calculations demonstrating threshold achievement, Drawings or photographs of signage or pavement markings indicating reserved status of preferred parking areas.	138 spaces provided - Project team plans to charge for parking; project qualifies via v4.1 ACP

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1				Credit 8	**Green Vehicles**	1	Designate 5% of all parking spaces as preferred for green vehicles. Green vehicles must achieve a min score of 45 on the American Council for an Energy Efficient Economy (ACEEE) annual vehicle rating guide. A discounted parking rate of at least 20% for green vehicles is an acceptable sub for preferred parking spaces. **In addition, Opt 1:** one of the following must be achieved, Install Electrical vehicle supply equipment (EVSE) in 2% of all parking spaces used by project **OR Opt 2**: instead liquid or gas alternative fuel fueling facilities or a battery switching station capable of refueling a number of vehicles per day equal to at least 2 % of all spaces.	Architect/ Owner/ MEP	Required **documents**: Parking or site plan indicating main building entrance, preferred parking spaces, and alternative-fuel fueling stations; calculations based on total parking capacity, **For preferred parking spaces**: photographs of signage or pavement marking, **For electric vehicle charging spaces**: photographs of signage or pavement marking, **For discounted parking rate**: copy of communication to building occupants or photograph of signage, **For electrical connectors**: manufacturers' product specifications indicating charge level, compliance with relevant standard, and Internet addressability, **For liquid or gas fueling stations**:, manufacturers' product specifications indicating fuel type and refueling rate (in case of Opt 2). Differences apply for Schools and warehouse/dist.	**Provide charging spaces for 5% of total parking spaces for the project - 7 spaces - ownership confirmed**
Y				C	Prereq 1	**Construction Activity Pollution Prevention**	0	Create and implement an erosion and sedimentation control plan for all construction activities associated with the project. The plan must conform to the erosion and sedimentation requirements of the 2012 U.S. Environmental Protection Agency (EPA) Construction General Permit (CGP) or local equivalent, whichever is more stringent. Projects must apply the CGP regardless of size. The plan must describe the measures implemented.	Civil	Required **docs using 2012 EPA CGP**: Description of compliance with EPA CGP, Comparison of local standards and codes with EPA CGP. **Projects using local standards and codes**: last in list above, Comparison of local standards and codes with EPA CGP, Description of how project complies with local standards and codes, Drawings depicting erosion and sedimentation control measures implemented, Written declaration from general contractor or builder who implemented plan **OR** Date-stamped photos **OR** A description of plan implementation.	**Mandatory**
1				D	Credit 1	**Site Assessment**	1	Complete and document a site survey that **includes**: **topography, hydrology, climate, vegetation, soils, human use and human health effects.** Assessment should demonstrate relationships between site features and how they'll influence topics listed. Give reason for not addressing these topics.	Owner / Civil / AIA	Required docs for **all projects**: Site survey or assessment plan or map, Site assessment worksheet or equivalent narrative	**Recommended; ECSG to document**
	2			D	Credit 2	**Site Development - Protect or Restore Habitat**	2	Preserve and protect from all development and construction activity 40% of the greenfield area on the site **AND Opt 1-** onsite restoration: using native or adapted vegetation, restore 30% of all portions of the site identifed as prev developed (2 pts) **OR Opt 2-** Financial support: provide financial support equivalet to at least $0.40 per sq ft for the total site area (1 pt).	AIA / Landscape	Required for **all projects**: Greenfield area calculations, Description of greenfield area protection (if applicable). For **Opt 1**: Native or adapted vegetation calculations, Site plan depicting project boundary, building footprint, preserved greenfield area(s) (if applicable), previously developed area, restored area, native and adapted vegetation, plant species, other ecologically appropriate features, and any other relevant site conditions, Description of disturbed or compacted soils to be revegetated, Reference soil characteristics and soil test results. For **Opt 2**: Financial support calculations, Agreement with land trust or conservation organization, U.S. projects: Confirmation that land trust is accredited by Land Trust Alliance, Projects outside U.S.: Verification that conservation organization is nationally or locally recognized; description of qualifications and mission of conservation organization.	TBD - NEED: Landscape drawings - design landscaped area with 100% native and adaptive plant palette
1				D	Credit 3	**Open Space**	1	Provide outdoor space greater than or equal to 30% of the total site area (including building footprint). A min of 25% of that outdoor space must be vegetated (turf grass does not count) or have overhead vegetated canopy. The outdoor space must be physically accessible and be **one or more of the following**: a pedestrian-oriented paving or turf area with physical site elements that accommodate outdoor social activities, a recreation-oriented paving or turf area with physical site elements that encourage physical activity, a garden space with a diversity of vegetation types and species that provide opportunities for year-round visual interest, a garden space dedicated to community gardens or urban food production, **preserved or created habitat that meets the criteria of SS Credit Site Dev: Protect or Restore Habitat and also includes elements of human interaction.** Wetlands or naturally designed ponds may count as open space if the side slope gradients average 1:4 (vertical: horizontal) or less and are vegetated.	AIA / Landscape	Required docs: Site plan that indicates project boundary and campus or master plan boundary (if applicable), highlighting location and size of any open spaces, vegetated areas, plant species, wetlands or naturalistic man-made ponds (with side slopes noted), and vegetated roofs, Open space and vegetated area calculations, Description of how open space is physically accessible and meets area type criteria, Floor-area ratio (only for projects with vegetated roofs).	Highly recommend; Likely to comply but unable to confirm qualifying vegetated open spaces without landscape drawings - NEED: Pedestrian-oriented open spaces, 25% of which must be vegetated
3				D	Credit 4	**Rainwater Management**	3	**Option 1- Path 1** (1 pt possible)- Manage on site the run off from developed site for the 95th percentile of regional or local rainfall events using low-impact development and green infrastructure **OR Path 2** (3 pt)- for the 98th percentile **OR Path 3** (3 pts)- for zero lot line projects in urban areas w/ min of 1.5 FAR manage, manage 85th percentile. **OR Option 2 (3 pts)-** Manage onsite the annual increase in runoff volume from the natural land over condition to the postdeveloped condition	Civil	Required **docs**: Rainfall data, Rainfall events calculator or calculations for the chosen percentile storm, Runoff volume calculations, Plans, details, or cross sections depicting site conditions and GI or LID strategies, highlighting topography, direction of water flow, and area of site that each facility addresses, Narrative confirming measures qualify as GI or LID, Calculations for volume of rainwater managed by GI or LID strategies, Explanation for why 10 years of historic rainfall data are not available for the project location (if applicable). **For opt 1, path 3**: Description of conditions that make the project zero lot line, Floor area ratio. **Opt 2**: Documents illustrating natural land cover conditions	**Highly recommend - Manage 98th percentile rain events (100th percentile for EP)**
2				D	Credit 5	**Heat Island Reductions**	2	**Opt 1-** Meet following criterion: Area of Nonroof Measures (.5) + Area of High-Reflective Roof (.75) + Area of Vegetated Roof (.75) must be greater than or equal to Total Site Paving Area + Total Roof Area. **Use combo of these measures**: nonroof, high reflectance roof and vegetated roof measurse (ADD MEASURES, http://www.usgbc.org/node/2613950?view=language) **OR Opt 2-** place a min of 75% of parking spaces under cover. Roof must be have a 3 year aged SRI of at least 32, be a vegetated roof or be covered by energy generation systems.	AIA/ GC	Required **docs**: Nonroof and roof area calculations, Site plan(s) with elements and measurements, including LEED project boundary, building footprint, roof and hardscape area, and area of each roof and nonroof measure, Manufacturer's documentation of SRI, SR, and paving permeability, Parking space calculations.	**Highly recommended - Use paving materials with a three-year aged solar reflectance (SR) value of at least 0.33 for paving; ENERGY-STAR Roofing Membrane is also required**
		1		D	Credit 6	**Light Pollution Reduction**	1	Meet uplight and light trespass requirements, using either **Option 1-** the backlight-uplight-glare (BUG) method OR **Option 2-** calculation method. (see TABLES, http://www.usgbc.org/node/2600382?return=/credits/new-construction/v4/sustainable-sites) AND **Opt 1&2**: Light trespass AND **Opt 1&2**: Internally illuminated exterior signage	AIA, Electrical Lighting Designer.	Required docs **for all projects**: site lighting plan with boundaries, elements, locations of fixtures, etc., Porjects with internally illuminated exterior signage only: provide max luminance data. For **Opt 1, Uplight**: Luminaire schedule showing uplight ratings. **Opt 1, Light trespass**: Luminaire schedle showing backlight and glare ratings and mounting heights. **Opt 2, Uplight**: Calcs for lumens per luninarie and lumens emitted above horizontal. **Opt 2, Light trespass**: Greatest vertical illuminance value for each vertical cal plan at lighting boundary.	TBD - Need to determing the lighting zone and have exterior lighting consultant weigh in on feasibility of pursuing credit

