

**ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM  
2223 E. WELLINGTON AVENUE, SUITE 100  
SANTA ANA, CALIFORNIA 92701**

**BUILDING COMMITTEE MEETING  
Thursday, October 3, 2024  
9:30 A.M.**

**MEMBERS OF THE COMMITTEE**

Wayne Lindholm, Chair  
Chris Prevatt, Vice Chair  
Arthur Hidalgo  
Jeremy Vallone

Members of the public who wish to observe and/or participate in the meeting may do so (1) from the OCERS Boardroom or (2) via the Zoom app or telephone (information below) from any location.

OCERS Zoom Video/Teleconference Information	
<b>Join Using Zoom App (Video &amp; Audio)</b>  <a href="https://ocers.zoom.us/j/87194219001">https://ocers.zoom.us/j/87194219001</a>  <b>Meeting ID: 871 9421 9001</b> <b>Passcode: 805511</b>  Go to <a href="https://www.zoom.us/download">https://www.zoom.us/download</a> to download Zoom app before meeting. Go to <a href="https://zoom.us">https://zoom.us</a> to connect online using any browser.	<b>Join by Telephone (Audio Only)</b> Dial by your location +1 669 900 6833 US (San Jose) +1 346 248 7799 US (Houston) +1 253 215 8782 US +1 301 715 8592 US +1 312 626 6799 US (Chicago) +1 929 436 2866 US (New York) <b>Meeting ID: 871 9421 9001</b> <b>Passcode: 805511</b>
A <a href="#">Zoom Meeting Participant Guide</a> is available on OCERS' website <a href="#">Board &amp; Committee Meetings Page</a> .	

**AGENDA**

This agenda contains a brief general description of each item to be considered. The Committee may take action on any item listed on this agenda; however, except as otherwise provided by law, no action shall be taken on any item not appearing on the agenda. The Committee may consider matters included on the agenda in any order, and not necessarily in the order listed.

**OPEN SESSION**

- 1. CALL MEETING TO ORDER AND ROLL CALL**
- 2. BOARD MEMBER STATEMENT REGARDING PARTICIPATION VIA ZOOM (IF NECESSARY)**  
**(Government Code Section 54953(f))**
- 3. PUBLIC COMMENTS**

Members of the public who wish to provide comment during the meeting may do so by “raising your hand” in the Zoom app, or if joining by telephone, by pressing \* 9 on your telephone keypad. Members of the public who participate in the meeting from the OCERS Boardroom and who wish to provide comment during the

**meeting may do so from the podium located in the OCERS Boardroom.** When addressing the Committee, please state your name for the record prior to providing your comments. Speakers will be limited to three (3) minutes.

At this time, members of the public may comment on (1) matters not included on the agenda, provided that the matter is within the subject matter jurisdiction of the Committee; and (2) any matter appearing on the Consent Agenda.

In addition, public comment on matters listed on this agenda will be taken at the time the item is addressed.

### **CONSENT AGENDA**

All matters on the Consent Agenda are to be approved by one action unless a Committee member requests separate action on a specific item.

#### **C-1 BUILDING COMMITTEE MEETING MINUTES**

Building Committee Meeting Minutes

August 30, 2024

**Recommendation:** Approve minutes.

### **ACTION ITEMS**

**NOTE:** Public comment on matters listed in this agenda will be taken at the time the item is addressed, prior to the Committee's discussion of the item. **Persons attending the meeting in person and wishing to provide comment on a matter listed on the agenda should fill out a speaker card located at the back of the Boardroom and deposit it in the Recording Secretary's box located near the back counter.**

#### **A-1 INDIVIDUAL ACTION ON ANY ITEM TRAILED FROM THE CONSENT AGENDA**

#### **A-2 OCERS REPLACEMENT HEADQUARTERS PROJECT – PRELIMINARY SCHEMATIC BUILDING DESIGN PLAN**

*Presentation by Brenda Shott, Assistant CEO, Finance and Internal Operations, OCERS, and Gensler*

**Recommendation:** Approve and recommend that the Board approve the preliminary schematic building design plan for the OCERS Replacement Headquarters Project.

### **INFORMATION ITEMS**

Each of the following informational items will be presented to the Committee for discussion.

#### **I-1 PATHS TO ACHIEVE LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) CERTIFICATION FOR OCERS REPLACEMENT HEADQUARTERS BUILDING**

*Presentation by Gensler*

### **CLOSED SESSION**

#### **E-1 CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code Section § 54956.8)**

Property: 1200 N. Tustin Ave., Santa Ana, CA 92705

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Agency negotiator: Brenda Shott  
Negotiating parties: All existing tenants under lease at the above-noted property.  
Under negotiation: Price and payment terms of lease, lease renewal, or lease renegotiation.

**Recommendation:** Take appropriate action.

**\* \* \* \* \* END OF CLOSED SESSION AGENDA \* \* \* \* \***

**COMMITTEE MEMBER COMMENTS**

**CHIEF EXECUTIVE OFFICER/STAFF COMMENTS**

**COUNSEL COMMENTS**

**ADJOURNMENT**

**NOTICE OF NEXT MEETINGS**

**PERSONNEL COMMITTEE MEETING**

**October 8, 2024**

**8:30 A.M.**

**ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM**

**2223 E. WELLINGTON AVENUE, SUITE 100**

**SANTA ANA, CA 92701**

**AUDIT COMMITTEE MEETING**

**October 9, 2024**

**9:00 A.M.**

**ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM**

**2223 E. WELLINGTON AVENUE, SUITE 100**

**SANTA ANA, CA 92701**

**DISABILITY COMMITTEE MEETING**

**October 21, 2024**

**8:30 A.M.**

**ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM**

**2223 E. WELLINGTON AVENUE, SUITE 100**

**SANTA ANA, CA 92701**

*AVAILABILITY OF AGENDA MATERIALS - Documents and other materials that are non-exempt public records distributed to all or a majority of the members of the OCERS Board or Committee of the Board in connection with a matter subject to discussion or consideration at an open meeting of the Board or Committee of the*

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*Board are available at the OCERS' website: <https://www.ocers.org/board-committee-meetings>. If such materials are distributed to members of the Board or Committee of the Board less than 72 hours prior to the meeting, they will be made available on the OCERS' website at the same time as they are distributed to the Board or Committee members. Non-exempt materials distributed during an open meeting of the Board or Committee of the Board will be made available on the OCERS' website as soon as practicable and will be available promptly upon request.*

It is OCERS' intention to comply with the Americans with Disabilities Act ("ADA") in all respects. If, as an attendee or participant at this meeting, you will need any special assistance beyond that normally provided, OCERS will attempt to accommodate your needs in a reasonable manner. Please contact OCERS via email at [adminsupport@ocers.org](mailto:adminsupport@ocers.org) or call 714-558-6200 as soon as possible prior to the meeting to tell us about your needs and to determine if accommodation is feasible. We would appreciate at least 48 hours' notice, if possible. Please also advise us if you plan to attend meetings on a regular basis.

**ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM  
BOARD OF RETIREMENT  
2223 E. WELLINGTON AVENUE, SUITE 100  
SANTA ANA, CALIFORNIA**

**BUILDING COMMITTEE MEETING  
Friday, August 30, 2024  
9:30 A.M.**

**MINUTES**

Chair Lindholm called the meeting to order at 9:32 A.M.

Recording Secretary administered the Roll Call attendance.

Attendance was as follows:

Present: Wayne Lindholm, Chair; Chris Prevatt, Vice Chair; Arthur Hidalgo, Board Member; Jeremy Vallone, Board Member

Also Present: Steve Delaney (Zoom), CEO; Brenda Shott, Assistant CEO, Finance and Internal Operations; Manuel Serpa, General Counsel; Fong Tse, Sr. Manager of Facilities and Operations Support Services; Roger Torriero, Griffin Structures; Deryl Robinson, Griffin Structures; Tristen Nichols, Griffin Structures; John Rochford, Snyder-Langston; Adam Schneider, Snyder-Langston; Nicholas Acevedo, Gensler; Jaimelynn Shah, Gensler; Jeremy Krout (Zoom), EPD Solutions; Selena Kelaher, EPD Solutions; Anthony Beltran, Audio Visual Technician; Amanda Evenson, Recording Secretary

**PUBLIC COMMENT**

None.

**CONSENT AGENDA**

**C-1 COMMITTEE MEETING MINUTES:**

Building Committee Meeting Minutes

May 31, 2024  
July 19, 2024

**Recommendation:** Approve minutes.

A **Motion** by Mr. Hidalgo, **seconded** by Mr. Prevatt, to approve the minutes.

The motion passed **unanimously**.

**ACTION ITEMS**

Orange County Employees Retirement System  
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Building Committee Meeting – Minutes

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**A-1 INDIVIDUAL ACTION ON ANY ITEM TRAILED FROM THE CONSENT AGENDA**

No items were trailed from the Consent Agenda.

**A-2 OCERS REPLACEMENT HEADQUARTERS PROJECT – ENTITLEMENT PROCESS**

*Presentation by Brenda Shott, Assistant CEO, Finance and Internal Operations, OCERS, and OCERS' Project Owner's Representative/Program Manager, Griffin Structures*

**Recommendation:** Direct staff to proceed with a three-story building design for the OCERS Replacement Headquarters Project.

After discussion, a **Motion** by Mr. Hidalgo, **seconded** by Mr. Vallone, to approve the staff recommendation.

The motion passed **unanimously**.

**INFORMATION ITEMS**

**I-1 OCERS REPLACEMENT HEADQUARTERS PROJECT – QUARTERLY UPDATE**

*Presentation by Roger Torriero, Griffin Structures, and Deryl Robinson, Griffin Structures*

**I-2 OCERS HEADQUARTERS VISIONING SESSION SUMMARY**

*Presentation by Jaimelynn Shah, Gensler, and Nick Acevedo, Gensler*

*The Committee adjourned to Closed Session at 10:39 A.M.*

**CLOSED SESSION**

**E-1 CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code Section § 54956.8)**

Property: 1200 N. Tustin Ave., Santa Ana, CA 92705

Agency negotiator: Brenda Shott

Negotiating parties: All existing tenants under lease at the above-noted property.

Under negotiation: Price and payment terms of lease, lease renewal, or lease renegotiation.

**Recommendation:** Take appropriate action.

*The Committee returned from Closed Session at 11:05 A.M.*

**REPORT OF ACTIONS TAKEN IN CLOSED SESSION** - Mr. Serpa noted there was no reportable action for item E-1.

*Mr. Hidalgo departed the meeting at 11:10 A.M.*

**1. TOUR AND DISCUSSION – 11:30 A.M.**

**THE BOARDWALK**

**18565 JAMBOREE ROAD**

**IRVINE, CA 92612**

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Gensler escorted the Committee members and Staff on a tour through The Boardwalk.

*Mr. Vallone departed the meeting at 12:00 P.M.*

**2. TOUR AND DISCUSSION – 12:15 P.M.**  
**GENSLER**  
**4675 MACARTHUR COURT, SUITE 100**  
**NEWPORT BEACH, CA 92660**

Gensler escorted the Committee members and Staff on a tour through the Gensler Orange County Office.

**CEO/COMMITTEE MEMBER/COUNSEL/STAFF COMMENTS**

None.

**ADJOURNMENT**

The meeting **ADJOURNED** at 12:45 P.M.

Submitted by:

Submitted by:

Approved by:

\_\_\_\_\_  
Brenda Shott  
Staff Liaison to the Committee

\_\_\_\_\_  
Steve Delaney  
Secretary to the Committee

\_\_\_\_\_  
Wayne Lindholm  
Chair



## Memorandum

**DATE:** October 3, 2024  
**TO:** Members of the Building Committee  
**FROM:** Brenda Shott, Assistant CEO, Finance and Internal Operations  
**SUBJECT:** OCERS REPLACEMENT HEADQUARTERS PROJECT – PRELIMINARY SCHEMATIC BUILDING DESIGN PLAN

### Recommendation

Approve and recommend that the Board approve the preliminary schematic building design plan for the OCERS Replacement Headquarters Project.

### Background/Discussion

The Building Committee (Committee) at its August 30, 2024, meeting provided staff and the Design Build Entity (DBE) with directions to develop and return to the Committee with more detailed schematic site and elevation plans for a 3-story replacement headquarters building project (Project). Staff and the DBE also presented the schematic site and elevations to the Board at their September 10 Strategic Planning meeting. The DBE has incorporated the Committee's and the Board's comments and feedback in their latest work which they will present to the Committee at their October 3 meeting.

### Conclusion:

We respectfully request the Building Committee's approval and recommendation that the Board approve proceeding with the 3-story L-shaped building design. The DBE will use the approved schematic design to submit the Development Project Review application to the City of Santa Ana Planning and Building Agency to secure the requisite entitlement-related approvals.

