

Envision Realty Services - LEED V.4 BD+C: New Construction

rev2A

Property Name: Hidden Cove on the Hudson
Address: 36 N. Waterstreet, Ossining, NY 10562
Project Lead: Craig Sheehy

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Feasibility Rank

	Total	Yes	No
INTERGRATIVE PROCSS	VE TRANSPORTATION		
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:	1	1	
LOCATION AND TRANSPORTATION			
LEED for Neighborhood Development Location	16		16
Locate the project in within the boundary of a development certified under LEED for Neighborhood Development (Stage 2 or Stage 3 under the Pilot or 2009 rating systems, Certified Plan or Certified Project under the LEED v4 rating system).			
Sensitive Land Protection	1	1	
Locate the development footprint on land that has been previously developed.			
High Priority Site	2		2
Locate the project on an infill location in a historic district or Locate the project on one of the following: a site listed by the EPA National Priorities List; a Federal Empowerment Zone site; a Federal Enterprise Community site; a Federal Renewal Community site;			
Surrounding Density and Diverse Uses	5	2	3
Locate on a site whose surrounding existing density within a ¼-mile [400-meter] radius of the project boundary meets the values in Table 1. Use either the “separate residential and nonresidential densities” or the “combined density” values. Or Construct or renovate a building or a space within a building such that the building’s main entrance is within a ½-mile (800-meter) walking distance of the main entrance of four to seven (1 point) or eight or more (2 points) existing and publicly available diverse uses (listed in Appendix 1).			
Access to Quality Transit	5	5	
Locate any functional entry of the project within a ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or informal transit stops, or within a ½-mile (800-meter) walking distance of existing or planned bus rapid transit stops, light or heavy rail stations, commuter rail stations or ferry terminals. The transit service at those stops and stations in aggregate must meet the minimums listed in Tables 1 and 2. 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.			
Bicycle Facilities	1		1
Design or locate the project such that a functional entry and/or bicycle storage is within a 200-yard (180-meter) walking distance or bicycling distance from a bicycle network that connects to at least one of the following: at least 10 diverse uses (see Appendix 1); a school or employment center, if the project total floor area is 50% or more residential; or a bus rapid transit stop, light or heavy rail station, commuter rail station, or ferry terminal. All destinations must be within a 3-mile (4800-meter) bicycling distance of the project boundary.			
Reduced Parking Footprint	1	1	
Do not exceed the minimum local code requirements for parking capacity. Provide parking capacity that is a percentage reduction below the base ratios recommended by the Parking Consultants Council, as shown in the Institute of Transportation Engineers' Transportation Planning Handbook, 3rd edition, Tables 18-2 through 18-4.			
Green Vehicles	1	1	
Designate 5% of all parking spaces used by the project as preferred parking for green vehicles. Clearly identify and enforce for sole use by green vehicles. Distribute preferred parking spaces proportionally among various parking sections (e.g. between short-term and long-term spaces). A discounted parking rate of at least 20% for green vehicles is an acceptable substitute for preferred parking spaces. The discounted rate must be publicly posted at the entrance of the parking area and permanently available to every qualifying vehicle. And Install electrical vehicle supply equipment (EVSE) in 2% of all parking spaces used by the project. Clearly identify and reserve these spaces for the sole use by plug-in electric vehicles. Parking spaces that include EVSE must be provided separate from and in addition to preferred parking spaces for green			