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1				D	Credit 9	**Tenant Design and Construction Guidelines**	1	Publish illustrated document that provides tenant with sustainable design information and demonstrates consistancy across whole LEED strategy.	ECSG / Owner		ECSG to draft

Points											
High	Med.	Low	No								
Y				D	Prereq 1	**Outdoor Water Use Reduction**	0	**Opt 1-** Show that landscape does not require irrigation system beyond a max two year establishment period **OR Opt 2-** reduce the project's landscape water requirement by at least 30% from calculated baseline for site's watering/ month. Reductions through plant speicies selection and irrigation system must meet EPA WaterSense Budget Tool.	ECSG	Required docs for **Option 1**: Site plan showing vegetated areas and Narrative for plant species and water requirements. For **Opt 2**: Site plan showing location and size of landscape zones ad Water Budget Tool report.	Mandatory 30% reduction from baseline - See Outdoor Water Comments
Y				D	Prereq 2	**Indoor Water Use Reduction**	0	Reduce aggregate water consumption by 20% from the following current baselines: toilets*- 1.6 gpf, urinal*- 1.0 gpf, public lavatory faucet- 0.5 gpm at 60 psi, private lavatory faucet*- 2.2 gpm at 60 psi, kitchen faucent- 2.2 gpm at 60 psi and showerhead*- 2.5 gpm at 80 psi per shower stall. *must be WaterSense labeled. There are standards for appliance and water use and standard for processes.	Architect	Required **docs**: Product cutsheets, manufacturers' information, Indoor water use calculator.	**MANDATORY; Cooling Tower must have Make-Up Water Meter (already planning on providing), conductivity controllers, overflow alarms, drift eliminators**
Y					Credit 1	**Building-level water metering**	2	Install permanent water meters that measure the total potable water use for the building and associated grounds. Data must be complied into monthly & annual summaries. Commit to sharing with USGBC the resulting while-project water usage data for 5 year period beginning the project acceptance date.	MEP/ Owenr	Required **docs**: Meter declaration and Sharing commitment.	Required
1		1		D	Credit 1	**Outdoor Water Use Reduction**	2	**Opt 1-** Show that landscape does not require irrigation system beyond a max two year establishment period **OR Opt 2-** reduce the project's landscape water requirement by at least 50% from calculated baseline for site's peak watering month. Reductions through plant speicies selection and irrigation system must meet EPA WaterSense Budget Tool. **If** reduced 50%, 1 point earned. 100%, 2 point	Landscape	Required docs for **Opt 2**: Alternative water source and controls calculations. No permenant irrigation. 100% native plant pallette.	Use 100% native/adaptive plant palette - high drought tolerant plants; drip irrigation and avoid the use of turf grass - unable to confirm without landscape drawings (were not provided in 100% DD Set recieved - need to confirm if any of the old plans apply)
4	1	1		D	Credit 2	**Indoor Water Use Reduction**	6	Further reduce fixture and fitting water use from the calculated baseline in WE prereq 2. Points for water use reductions (BD&C) : 25%-1 pt, 30%- 2 pts, 35%- 3, 40%- 4 pts, 45%-5 pts, 50% 6 pts.	ECSG	Required docs: Alternative water source calculations (if applicable), Plumbing system design drawings (if applicable), Alternative water narrative, Cutsheets, manufacturers' information, Indoor water use calculator	Max flow of .5gpm for private lav; .25gpm for public lav (metering); .5gpm for public lav; 1.5 gpm for showerhead; 1.5gpm for sink faucet; .125 gpf urinal; 1.28gpf WC are specified; need 40% savings for 4 points - NEED: product cut sheets OR plumbing schedule to document
	2				Credit 3	**Cooling tower water use**	2	Conduct one-time potable water analysis and measure at least the 5 parameters listed w/ maximun levels: Ca (as CaCo3)- 1000 ppm, Total alkalinity- 1000 ppm, SiO2- 100 ppm, Cl- 250 ppm and Conductivity- 2000 micro siemens per cm. Calculate the number of cooling tower cycles by dividing the max allowed concentration level of each parameter by the actual concentraion level of each parameter found in the potable makeup water. 1 point if max number of cycles acheived without exceeding filtration levels or affecting operation of condenser water system. 2 points if achieves a min of 10 cycles by increasing level of treatment in condenser/make-up water or achieve the number of cycles for 1 point and use a min 20% recycled nonpotable water.	MEP	Required **docs for achieving 1 point**: Potable water analysis results, Potable water analysis narrative and Cycles of concentration calculations. **For achieving 2 points**: Above plus Nonpotable water calculations, Water treatment calculations, Nonpotable water analysis (if using 100% nonpotable water).	**TBD if project is using cooling tower**
1					Credit 4	**Water Metering**	1	Install permanent water meters **for two or more** of the following water subsytems: - Irrigation: meter water systems serving at least 80% of the irrigated landscaped area. - Indoor plumbing fixtures/fittings: meter water systems serving at least 80% of indoor fixtures. - Domestic hot water: meter water use of at least 80% of installed domestic hot water heating cap. - Boiler with aggregate projected annual water use of 100,00 gallons or more or a boiler of more than 500,00 BtuH. - Reclaimed water: meter. - Other process water: meter at least 80%.	MEP / AIA	Required **docs**: Water metering strategy narrative. **Step by step-** Step 1. Identify candidate systems for submetering, Step 2. Determine scope of submetering, Step 3. Select metering equipment.	**Submeter irrigation and one other subsystem**