### Attachments

### Submitted by:



**BMS - Approved**

Brenda Shott  
 Assistant CEO, Finance and Internal Operations

## DESIGN PRINCIPLES

01

**OUTDOOR  
CONNECTIVITY**



02

**INTERACTIVE**



03

**WELCOMING**



04

**SAFE & SECURE**



05

**HEALTHY**



06

**RESPONSIBLE**

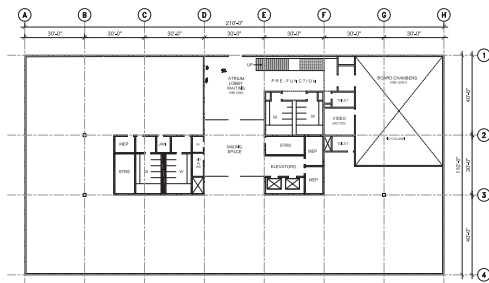
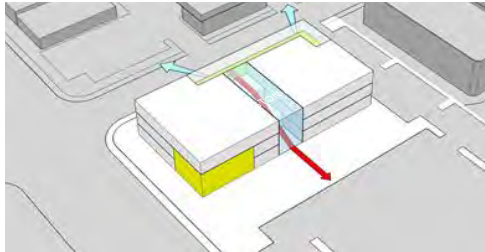


### **OCERS Future HQ Vision Statement:**

“OCERS’ new headquarters will feature a holistic design that combines understated sophistication with modern innovation, enhancing the overall user experience. It will blend timeless elegance with forward-thinking innovation, providing a secure, inviting, and inspiring environment. We aim to foster a professional environment that is comfortable and open, encouraging collaboration and growth while reflecting OCERS’ commitment to superior service and excellence.”

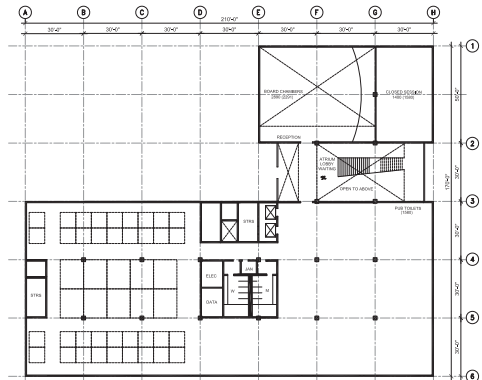
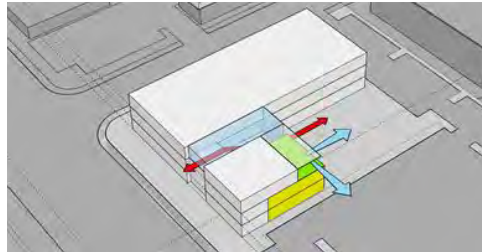
## L-SHAPE SCHEME COSTING DISCUSSION

RECTANGLE



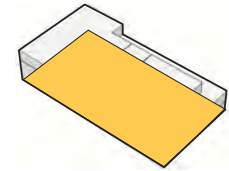
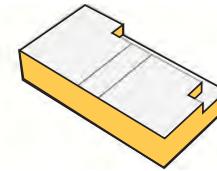
**BASELINE TARGET**

L-SHAPED



**+2.6 %** COST

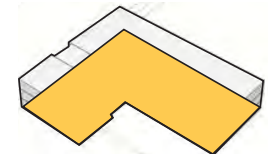
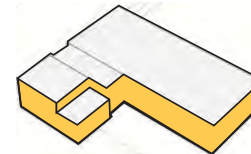
RECTANGLE