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	Total	Yes	No
Subtotal	16	10	6
SUSTAINABLE SITES			
Construction Activity Pollution Prevention	X	X	
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.			
Site Assessment	1	1	
Complete and document a site survey or assessment ¹ that includes the following information: Topography. Contour mapping, unique topographic features, slope stability risks. Hydrology. Flood hazard areas, delineated wetlands, lakes, streams, shorelines, rainwater collection and reuse opportunities, TR-55 initial water storage capacity of the site (or local equivalent for projects outside the U.S.). Climate. Solar exposure, heat island effect potential, seasonal sun angles, prevailing winds, monthly precipitation and temperature ranges. Vegetation. Primary vegetation types, greenfield area, significant tree mapping, threatened or endangered species, unique habitat, invasive plant species. Soils. Natural Resources Conservation Service soils delineation, U.S. Department of Agriculture prime farmland, healthy soils, previous development, disturbed soils (local equivalent standards may be used for projects outside the U.S.). Human use. Views, adjacent transportation infrastructure, adjacent properties, construction materials with existing recycle or reuse potential. Human health effects. Proximity of vulnerable populations, adjacent physical activity opportunities, proximity to major sources of air pollution. The survey or assessment should demonstrate the relationships between the site features and topics listed above and how these features influenced the project design; give the reasons for not addressing any of			
Site Development - Protect or Restore Habitat	2	2	
Preserve and protect from all development and construction activity 40% of the greenfield area on the site (if such areas exist). Using native or adapted vegetation, restore 30% (including the building footprint) of all portions of the site identified as previously disturbed. Projects that achieve a density of 1.5 floor-area ratio may include vegetated roof surfaces in this calculation if the plants are native or adapted, provide habitat, and promote biodiversity. 1 pt. Provide financial support equivalent to at least \$0.40 per square foot (US\$4 per square meter) for the total site area (including the building footprint).			
Open Space	1	1	
Provide outdoor space greater than or equal to 30% of the total site area (including building footprint). A minimum of 25% of that outdoor space must be vegetated (turf grass does not count as vegetation) or have overhead vegetated canopy. 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.			
Rainwater Management	3	3	
To reduce runoff volume and improve water quality by replicating the natural hydrology and water balance of the site, based on historical conditions and undeveloped ecosystems in the region.			
Heat Island Reduction	2	2	
Use roofing materials that have an SRI equal to or greater than the values in Table 1. Meet the three-year aged SRI value. If three-year aged value information is not available, use materials that meet the initial SRI value. Place a minimum of 75% of parking spaces under cover. Any roof used to shade or cover parking must (1) have a three-year aged SRI of at least 32 (if three-year aged value information is not available, use materials with an initial SRI of at least 39 at installation), (2) be a vegetated roof, or (3) be covered by energy generation systems, such as solar thermal collectors, photovoltaics, and wind turbines.			
Light Pollution Reduction	1	1	
To increase night sky access, improve nighttime visibility, and reduce the consequences of development for wildlife and people. Meet uplight and light trespass requirements, using either the backlight-uplight-glare (BUG) method (Option 1) or the calculation method (Option 2). Projects may use different options for uplight and light trespass.			
Subtotal	10	10	