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4	5	18	5		Energy & Atmosphere	Possible Points	33	Requirements	Responsible	Action Needed	Recommendations
High	Med.	Low	No								
Y				C	Prereq 1	**Fundamental commissioning and verification**	0	Complete commissioning (Cx) process activities for mechanical, electrical, plumbing, and renewable energy systems and assemblies, in accordance with ASHRAE Guideline 0-2005 and ASHRAE Guideline 1.1–2007 for HVAC&R Systems, as they relate to energy, water, indoor environmental quality, and durability. Requirements for exterior enclosures are limited to inclusion in the owner's project requirements (OPR) and basis of design (BOD), as well as the review of the OPR, BOD and project design. NIBS Guideline 3-2012 for Exterior Enclosures provides additional guidance. Prepare and maintain a current facilities requirements and operations and maintenance plan that contains the information necessary to operate the building efficiently.	ECSG/ GC	Required **docs**: CxA previous experience, Confirmation of OPR and BOD contents, List of systems to be commissioned, Verification of CxA activities and reviews x, Cx plan, Documentation of testing and verification, CFR, O&M plan, Cx report. **Steps**: Develop the OPR and a BOD. Review them and project design. Develop and implement a Cx plan. Confirm incorporation of Cx requirements into the construction docs. Develop construction checklist. Develop a system test procedure. Verify system test execution. Maintain an issues and benefits log throughout the process. Prepare a final Cx process report. Document all findings and recommendations and report directly to owner throughout process.	**Mandatory**
Y				D	Prereq 2	**Minimum Energy Performance**	0	**Opt 1:** Demonstrate an improvement of 5% for new construction, 3% for major renovations, or 2% for core and shell projects in the proposed building performance rating compared with the baseline building performance rating. The proposed design must meet the following criteria: compliance with the mandatory provisions of ANSI/ASHRAE/IESNA Standard 90.1–2010, with errata; inclusion of all energy consumption and costs within and associated with the building project; and comparison against a baseline building that complies with Standard 90.1–2010, Appendix G, with errata.	MEP / ECSG	Required docs for **Opt 1**: Appendix G energy modeling inputs, Input-output reports from modeling software, Exceptional calculations (if applicable), Energy consumption and demand for each building end use and fuel type, Fuels rates, Data center calculator (if applicable), Retail process energy calculator (if applicable). **Opt 2**: AEDG compliance tables. **Opt 3**: Target Finder results, summary, Confirmation that all aspects of CPG Sections 1 and 2 were met, Building configuration analysis, Building loads and mechanical system design capacity, Insulation installation details, Building envelope details, Domestic hot water efficiency, Narrative or calculations for CPG enhanced performance strategies.	**Mandatory: model the building using energy modeling softeware and compare anticipated design performance with baseline building performance. Demonstrate minimum 2% performance above ASHRAE. Design case building should be compared to a ASHRAE "system 8" (VAV w/ parallel fan-powered boxes and reheat, VAV fan control, chilled water cooling and elec. resistance heat. The envelope must be compared to Roof R-15, Vertical Glazing U1.2/SHGC .25 on all and Lighting power densities as per table 9.6.1 (ASHRAE 90.1)**
Y				D	Prereq 3	**Building-level energy metering**	0	Install new or use existing building-level energy meters, or submeters that can be aggregated to provide building-level data representing total building energy consumption. Commit to sharing with USGBC the resulting consumption/electrical deman data for a 5 year period beginning on the prject acceptance date for LEED. at min, consumption must be tracked monthly.	MEP	Required docs: Location of all meters, Meter ownership, Letter of Owner Commitment, Systems metered must aggregate to the whole building energy use.	Mandatory
Y					Prereq 4	**Fundamental Refrigerant Management**	0	Do not use chlorofluorocarbon (CFC)-based refrigerants in new HVAC&R systems. When reusing existing HVAC&R equipment, complete a comprehensive CFC phase-out conversion before project completion. Phase-out plans extending beyond the project completion date will be considered on their merits. Existing small HVAC&R that contain less than 0.5 lbs of refrigerant are exempt.	MEP	Required docs for **all equipment**: Equipment type, Confirmation that no new or existing equipment contains CFCs, Refrigerant type. For **when phaseout required**: above plus CFC conversion or replacement plan, Refrigerant leakage rate, quantity, Phase-out completion date.	Mandatory
3	2	1			Credit 1	**Enhanced Commissioning**	6	**See prereq 1. Option 1- Path 1**: enhanced commissioning (3 pts) OR **Path 2**: achieve Path 1 **AND** develop monitoring-based commissioning (4 pts) Adress **AND/OR** envelope commissioning (2 pts)	ECSG	Required docs for **all Options and paths**: List of all tasks completed as part of Cx activities, Training outline and participation list, Confirmation of systems manual delivery, Ongoing Cx plan, Inclusion of monitoring and tracking in Cx plan. For **Opt 1, path 2**: Inclusion of monitoring and tracking in Cx plan. For **Opt 2**: Inclusion of envelope in Cx plan. For **Opt 1, Path 1 & 2**: Verification of additional reviews per Data Center requirements (data centers only).	**Highly recommend; also consider Envelope Commissioning if the project team plans to have an envelope consultant on board**
				D	Credit 2	**Optimize Energy Performance**		Option 1: Establish an energy performance target no later than the schematic design phase. The target must be established as kBtu per square foot-year (kW per square meter-year) of source energy use. Follow EA Prereq 1 to demonstrate % improvement compared with baseline: (1-18 pts): 3% improvement in energy performance	AIA/ MEP/ ECSG	Required docs: Appendix G energy modeling inputs, Input and output reports from modeling software, Renewable energy (if applicable), Exceptional calculations (if applicable), Target Finder results and summary, Energy consumption and demand for each building end use and fuel type, Fuels rate.	**See comments in Minimum Energy Performance; initial savings goal of 9%**
		1					1	5% improvement in energy performance		See above	
		1					1	7% improvement in energy performance		See above	
		1					1	9% improvement in energy performance		See above	
		1					1	11% improvement in energy performance		See above	
		1					1	13% improvement in energy performance		See above	
		1					1	15% improvement in energy performance		See above	
		1					1	17% improvement in energy performance		See above	
		1					1	19% improvement in energy performance		See above	
		1					1	21% improvement in energy performance		See above	
		1					1	23% improvement in energy performance		See above	
		1					1	26% improvement in energy performance		See above	
		1					1	29% improvement in energy performance		See above	
		1					1	32% improvement in energy performance		See above	
		1					1	35% improvement in energy performance		See above	
		1					1	39% improvement in energy performance		See above	
		1					1	43% improvement in energy performance		See above	
		1					1	47% improvement in energy performance		See above	