SKIN TO FLOOR RATIO

**0.51**

L-SHAPED

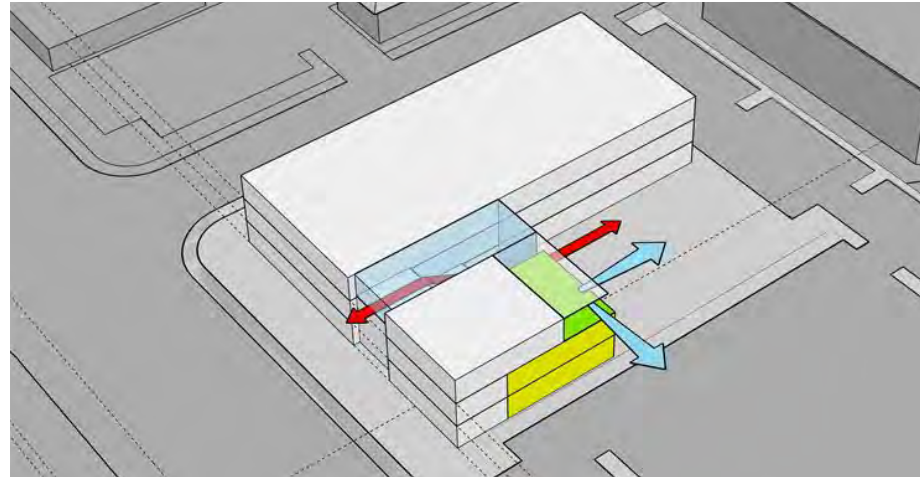


SKIN TO FLOOR RATIO

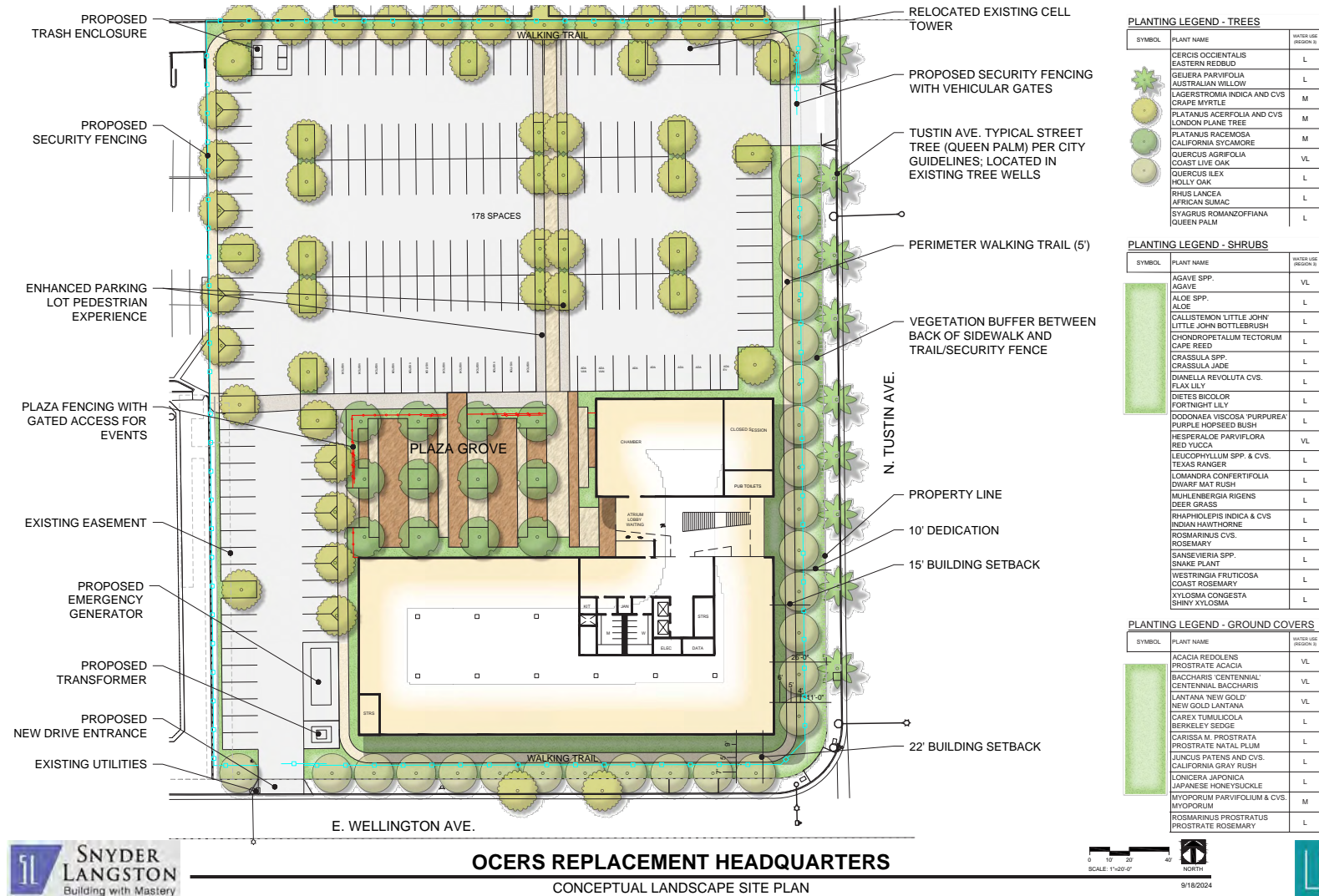
**0.60**

SKIN TO FLOOR RATIO =  