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WATER EFFICIENCY			
Outdoor Water Use Reduction	X	X	
Reduce outdoor water use through one of the following options. Nonvegetated surfaces, such as permeable or impermeable pavement, should be excluded from landscape area calculations. Or Reduce the project's landscape water requirement by at least 30% from the calculated baseline for the site's peak watering month. Reductions must be achieved through plant species selection and irrigation system efficiency			
Indoor Water Use Reduction	X	X	
For the fixtures and fittings listed in Table 1, as applicable to the project scope, reduce aggregate water consumption by 20% from the baseline. Base calculations on the volumes and flow rates shown in Table 1. All newly installed toilets, urinals, private lavatory faucets, and showerheads that are eligible for labeling must be WaterSense labeled (or a local equivalent for projects outside the U.S.). w/c 1.6, urinals 1.0 sinks .5, kitchen 2.2 & shower 2.5			
Building-Level Water Metering	X	X	
Install permanent water meters that measure the total potable water use for the building and associated grounds. Meter data must be compiled into monthly and annual summaries; meter readings can be manual or automated. Commit to sharing with USGBC the resulting whole-project water usage data for a five-year period beginning on the date the project accepts LEED certification or typical occupancy, whichever comes first.			
Outdoor Water Use Reduction	2	2	
Reduce outdoor water use through one of the following options. Nonvegetated surfaces, such as permeable or impermeable pavement, should be excluded from landscape area calculations. No irrigation 2 pts. 50% reduction = 1 pt.			
Indoor Water Use Reduction	6	3	3
Further reduce fixture and fitting water use from the calculated baseline in WE Prerequisite Indoor Water Use Reduction. 25% = 1 pt. 30% = 2 pts. 35% = 3 pts etc....			
Cooling Tower Water Use	2		2
For cooling towers and evaporative condensers, conduct a one-time potable water analysis, in order to optimize cooling tower cycles. Measure at least the five control parameters listed in Table 1. Maximum number of cycles achieved without exceeding any filtration levels or affecting operation of condenser water system (up to maximum of 10 cycles) 1 pt. Achieve a minimum 10 cycles by increasing the level of treatment in condenser or make-up water 2 pts			
Water Metering	1	1	
Install permanent water meters for two or more of the following water subsystems, as applicable to the project: Irrigation, Indoor plumbing, domestic hot water, boiler and reclaimed water			
Subtotal	11	6	5
Energy and Atmosphere			
Fundamental Commissioning and Verification	X	X	
Complete the following 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. Develop the OPR. Develop a BOD The commissioning authority (CxA) must do the following: Review the OPR, BOD, and project design. Develop and implement a Cx plan. Confirm incorporation of Cx requirements into the construction documents. Develop construction checklists. Develop a system test procedure. Verify system test execution. Maintain an issues and benefits log throughout the Cx process. Prepare a final Cx process report. Document all findings and recommendations and report directly to the owner throughout the process. The review of the exterior enclosure design may be performed by a			
Minimum Energy Performance	X	X	

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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. Calculate the baseline building performance according to ANSI/ASHRAE/IESNA Standard 90.1–2010, Appendix G, with errata (or a USGBC-approved equivalent standard for projects outside the U.S.), using a simulation model. Projects must meet the minimum percentage savings before taking credit for renewable energy systems.			
Building Level Energy Metering	X	X	
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 (electricity, natural gas, chilled water, steam, fuel oil, propane, biomass, etc.). Utility-owned meters capable of aggregating building-level resource use are acceptable.			
Fundamental Refrigerant Management	X	X	
Do not use chlorofluorocarbon (CFC)-based refrigerants in new heating, ventilating, air-conditioning, and refrigeration (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.			
Enhanced Commissioning	6	2	4
Complete the following commissioning process (CxP) 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. The commissioning authority must do the following: Review contractor submittals. Verify inclusion of systems manual requirements in construction documents. Verify inclusion of operator and occupant training requirements in construction documents. Verify systems manual updates and delivery. Verify operator and occupant training delivery and effectiveness. Verify seasonal testing. Review building operations 10 months after substantial completion. Develop an on-going commissioning plan. Include all enhanced commissioning tasks in the OPR and BOD. OPTION 2. ENVELOPE COMMISSIONING (2 POINTS) Fulfill the requirements in EA Prerequisite Fundamental Commissioning and Verification as they apply to the building's thermal envelope in addition to mechanical and electrical systems and assemblies.			
Optimize Energy Performance	18	8	10
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. 6% = 1pt. 8% = 2 pts. 10% = 3pts. 12% = 4pts. 20% = 8 pts. 29% = 12 pts. 38% = 15 pts. 50% = 18 pts.			
Advanced Energy Metering	1		1
Install advanced energy metering for the following: all whole-building energy sources used by the building; and any individual energy end uses that represent 10% or more of the total annual consumption of the building. The advanced energy metering must have the following characteristics. Meters must be permanently installed, record at intervals of one hour or less, and transmit data to a remote location. Electricity meters must record both consumption and demand. Whole-building electricity meters should record the power factor, if appropriate. The data collection system must use a local area network, building automation system, wireless network, or comparable communication infrastructure. The system must be capable of storing all meter data for at least 36 months. The data must be remotely accessible. All meters in the system			
Demand Response	2	2	
Design building and equipment for participation in demand response programs through load shedding or shifting. On-site electricity generation does not meet the intent of this credit. CASE 1. DEMAND RESPONSE PROGRAM AVAILABLE (2 POINTS) Participate in an existing demand response (DR) program and complete the following activities. Design a system with the capability for real-time, fully-automated DR based on external initiation by a DR Program Provider. Semi-			
Renewable Energy Production	3	1	2
Use renewable energy systems to offset building energy costs. Calculate the percentage of renewable energy with the following equation: 1% = 1 pt. 3% (CS Only) 2 pts. 5% = 2 pts. % renewable energy = Equivalent cost of usable energy produced by the renewable energy system Total building annual energy cost			
Enhanced Refrigerant Management	1	1	