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	1			C	Credit 3	**Advanced energy metering**	1	Install advanced energy metering for whole-energy sources used by building and any individual energy end uses that represent 10% or more of the total annual consumption of building. Meter systems must have certain characteristics	AIA/ MEP/ ECSG	Required docs: List of all advanced meters to be installed, including type, energy source metered and Manufacturers' cutsheets.	Key requirement here is: Provide advanced metering for any individual energy end uses that represent 10% or more of the total annual consumption of the building.
			2	D	Credit 4	**Demand Response**	2	Design building and equipment for participation in demand response programs through load shedding or shifting. **Case 1**: if DR program is existing complete following: **-** design system with the capability for real-time, fully-automated DR based on extrenal initiation by DR provider, enrooll in a min 1 year DR participation for at least 10% of est. peak electrcity demand, develop plan for meeting commitment and include DR process in the scope of work for the Cx. **Case 2-** provide infrastructre to take advantage of future DR programs: **-** install interval recording meters with communications and ability for the building automation system to accept an external price or control signal, **-** develop plan to shed at least 10% off building est peak electrcity, **-** include the DR process in scope of work for Cx, **-** contact local utility representatives to discuss future DR programs.		Required docs: Proof of enrollment in DR program (applies only to Case 1), Evidence of ability to shed 10% of peak demand, Confirmation that system is capable of receiving and acting on external signal, Action plan for meeting reduction requirement during event, Inclusion of DR in CxA systems testing plan.	TBD; likely not going to pursue
			3	C	Credit 5	**Renewable enery production**	3	Calculate % renewable energy= equiv cost of usable energy produced by the renewable energy system/total building annual energy cost. The use of solar gardens or community renewable energy systems is allowed if project owns system or system is located with the same utility service area as facility claiming use. **Points for renewable energy** (except CS): 1%- 1 pt, 5%- 2 pts, 10%- 3 pts.	AIA/ MEP/ ECSG	Required docs for **on-site systems**: Renewable system rated capacity, Calculations to determine energy generated, Equivalent cost of renewable energy produced, Documentation of annual energy costs. For **third party system and community systems**: Contract indicating duration. For **community system**: Documentation indicating percentage ownership of community system. If **selling RECs**: Contract for REC or offset purchase, Green-e certification.	No renewables currently within project scope
	1			C	Credit 6	**Enhanced Refrigerant management**	1	**Opt 1-** Do not use refrigerants, or use only refrigerants (naturally occurring or synthetic) that have an ozone depletion potential (ODP) of zero and a global warming potential (GWP) of less than 50. **Opt 2-** Select refrigerants that are used in HVAC&R equipment to minimize or eliminate the emission of compounds that contribute to ozone depletion and climate change. The combination of all new and existing base building and tenant HVAC&R equipment that serve the project must comply with the following formula: LCGWP + LCODP x 10^5 less than or equal to 100. (IP units)	MEP	Required for **Option 1**: Confirmation that only no or low-impact refrigerants are used. For **Option 2**: Equipment type, Equipment cooling capacity, Equipment quantity, Refrigerant type, Refrigerant charge (plus supporting documentation, if applicable), Refrigerant charge calculations (for VRF systems only), Equipment life (plus supporting documentation, if applicable), Add row Provide Refrigerant equipment schedule or GreenChill certification (commercial refrigeration systems), Leak test results (commercial refrigeration systems only).	Recommend - likely to comply
		2		C	Credit 7	**Green Power and Carbon Offsets**	2	Engage in a contract for qualified resources that have come online since January 1, 2005, for a minimum of five years, to be delivered at least annually. The contract must specify the provision of at least 50% (**1 point**) or 100% (**2 points**) of the project's energy from green power, carbon offsets, or renewable energy certificates (RECs).	ECSG / Owner	Required docs: Annual electricity and nonelectricity energy use calculations, Calculations showing required REC, green power, or carbon offsets for targeted point threshold, Purchase contract or letter of commitment showing REC, green power, or carbon offsets for targeted point threshold, Green-e equivalency documentation, if not Green-e certified.	**Recommend pursuing at least 1 point**