PROPORTION OF EXTERNAL WALL AREA  
DIVIDED BY  
GROSS FOOTPRINT FLOOR AREA

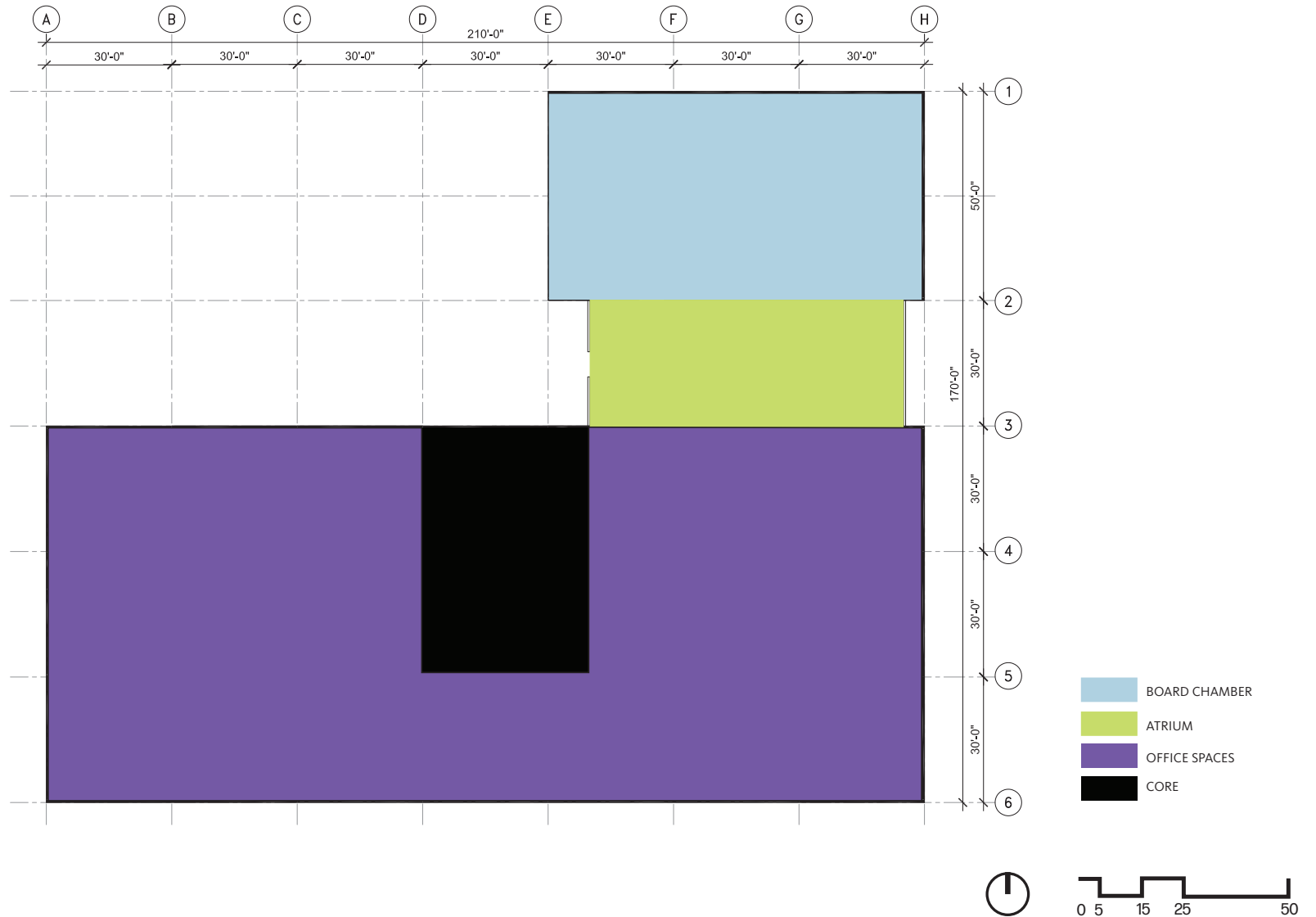
## L-SHAPED



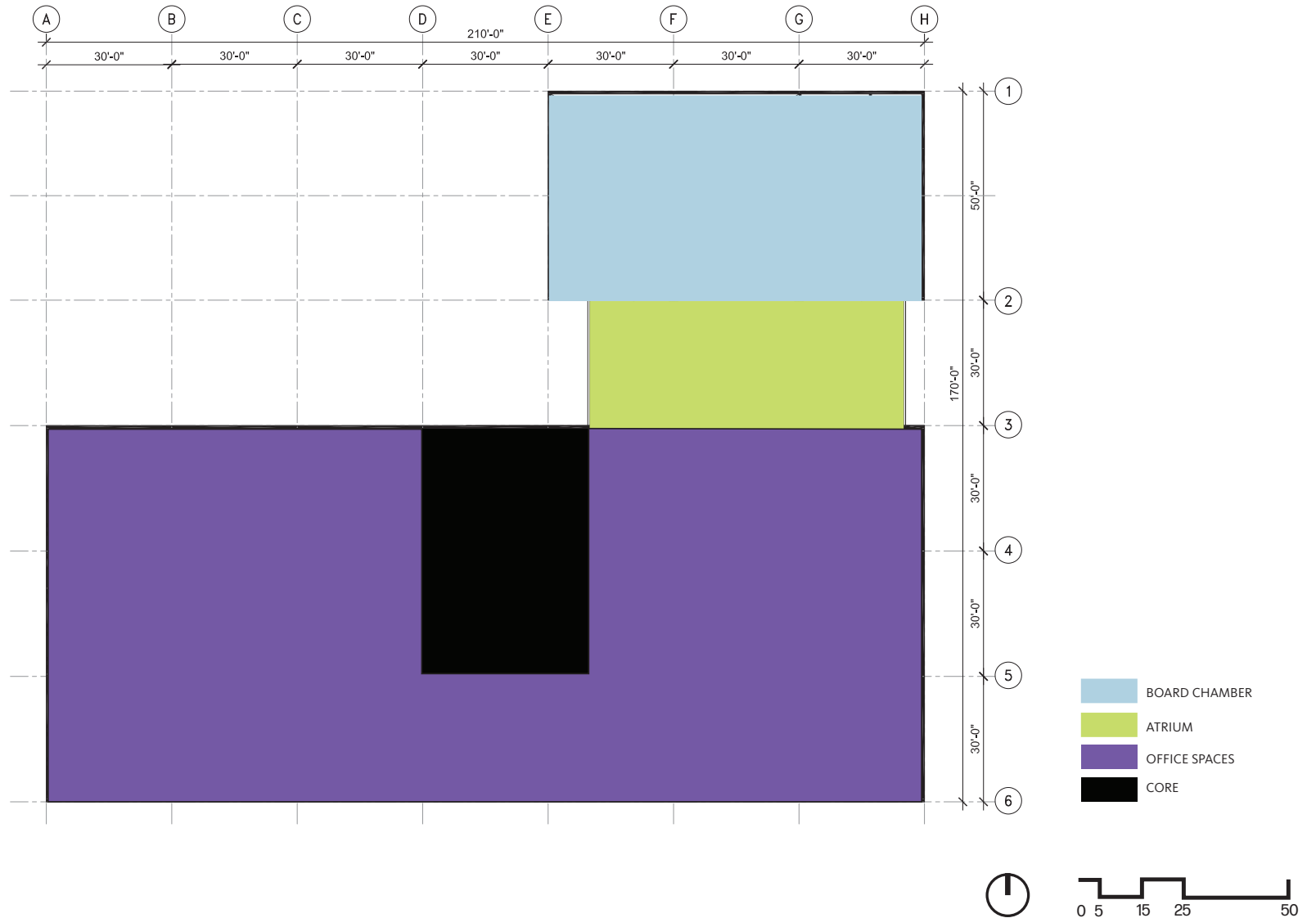
ATRIUM VIEW