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Select refrigerants that are used in heating, ventilating, air-conditioning, and refrigeration (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:			
Green Power and Carbon Offsets	2	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% or 100% of the project's energy from green power, carbon offsets, or renewable energy certificates (RECs). 50% = 1 pt. 100% = 2 pts.			
Subtotal	33	16	17
MATERIALS AND Resources			
Storage and Collection of Recyclables	X	X	
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.			
Construction and Demolition Waste Management Planning	X	X	
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. Provide a final report detailing all major waste streams generated.			
Building Life-Cycle Impact Reduction	5		5
Demonstrate reduced environmental effects during initial project decision-making by reusing existing building resources or demonstrating a reduction in materials use through life-cycle assessment. Achieve one of the following options. OPTION 2. RENOVATION OF ABANDONED OR BLIGHTED BUILDING (5 POINTS) Maintain at least 50%, by surface area, of the existing building structure, enclosure, and interior structural elements for buildings that meet local criteria of abandoned or are considered blight. The building must be renovated to a state of productive occupancy. Up to 25% of the building surface area may be excluded from credit calculation because of deterioration or damage.			
Building Product Disclosure and Optimization - Environmental Product	2	2	
To encourage the use of products and materials for which life-cycle information is available and that have environmentally, economically, and socially preferable life-cycle impacts. Use at least 20 different permanently installed products sourced from at least five different manufacturers that meet one of the disclosure criteria below. Product-specific declaration. Products with a publicly available, critically reviewed life-cycle assessment conforming to ISO 14044 that have at least a cradle to gate scope are valued as one quarter (1/4) of a product for the purposes of credit achievement calculation.			
Building Product Disclosure and Optimization - Sourcing of Raw Materials	2	1	1
To encourage the use of products and materials for which life cycle information is available and that have environmentally, economically, and socially preferable life cycle impacts. 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.			
Building Product Disclosure and Optimization - Material Ingredients	2	2	
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).			