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6	2	2	4		Materials & Resources	Possible Points	14	Requirements	Responsible	Action Needed	Recommendations
High	Med.	Low	No								
Y				D	Prereq 1	**Storage & Collection of Recyclables**	0	Provide dedicated areas accessible to waste haulers and building occupants for the collection and storage of recyclable materials for the entire building. Collection and storage areas may be separate locations. Recyclable materials must include mixed paper, corrugated cardboard, glass, plastics, and metals. Take appropriate measures for the safe collection, storage, and disposal of two of the following: batteries, mercury-containing lamps, and electronic waste.	AIA	Required docs: Verification of recycled material types, Narrative describing recycling storage and collection strategies, Floor plans indicating recycling storage and collection areas. For Retail only: Methodology and results of waste stream study.	Mandatory; Dumpster Areas labeled as Recycling Area/Trash . On every floor, by Restroom/Water Fountain area, recycling bins will be provided.. E-waste collector and mercury lamp disposal in Trash/Recycling Room
Y				C	Prereq 2	**Construction and demolition waste management planning**	0	Develop and implement a construction and demolition waste management plan: Establish waste diversion goals for the project by identifying at least five materials (both structural and nonstructural) targeted for diversion. approximate a percentage of the overall project waste that these materials represent. Specify whether materials will be separated or commingled and describe the diversion strategies planned for the project. Describe where the materials will be taken and how the recycling facility will process the material.	GC / Owner	Required docs: Construction waste management plan and Total construction waste.	Mandatory
1	2	2		C	Credit 1	**Building life-cycle impact reduction**	5	**Option 4-** While building life cycle assessment (3 pts): For new construction (buildings or portions of buildings), conduct a life-cycle assessment of the project's structure and enclosure that demonstrates a minimum of 10% reduction, compared with a baseline building, in at least three of the six impact categories listed below, one of which must be global warming potential. No impact category assessed as part of the life-cycle assessment may increase by more than 5% compared with the baseline building. Use the same life-cycle assessment software tools and data sets to evaluate both the baseline building and the proposed building, and report all listed impact categories. Data sets must be compliant with ISO 14044. **Select at least three** of the following impact categories for reduction: - global warming potential (greenhouse gases), in CO2e; - depletion of the stratospheric ozone layer, in kg CFC-11; - acidification of land and water sources, in moles H+ or kg SO2; - eutrophication, in kg nitrogen or kg phosphate; - formation of tropospheric ozone, in kg NOx or kg ethene; and epletion of nonrenewable energy resources, in MJ. depletion of nonrenewable energy resources, in MJ.	ECSG/ Owner	Required docs for **Opt 1**: Documentation of historic designation status, Narrative describing demolition (if any), Documentation of how additions and alterations (if any) meet local review board requirements. For **Opt 2**: Narrative describing abandoned or blighted status, Reused elements table and calculations. For **Opt 3**: Reused elements table and calculations. For **Opt 4:** Description of LCA assumptions, scope, and analysis process for baseline building and proposed building, Life-cycle impact assessment summary showing outputs of proposed building with percentage change from baseline building for all impact indicators.	Document via v4.1 - earn at least 1 point
1				C	Credit 2	**Building product discloser and optimiatization- environmental procuct declarations**	1	**Option 1- Environment product declaration (EPD) (1 pt)** Use at lest 20 diff permanenty installed products sourced from at least 5 diff manufactuers that meet one of these disclosures: - product-specific declaration - EPD which which conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930 and have at least a cradle to gate scope. or - USGBC approved program	Contractor	Required docs for **Opt 1**: MR building product disclosure and optimization calculator or equivalent tracking tool, EPD and LCA reports or compliant summary documents for 100% of products contributing toward credit.	**ECSG to document it via Material Invoice/Submittals**
			1				1	**AND/OR Option 2- Multi-attribute optimization (1pt)-** Use products that comply with one of the criteria below for 50%, by cost, of the total value of permanently installed products in the project: - Third party certified products that demonstrate impact reduction below industry average in at least 3 of the following categories are valued at 100% of their cost for credit achievement calculations: global warming potential, depletion of ozone layer, acidifcation of land/water sources, eutrophication, formation of tropospheric ozone or depletion of nonrewable energy resources. - USGBC approved programs.		Required docs for **Opt 2**: MR building product disclosure and optimization calculator or equivalent tracking tool and Documentation of compliance with USGBC-approved program.	
1				C	Credit 3	**Building product disclosure and optimization- sourcing of raw materials**	1	**Option 1-** Raw material source and extraction reporting (1 point)- Use at least 20 different permanently installed products from at least five different manufacturers that have publicly released a report from their raw material suppliers which include raw material supplier extraction locations, a commitment to long-term ecologically responsible land use, a commitment to reducing environmental harms from extraction and/or manufacturing processes, and a commitment to meeting applicable standards or programs voluntarily that address responsible sourcing criteria.	G.C. / Owner	Required docs for **Opt 1**: MR building product disclosure and optimization calculator or equivalent tracking tool and Corporate sustainability reports for 100% of products contributing toward credit.	**ECSG to document it via Material Invoice/Submittals**
			1				1	**AND/OR Option 2-** Leadership extraction practices (1 point) Use products that meet at least one of the responsible extraction criteria below for at least 25%, by cost, of the total value of permanently installed building products in the project: Extended producer responsibility, bio-based materials, wood products, material resuse, recycled content or USGBC approved program.		Required docs for **Opt 2**: MR building product disclosure and optimization calculator or equivalent tracking tool and Documentation of product claims for credit requirements or other USGBC-approved program.	