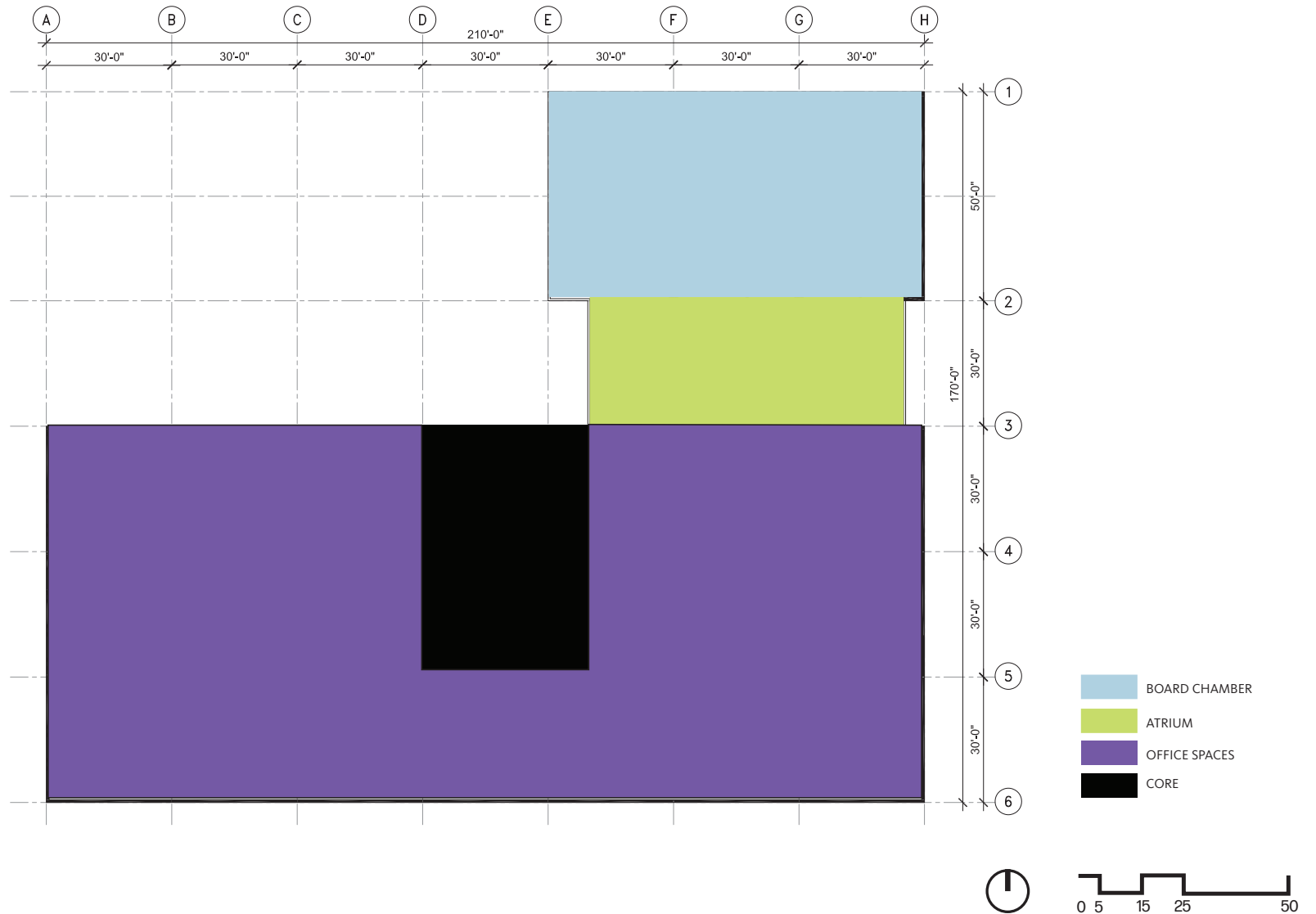
## GROUND FLOOR PLAN



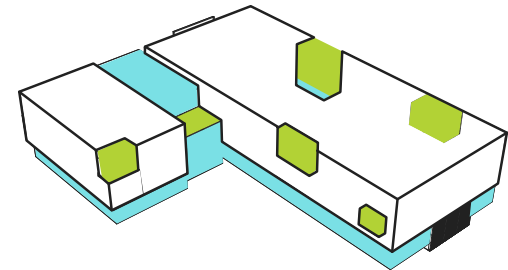
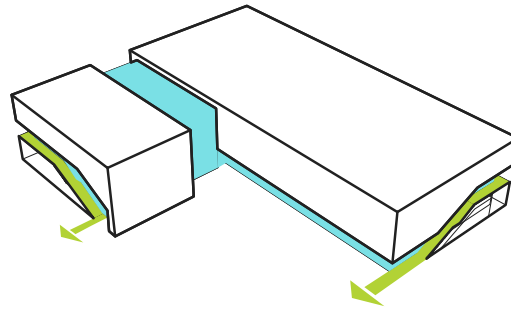
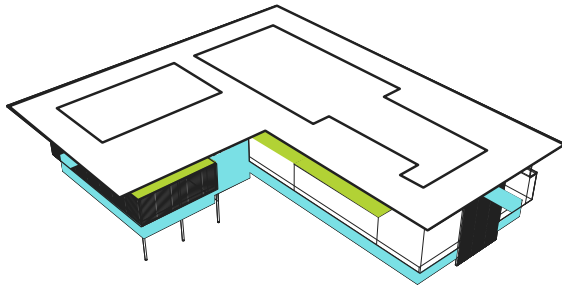
## SECOND FLOOR PLAN



