

APPENDIX C - PART 1

Credits Automatically Conveyed to Tenant

The Millennium Building: 1909 K Street NW, Washington DC

The credits below contribute towards tenant achieving LEED certification level

This Checklist is provided for informational purposes only and Landlord is not guarantying the issuance of LEED credits by the USGBC, nor providing advice, legal or otherwise, nor warranting the completeness of this information. We urge you to consult with an independent LEED Accredited Professional.

LEED for Commercial Interiors		Total Points
SUSTAINABLE SITES		19
Credit 1	LEED Certified Building	
Credit 2	Development Density and Community Connectivity	
Credit 3.1	Alternative Transportation - Public Transportation Access	
Credit 3.2	Alternative Transportation - Bicycle Storage and Changing Rooms	
ENERGY & ATMOSPHERE		5
Credit 4	Green Power	
INNOVATION IN DESIGN		3
Credit 1.1	Innovation in Design: 100% Renewable Energy Certificates	
Credit 1.2	Innovation in Design: Open and Connected Community	
Credit 1.3	Innovation in Design: Carbon Neutral Office	
PROJECT TOTALS (Certification Estimates)		27
Certified 40-49 points; Silver 50-59 points; Gold 60-79 points; Platinum 80+ points		

APPENDIX C - PART 2

**CREDITS REQUIRED BY TENANT LEASE AND
ASSOCIATED DOCUMENTATION REQUIREMENTS**
LEED 2009 for Commercial Interiors (CI) and Operations and Maintenance (O&M)

The tenant shall submit for each required credit noted below either (a) complete documentation of the LEED credits as required by LEED Online and the reference guide, including the credit templates, or (b) the documentation described below as defined by the Tower Companies. Tenants not seeking certification do not need to document credits which convey from the base building.

WATER EFFICIENCY

LEED CI	Prereq 1	Water Use Reduction - 20% Reduction
LEED CI	Credit 1	Water Use Reduction - 30% Reduction
		Note: For leased space and buildouts which only include pantries with sinks, tenants only need to comply with a 20% water reduction
		1) LEED Water Efficiency credit 1 template or equivalent calculations
		2) Cutsheets of all fixtures installed in the tenant space
		3) Landlord will inspect fixtures at end of construction to confirm compliance

ENERGY & ATMOSPHERE

LEED CI	Prereq 1	Fundamental Commissioning of Building Energy Systems
		1) Commissioning report or verification report from members of the design or construction team
LEED CI	Prereq 2	Minimum Energy Performance
		1) Energy model and narrative showing how design meets LEED requirements, verified by energy modeler
		2) As an alternative to performing an energy model, tenant may follow any of the compliance paths and associated documentation requirements as outlined in the LEED CI reference guide
LEED CI	Prereq 3	Fundamental Refrigerant Management
		1) MEP specs for supplemental HVAC, if applicable
		2) Cutsheets for equipment
LEED CI	Credit 1.1	Optimize Energy Performance - Lighting Power 15% Reduction
		1) Light Power Density calculations and results to be provided prior to construction
Energy Star		Energy Star Reporting
		1) Provide the number of Full Time Equivalent (FTE), as defined by LEED, that will occupy the Leased Premises
		2) Square footage of server rooms
		3) All server rooms with supplemental HVAC are required by the lease to have electricity submeters
		4) Total wattage of installed computer equipment and peripheral equipment as required by the EPA for Energy Star Reporting
		5) Square footage of other separately metered area and descriptions of separately metered systems

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MATERIALS & RESOURCES

Company Policy		Storage and Collection of Recyclables
		1) Floor plan noting locations of all recycling bins, including those for batteries, small electronics, and printer and toner cartridges
LEED CI	Credit 2	Construction Waste Management - Divert 50% of construction and demolition debris from landfill
		Note: A sample Construction Waste Management plan can be found in Appendix A
		1) Documentation from recycling hauler or GC of diversion rate
LEED CI	Credit 4	Recycled Content - 10% of Content
		1) Documentation of recycled content incorporated into buildout and calculation according LEED, including furniture, fixtures and equipment, but excluding MEP
LEED O&M	Credit 4	Sustainable Purchasing: Reduced Mercury in Lamps
		1) Calculation of the weighted average picograms of mercury per lumen hour, as defined by LEED

INDOOR ENVIRONMENTAL QUALITY

LEED CI	Prereq 1	Minimum Indoor Air Quality Performance
		1) Calculation showing compliance
LEED CI	Prereq 2	Environmental Tobacco Smoke (ETS) Control
		1) No documentation required
LEED CI	Credit 3.1	Construction IAQ Management Plan - During Construction
		Note: A sample IAQ management plan can be found in Appendix B
		1) IAQ management plan as required by LEED
LEED CI	Credit 3.2	Construction IAQ Management Plan - Before Occupancy
		1) Results of indoor air quality test showing compliance with credit
LEED CI	Credit 4.1	Low-Emitting Materials - Adhesives and Sealants
		1) Specifications and MSDS sheets
LEED CI	Credit 4.2	Low-Emitting Materials - Paints and Coatings
		1) Specifications and MSDS sheets
LEED CI	Credit 4.3	Low-Emitting Materials - Flooring Systems
		1) Specifications and MSDS sheets
LEED CI	Credit 4.4	Low-Emitting Materials - Composite Wood and Agrifiber Products
		1) Documentation (cutsheets) from manufacturer or supplier that all composite wood products do not contain added urea-formaldehyde
LEED CI	Credit 5	Indoor Chemical and Pollutant Source Control
		1) Documentation requirements will be provided on an as-needed basis dependant on the proposed design

INNOVATION IN DESIGN

LEED CI	Credit 2	LEED Accredited Professional
		1) Name and role of primary LEED AP involved in the project
		2) LEED AP certificate if name is not publically posted on the USGBC's online database