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1				C	Credit 4	**Building product disclosure and optimization- material ingredients**		1	**Option 1.** Material ingredient reporting (1 pt): Use at least 20 different permanently installed products from at least five different manufacturers that use any of the following programs to demonstrate the chemical inventory of the product to at least 0.1% (1000 ppm): Manufactuer Inventory, Health Product Declaration, Cradle to Cradle, USGBC approved program. AND/OR		Required docs for **Opt 1**: MR building product disclosure and optimization calculator or equivalent tracking tool, Documentation of chemical inventory through Health Product Declaration, Cradle to Cradle certification labels, manufacturers' lists of ingredients with GreenScreen assessment reports for confidential ingredients, or USGBC-approved programs (if applicable).	**ECSG to document it via Material Invoice/Submittals**
			1					1	**AND/OR Option 2.** Material ingredient optimization (1 pt): Use products that document their material ingredient optimization using the paths below for at least 25%, by cost, of the total value of permanently installed products in the project.		Required docs for **Opt 2**: MR building product disclosure and optimization calculator or equivalent tracking tool, Verification of ingredient optimization through Cradle to Cradle certification labels, manufacturers' lists of ingredients with GreenScreen benchmarks listed for all ingredients, or manufacturers' declaration (for REACH), or USGBC-approved programs (if applicable).	
			1					1	**Option 3.** Product Manufacturer Supply Chain Optimization (1 point) Use building products for at least 25%, by cost, of the total value of permanently installed products in the project that: Are sourced from product manufacturers who engage in validated and robust safety, health, hazard, and risk programs which at a minimum document at least 99% (by weight) of the ingredients used to make the building product or building material, and re sourced from product manufacturers with independent third party verification of their supply chain that at a minimum verifies: Processes are in place to communicate and transparently prioritize chemical ingredients along the supply chain according to available hazard, Processes are in place to identify, document, and communicate information on health, safety and environmental characteristics of chemical ingredients , Processes are in place to implement measures to manage the health, safety and environmental hazard and risk of chemical ingredients, Processes are in place to optimize health, safety and environmental impacts when designing and improving chemical ingredients, Processes are in place to communicate, receive and evaluate chemical ingredient safety and stewardship information along the supply chain , Safety and stewardship information about the chemical ingredients is publicly available from all points along the supply chain		Required docs for **Opt 3**: Documentation of supply chain optimization	
2				C	Credit 5	**Construction and demolition waste management**		2	Recycle and/or salvage nonhazardous construction and demolition materials. Calculations can be by weight or volume but must be consistent throughout. Exclude excavated soil, land-clearing debris, and alternative daily cover (ADC). Include wood waste converted to fuel (bio-fuel) in the calculations; other types of waste-to-energy are not considered diversion for this credit. **Option 1-** Diversion (1-2 pts) **Path 1** (1 pt)- Divert at least 50% of the total construction and demo material, must include at least 3 material system. **OR Path 2** (2 pts) **-** Divert at least 75% of the total construction and demo materials, must include at least 4 material streams. **OR Option 2-** (2 pts) Do not generate more than 2.5 lbs of construction waste per sq/ ft of building's floor area.	Architect/ Contractor /ECSG	Required docs for **Opt 1**: MR construction and demolition waste management calculator or equivalent tool, tracking total and diverted waste amounts and material streams, Documentation of recycling rates for commingled facilities (if applicable), Justification narrative for use of waste-to-energy strategy (if applicable), Documentation of waste-to-energy facilities adhering to relevant EN standards (if applicable). for **Opt 2**: Total waste per area.	**ECSG to document it; NEED: CWM Hauler details**