## THIRD FLOOR PLAN



## THREE CONCEPTS



CANOPY



OUTDOOR WALKWAY

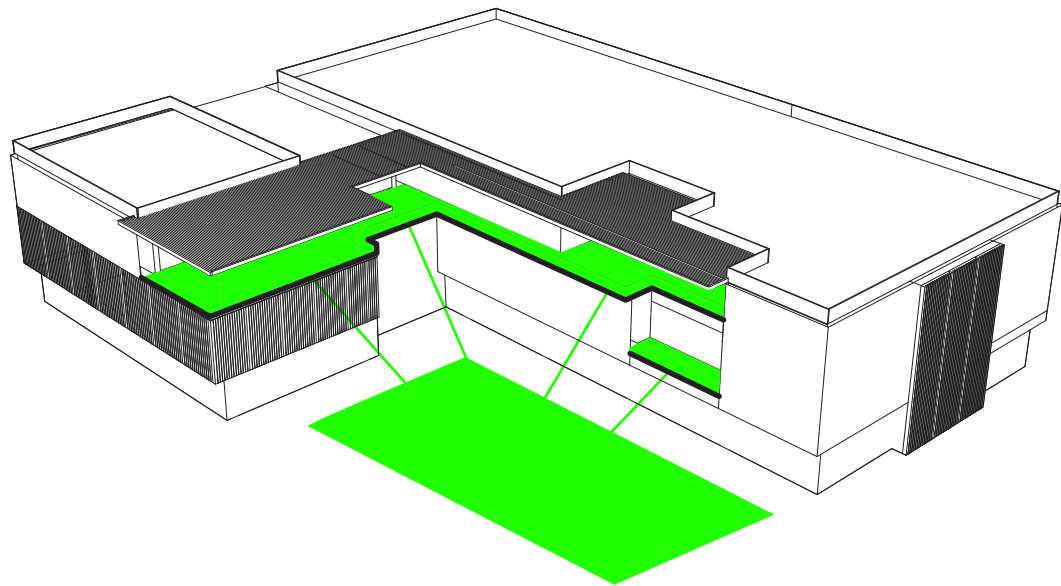


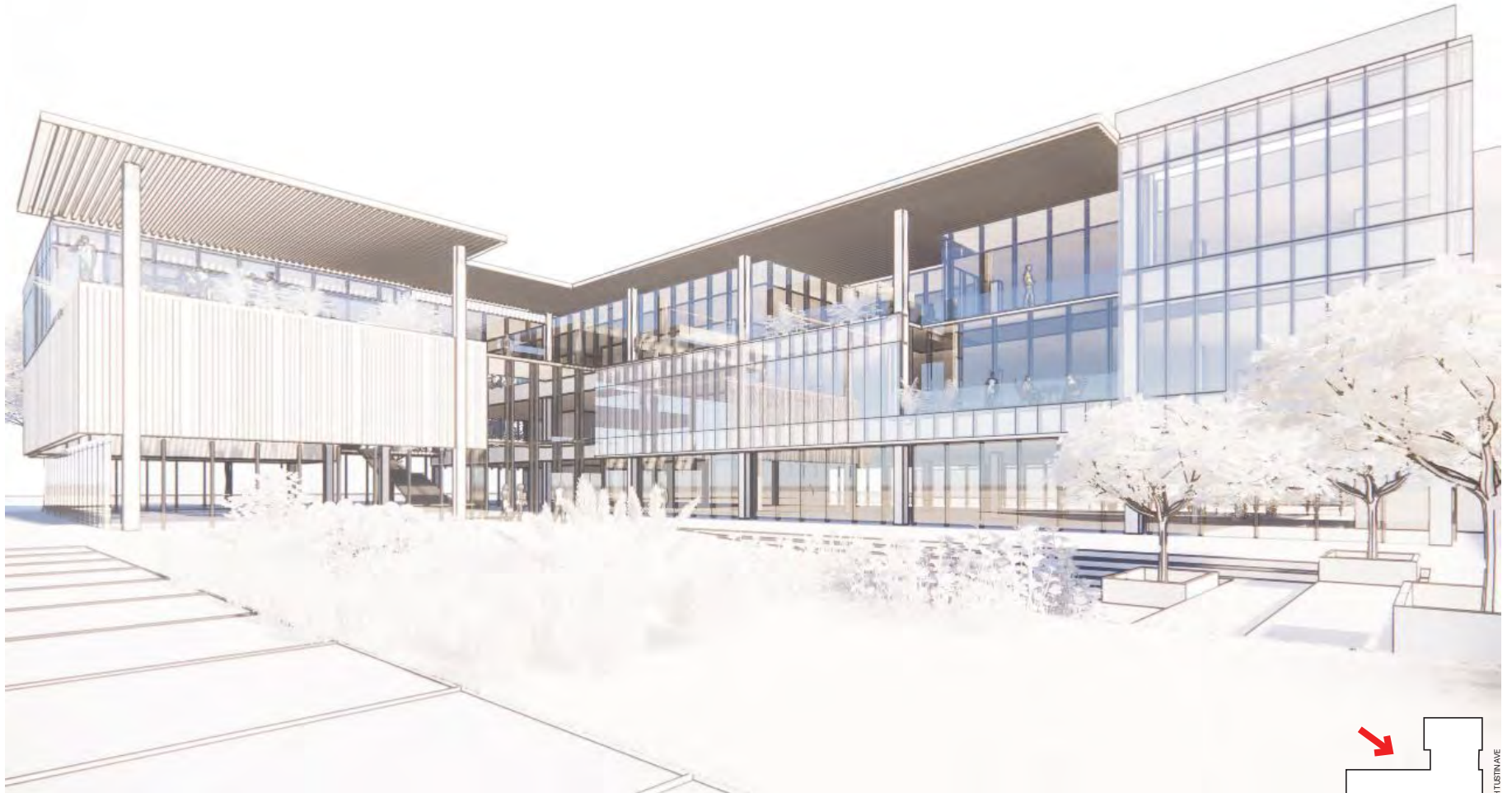
POCKET TERRACES

## CONCEPT

### The Heart of Interaction

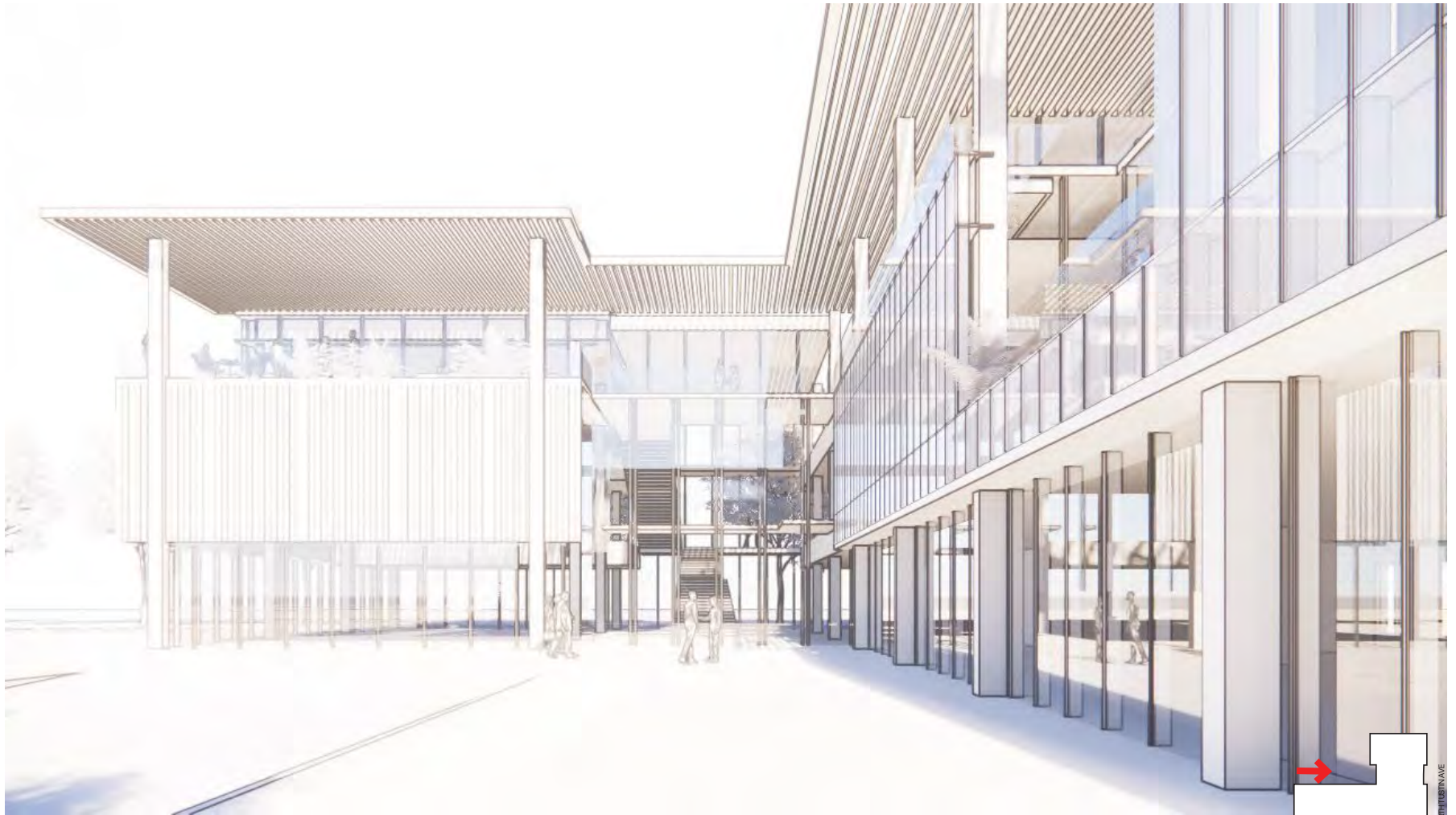
The Main Plaza At the core of the design serving as a dynamic space where employees can come together, connect, and recharge. This open space acts as the building's social heart—a place filled with energy, activity, and possibilities. The plaza features a variety of amenities: outdoor seating areas, greenery, and adaptable spaces that can host anything from casual meetings to community events. The architecture around the plaza is open and inviting, using glass facades and minimal structural obstructions to create a seamless connection between indoor and outdoor spaces, with all the open space amenities and terraces opening up to this area as well.