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Construction and Demolition Waste Management	2	2	
Recycle and/or salvage nonhazardous construction and demolition materials. Calculations can be by weight or volume but must be consistent throughout. Divert at least 50% of the total construction and demolition material; diverted materials must include at least three material streams =1 pt. Divert at least 75% of the total construction and demolition material; diverted materials must include at least four material streams = 2 pts.			
Subtotal	13	7	6
INDOOR ENVIRONMENTAL QUALITY			
Minimum Indoor Air Quality Performance	X	X	
For mechanically ventilated spaces (and for mixed-mode systems when the mechanical ventilation is activated), determine the minimum outdoor air intake flow for mechanical ventilation systems using the ventilation rate procedure from ASHRAE 62.1-2010 or a local equivalent, whichever is more stringent. Meet the minimum requirements of ASHRAE Standard 62.1-2010, Sections 4-7, Ventilation for Acceptable Indoor Air Quality (with errata), or a local equivalent, whichever is more stringent.			
Environmental Tobacco Smoke Control	X	X	
Prohibit smoking inside the building. Prohibit smoking outside the building except in designated smoking areas located at least 25 feet (7.5 meters) from all entries, outdoor air intakes, and operable windows. Also prohibit smoking outside the property line in spaces used for business purposes.			
Enhanced Indoor Air Quality Strategies	2	1	1
Comply with the following requirements, as applicable 1 pt. Mechanically ventilated spaces: A. entryway systems 10' at each entrance B. interior cross-contamination prevention, separate exhaust for copier/chemical rooms; and C. MERV 13 filtration. B. INCREASED VENTILATION 1 PT. Increase breathing zone outdoor air ventilation rates to all occupied spaces by at least 30% above the minimum rates as determined in EQ Prerequisite Minimum Indoor Air Quality Performance. Monitor CO2 concentrations within all densely occupied spaces. CO2 monitors must be between 3 and 6 feet (900 and 1			
Low Emitting Materials	3	2	1
This credit includes requirements for product manufacturing as well as project teams. It covers volatile organic compound (VOC) emissions in the 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.			
Construction Indoor Air Quality Management Plan	1	1	
Develop and implement an indoor air quality (IAQ) management plan for the construction and preoccupancy phases of the building. The plan must address all of the following. During construction, meet or exceed all applicable 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			
Indoor Air Quality Assessment	2		2
PATH 1. BEFORE OCCUPANCY Install new filtration media and perform a building flush-out by supplying a total air volume of 14,000 cubic feet of outdoor air per square foot (4 267 140 liters of outdoor air per square meter) of gross floor area while maintaining an internal temperature of at least 60°F (15°C) and no higher than 80°F (27°C) and relative humidity no			
Thermal Comfort	1		1
Meet the requirements for both thermal comfort design and thermal comfort control. THERMAL COMFORT DESIGN OPTION 1. ASHRAE STANDARD 55-2010Design heating, ventilating, and air-conditioning (HVAC) systems and the building envelope to meet the requirements of ASHRAE Standard 55-2010, Thermal Comfort Conditions for Human Occupancy, with errata or a local equivalent. THERMAL COMFORT CONTROL Provide individual thermal comfort controls for at least 50% of individual occupant spaces. Provide group thermal comfort controls for all shared multioccupant spaces, and for any individual occupant spaces without individual controls.			
Interior Lighting	2	1	1

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OPTION 1. LIGHTING CONTROL (1 POINT) For at least 90% of individual occupant spaces, provide individual lighting controls that enable occupants to adjust the lighting to suit their individual tasks and preferences, with at least three lighting levels or scenes (on, off, midlevel). Midlevel is 30% to 70% of the maximum illumination level (not including daylight contributions). OPTION 2. LIGHTING QUALITY (1 POINT) Choose four of the following strategies. For all regularly occupied spaces, use light fixtures with a luminance of less than 2,500 cd/m2 between 45 and 90 degrees from nadir.			
Daylight	3		3
Provide manual or automatic (with manual override) glare-control devices for all regularly occupied spaces. Select one of the following three options.			
Quality Views	1		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.			
Acoustic Performance	1		1
To provide workspaces and classrooms that promote occupants' well-being, productivity, and communications through effective acoustic design. For all occupied spaces, meet the following requirements, as applicable, for HVAC background noise, sound isolation, reverberation time, and sound reinforcement and masking.			
	16	5	11
INNOVATION IN UPGRADES, OPERATIONS & MAINTENANCE			
Innovation	5	3	2
Option 1. Innovation 1 pt. Achieve significant, measurable environmental performance using a strategy not addressed in the LEED green building Rating System and/or Option 2. Pilot 1 pt. Achieve one pilot credit from LEED Accredited Professional			
At least one principal participant of the project team must be a LEED Accredited Professional with a specialty appropriate for the project.	1	1	
Subtotal	6	4	2
Regional Priority Credits			
Credit 1.1 - http://www.usgbc.org/rpc	1	1	
Credit 1.2 - http://www.usgbc.org/rpc	1		1
Credit 1.3 - http://www.usgbc.org/rpc	1	1	
Credit 1.4 - http://www.usgbc.org/rpc	1		1
Subtotal	4	2	2
Project Totals	110	61	49

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