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6	1	1	2	Indoor Environmental Quality		Possible Points	11	Requirements	Responsible	Action Needed	Recommendations
High	Med.	Low	No								
Y				D	Prereq 1	**Minimum indoor air quality performance**	0	**Option 1-** Meet the minimum requirements of Sections 4-7 of ASHRAE Standard 62.1-2010, Ventilation for Acceptable Indoor Air Quality (with errata). AND Meet Mechanically and/or Naturally Ventilated Space requirements. **Option 2-** Projects outside of US must meet Annex B of Comité Européen de Normalisation (CEN) Standard EN 15251–2007 and CEN Standard EN 13779–2007 (MAYBE MISSING A LIL INFO)	MEP	Required docs for **Opt 1 & 2**: Confirmation that project meets minimum requirements of ASHRAE 62.1–2010, Sections 4–7, or CEN Standard 13779–2007, Confirmation that project has MERV 11 or higher filters (if project is in nonattainment area for PM2.5), Ventilation rate procedure or CEN calculations and documentation of assumptions for calculation variables, Controls drawing showing monitoring devices (outdoor airflow measuring device, current transducer, airflow switch, or similar monitor, automatic indication device, CO2 sensor). ***For Naturally Ventilated spaces**: Confirmation that project meets minimum requirements of ASHRAE Standard 62.1–2010, Section 7, and exhaust ventilation requirements of Section 6.,Documentation of CIBSE flow diagram process for projec, Natural ventilation procedure calculations and ventilation opening information, Any natural ventilation exception from mechanical ventilation system (ASHRAE 62.1–2010, Section 6.4), Any exception from authority having jurisdiction, Controls drawing showing monitoring devices (outdoor airflow measuring device, current transducer, airflow switch, or similar monitor, automatic indication device, CO2 sensor)	**Mandatory; Ventilation air is to be provided in accordance with ASHRAE 62.1-2010, not FBC Mechanical. MEP to ensure they are performing their outside air calculations following the ventilation rate procedure in ASHRAE 62.1. Specifically, include Zone Air Distribution Effectiveness (Ez) factor. Currently, the column marked "O/A REQUIRED" is what ASHRAE considers the "uncorrected outdoor air flow." The final ventilation rate is determined by dividing this uncorrected flow by the Ez factor. Our office is available to meet with MEP to discuss this in further detail.**
Y				D	Prereq 2	**Environmental Tobacco Smoke** (ETS) **Control**	0	Prohibit smoking inside bldg, Prohibit smokng except in designated smoking areas within at least 25 ft of bldg entries, air intakes and operable windows. Also prohibit smoking smoking outside the property line in spaces used for business purposes. Signage must be posted within 10 ft of all building entrances indicating no-smoking policy. **Opt 1-** No Smoking, meet above req, **OR Opt 2-** Compartmentalization of Smoking Areas (*)	AIA/ Owner/ ECSG	Required docs for **all projects where smoking is prohibited**: description of project's no-smoking policy, including information on how policy is communicated to building occupants and enforced, Copy of no-smoking policy, signed letter from owner describing project's no-smoking policy and enforcement, or copy of any legally binding covenants or restrictions to verify status of residential units as nonsmoking, Scaled site plan or map showing the location of designated outdoor smoking and no-smoking areas, location of property line, and site boundary and indicating 25-foot (7.5-meter) distance from building openings, Drawings, photos, or other evidence of signage communicating no-smoking policy, Any code or landlord restrictions that prevent establishment of no-smoking requirements. Other requirements for residential projects.	Mandatory; project smoking policy required
1				D	Credit 1	**Enhanced indoor air quality strategies**	2	**Option 1-** Enhanced IAQ strategies. Comply with Mechanically ventilated spaces (entryway system, interior cross-contamination prevention and filtration) Adress: **A**. Entryway systems, **B**. Interior cross-contamination prevention, **C**. Filtration, **D**. Natural ventilation design calculations, **E**. Mixed mode calculations	MEP / AIA / Owner	Entryway systems - Install permanent entryway systems at least 10 feet (3 meters) long in the primary direction of travel to capture dirt and particulates entering the building at regularly used exterior entrances. Acceptable entryway systems include permanently installed grates, grilles, slotted systems that allow for cleaning underneath, rollout mats, and any other materials manufactured as entryway systems with equivalent or better performance. Maintain all on a weekly basis. B. Interior cross-contamination prevention - Sufficiently exhaust each space where hazardous gases or chemicals may be present or used (e.g., garages, housekeeping and laundry areas, copying and printing rooms), using the exhaust rates determined in EQ Prerequisite Minimum Indoor Air Quality Performance or a minimum of 0.50 cfm per square foot (2.54 l/s per square meter), to create negative pressure with respect to adjacent spaces when the doors to the room are closed. For each of these spaces, provide self-closing doors and deck-to-deck partitions or a hard-lid ceiling. C. Filtration - Each ventilation system that supplies outdoor air to occupied spaces must have particle filters or air-cleaning devices that meet one of the following filtration media requirements: minimum efficiency reporting value (MERV) of 13 or higher, in accordance with ASHRAE Standard 52.2–2007; or Class F7 or higher as defined by CEN Standard EN 779–2002, Particulate Air Filters for General Ventilation, Determination of the Filtration Performance.	**Highly recommend pursuing this credit. Requires (1) Entryway System, (2) janitorial closet details And (3) MERV 13 or Higher Filters.**
			1				1	**Option 2-** Additional Enhanced IAQ Strategies. Additionally **A**. Exterior contamination prevention, **B**. Increased ventilation, **C**. Carbon dioxide monitoring, **D**. Additional source control and monitoring **E**. Natural Ventilation room-by-room calculations.		For **Opt 2**: Exterior contamination prevention: narrative describing type of modeling; model output reports highlighting contaminant levels and required thresholds, Increased ventilation: confirmation (calculations are documented under EQ Prerequisite Minimum Indoor Air Quality Performance), Carbon dioxide monitoring: list of densely occupied spaces, space type, design CO2 concentrations, floor plan showing sensor locations, narrative describing CO2 setpoints, Additional source control and monitoring: description of likely air contaminants and how they were identified, description of materials handling plan, plans showing installed monitoring system, Natural ventilation: room-by-room calculations, narrative, and diagrams demonstrating effective natural ventilation per referenced standard	
3				D	Credit 2	**Low-emitting materials** *	3	This credit covers volatile organic compound (VOC) emissions into indoor air and the VOC content of materials, as well as the testing methods by which indoor VOC emissions are determined. Different materials must meet different requirements to be considered compliant for this credit. The building interior and exterior are organized in seven categories (Interior paints/coatings appled on site, Interior adhesives and sealants applied on site, flooring, composite wood, cielings, walls, thermal and acoustic insulation, furniture, exteriod appled products (healthcare and schools only), each with different thresholds of compliance. **Option 1-** Product Category Calcuations, Table of Thresholds of compliance with emissions and content standards for 7 cat of materials and Table of assiciated points (http://www.usgbc.org/node/2614095?return=/credits) **Option 2-** Budget Calculations Method, The budget method organizes the building interior into six assemblies: flooring, ceilings, walls, thermal and acoustic insulation and furniture (*Equations and Tables in link above)	AIA/ GC	Required docs for **both options**: USGBC low-emitting materials calculator, Product information (e.g., MSDS, third-party certifications, testing reports). Include low VOC requirements in specifications and track during construction.	**ECSG to document it via MEP, Paints & Coatings and Adhesives & Sealants and various other product submittals**

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1				C	Credit 3	**Construction IAQ Management Plan**	1	Develop and implement an IAQ management plan. During construction, meet or exceed all applicale recommended control measures of the Sheet Metal and Air Conditioning National Contractors Association (SMACNA) IAQ Guidelines for Occupied Buildings under Construction, 2nd edition, 2007, ANSI/SMACNA 008–2008, Chapter 3. Protect absorptive materials stored on-site and installed from moisture damage. Do not operate permanently installed air-handling equipment during construction unless filtration media with a minimum efficiency reporting value (MERV) of 8, as determined by ASHRAE 52.2–2007, with errata (or equivalent filtration media class of F5 or higher, as defined by CEN Standard EN 779–2002, Particulate Air Filters for General Ventilation, Determination of the Filtration Performance), are installed at each return air grille and return or transfer duct inlet opening such that there is no bypass around the filtration media. Prohibit the use of tobacco products inside the building and within 25 feet (8 meters) of the building entrance during construction.	GC / Owner	Required docs for **all** except Healthcare: IAQ management plan or detailed checklist, highlighting nonsmoking policy, Narrative describing protection measures for absorbent materials, Annotated photographs of indoor air and environmental quality measures, Record of filtration media. **Step by step**: Step 1. Integrate SMACNA control measures into project drawings and specifications, Step 2. Develop indoor air quality plan, Step 3. Implement plan	**ECSG to develop IAQ Plan; Implementation & verification via regular site-visits**
	1	1	1	C	Credit 7	**Daylight**	3	Provide manual or automatic (with manual override) glare-control devices for all regularly occupied spaces. Select one of the following three options. **Option 1.** Simulation: Spatial Daylight Autonomy (2–3 points) Option 2. Simulation: Illuminance Calculations (1–2 points) Option 3. Measurement (2-3 points) - INFO MISSING.		Required docs for all projects: Floor plans highlighting regularly occupied spaces (for Healthcare, regularly occupied perimeter area), List of glare-control devices for all windows with their control mechanism. **In addition, For Opt 1**: List of compliant spaces with their annual summary values for sDA and ASE, Geometric plots from simulations, Narrative or output file describing daylight simulation program, simulation inputs, and weather file. **For Opt** 2: Geometric plots from simulations, Narrative or output file describing daylight simulation program, simulation inputs, and weather file, List of compliant spaces with their calculated illuminance values. **For Opt 3**: Floor plans or list of compliant spaces with measured illuminance values for each node, Calculations demonstrating percentage of compliant space between 300 lux and 3,000 lux.	**TBD - Viability based Revit Simulation**
1				C	Credit 8	**Quality Views**	1	Achieve a direct line of sight to the outdoors via vision glazing for 75% of all regularly occupied floor area. View glazing in the contributing area must provide a clear image of the exterior, not obstructed by frits, fibers, patterned glazing, or added tints that distort color balance. Additionally, 75% of all regularly occupied floor area must have at least two of the following four kinds of views: **1-** Multiple lines of sight to vision glazing in different directions at least 90 degrees apart; **2-** Views that include at least two of the following: (1) flora, fauna, or sky; (2) movement; and (3) objects at least 25 feet from the exterior of the glazing; **3-** Unobstructed views located within the distance of three times the head height of the vision glazing; and **4-** Views with a view factor of 3 or greater, as defined in "Windows and Offices; A Study of Office Worker Performance and the Indoor Environment." Include in the calculations any permanent interior obstructions. Movable furniture and partitions may be excluded. Views into interior atria may be used to meet up to 30% of the required area.	AIA/ Owner	Required docs for all projects: List of all regularly occupied spaces, qualifying floor area in each space, and view features, Sections, elevations, diagrams, renderings, or photos indicating sight lines to glazing do not encounter permanent interior obstructions, Floor plans or diagrams identifying regularly occupied spaces and the following view types: **1-** Multiple sight lines for each regularly occupied space. **2-** Sight lines and exterior features labeled; provide multiple floor plans if view features change at varying building heights. **3-** Sight lines and area indicating three times head height. **4-** Area with view factor of 3 or greater, Sections, interior elevations, or other documentation that demonstrates the view factor, Method for determining view factor for each typical occupant location.	Viability based on furniture layout. AIA would need to provide 3 viable floor plan options. Team plans to provide sample layouts

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411 Michigan Avenue
Miami Beach, Florida

LEED Components

Final Submittal
29 November 2021

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6	0	0	0	Innovation & Design Process			Possible Points	6	Requirements	Responsible Party	Action Needed	Recommendations
High	Med.	Low	No									
1				D	Credit 1	**Green Cleaning**		1	Include green cleaning criteria in ongoing maintenance activities.	Owner / ECSG	Green Cleaning Policy required	Highly recommend
1				D	Credit 2	**Integrated Pest Management**		1	Include integrated pest management in pest control activities	Owner / ECSG	IPM Policy required	Highly recommend
1				D	Credit 3	**Rainwater Management**		1	100% Stormwater	Owner / ECSG	EP	Highly recommend
1				D		**Heat Island - EP**		1	100% parking under cover and complying Hardscape and roof	Owner / ECSG	EP	Highly Recommend
1						**Green Education**		1		Owner / ECSG		Highly recommend
1				C	Credit 2	**LEED™ Accredited Professional**		1	Have 1 full time LEED ap working on this project.	ECSG	Contract with ECSG	
2	1	2	0	Regional Priority			Possible Points	4	Requirements	Responsible	Action Needed	Recommendations
High	Med.	Low	No									
1				D/C	Credit 1.1	**Regional Priority:**		1	Bicycle Facilities	ECSG	Recommended	
		1		D/C	Credit 1.3	**Regional Priority:**		1	Light Pollution Reduction	ECSG		
1				D/C	Credit 1.4	**Regional Priority:**		1	Tenant Design & Construction Guideline	ECSG	Recommended	
	1					**Regional Priority:**		1	Site Development: Protect and Restore	ECSG	Earn 2 Protect and restore points	
		1		D/C	Credit 1.4	**Regional Priority:**		1	Optimize Energy Performance	ECSG	8 point threshold - 17% energy savings	

LEED Addendum & References

1. https://www.usgbc.org/credits/new-construction-existing-buildings-commercial-interiors-core-and-shell-schools-new-constr-3
2. "https://leeduser.buildinggreen.com/forum/occupancy-type-transient-vs-resident"
3. https://leeduser.buildinggreen.com/credit/NC-v4/LTc8#tab-faq
4. TBD
5. TBD

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Development Approvals

2012

A previous owner, 411 Aqua, LLC, requested a COA for the following work:

- Demolition of the secondary historic structure.
- Partial demolition*, renovation and restoration of the primary historic structure.
- Construction of a new 3-story building and a new 4-story building, as part of a new office complex.

*Note: It was not possible to determine the scope of demolition planned for the primary historic structure based on the approved design dcuments.

2016

Construction of a 27,000 square foot boutique hotel at the corner of Michigan Avenue and 5th Street commenced in early 2017.

The lot at 411 Michigan Avenue was part of the project and was to be used for parking.

Only the foundation and underground parking was completed before the project stalled, and it went into foreclosure in 2018.

This property, along with 411 Michigan Avenue, are included in the current proposed project.

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Prior Development Approvals
Scale: None

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