View from Parking Lot to the Main Plaza and Building





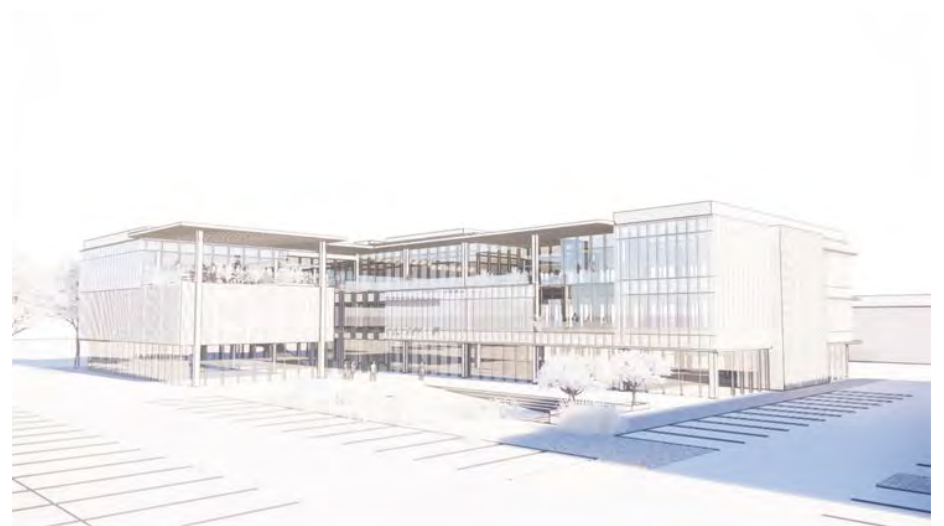
View from Main Plaza to the Atrium and Main Entrance

EAST WELLINGTON AVE

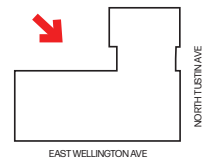
NORTHWEST AVE



View from North West



View from North West

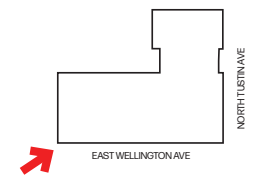


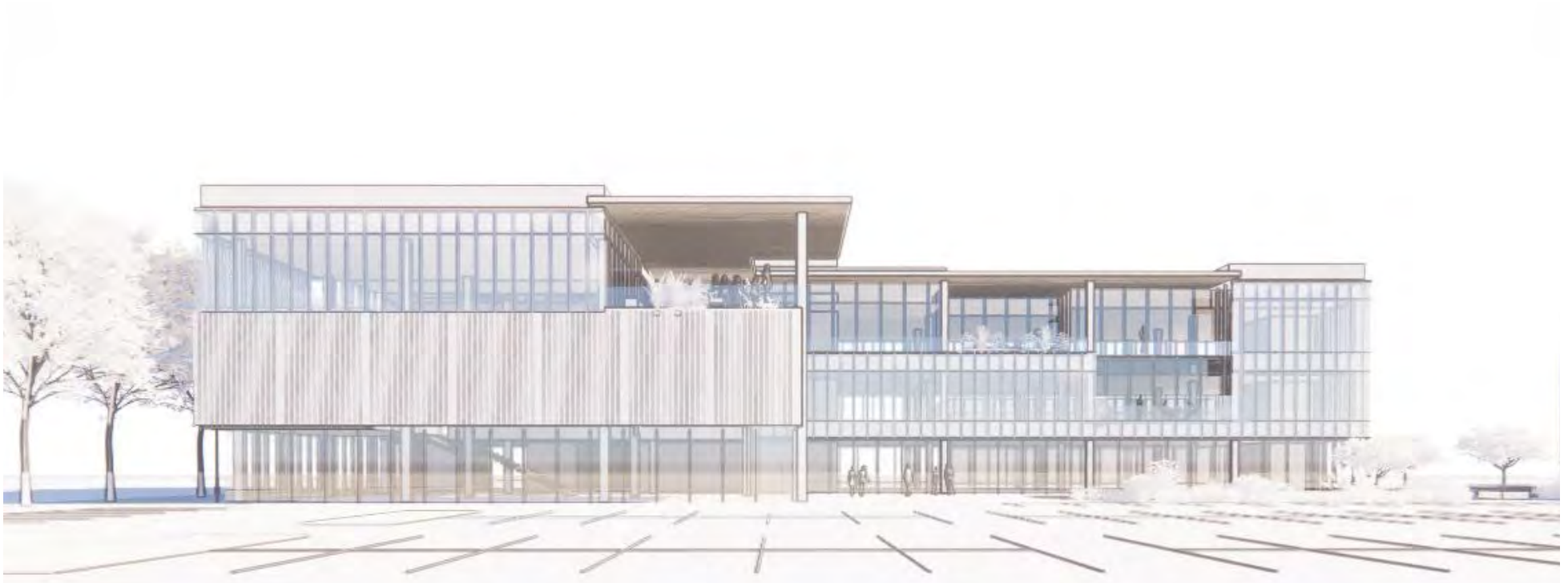


View from South East

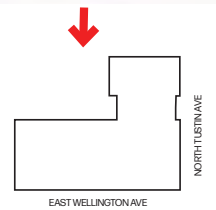


View from South West





North Elevation





## Memorandum

**DATE:** October 3, 2024

**TO:** Members of the Building Committee

**FROM:** Brenda Shott, Assistant CEO, Finance and Internal Operations

**SUBJECT:** **PATHS TO ACHIEVE LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) CERTIFICATION FOR OCERS REPLACEMENT HEADQUARTERS BUILDING**

### Background/Discussion

Leadership in Energy and Environmental Design (LEED), developed by the U.S. Green Building Council, is a widely recognized points-based system for certifying environmentally friendly buildings based on criteria such as energy efficiency, cost-effectiveness, health, and sustainability. In addition to LEED, the California Green Building Standard Code (CalGreen) and other relevant building codes establish minimum design standards that new constructions must meet. Adhering to these codes allows a project to earn points toward one of the four LEED certification levels:

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

Gensler, the project architect for OCERS, will provide the Committee with insights into the LEED certification points and credits process. They will present a "scorecard" illustrating how various code-required elements for the OCERS HQ building contribute to its LEED certification potential. Additionally, Gensler will discuss low-cost enhancements that could help increase the LEED certification level. Please note that no decisions regarding the desired certification level will be made during this meeting; it will be purely informational.

The Project Team looks forward to the Committee's feedback.

### Attachments

1. Gensler LEED Scorecard

### Submitted by:



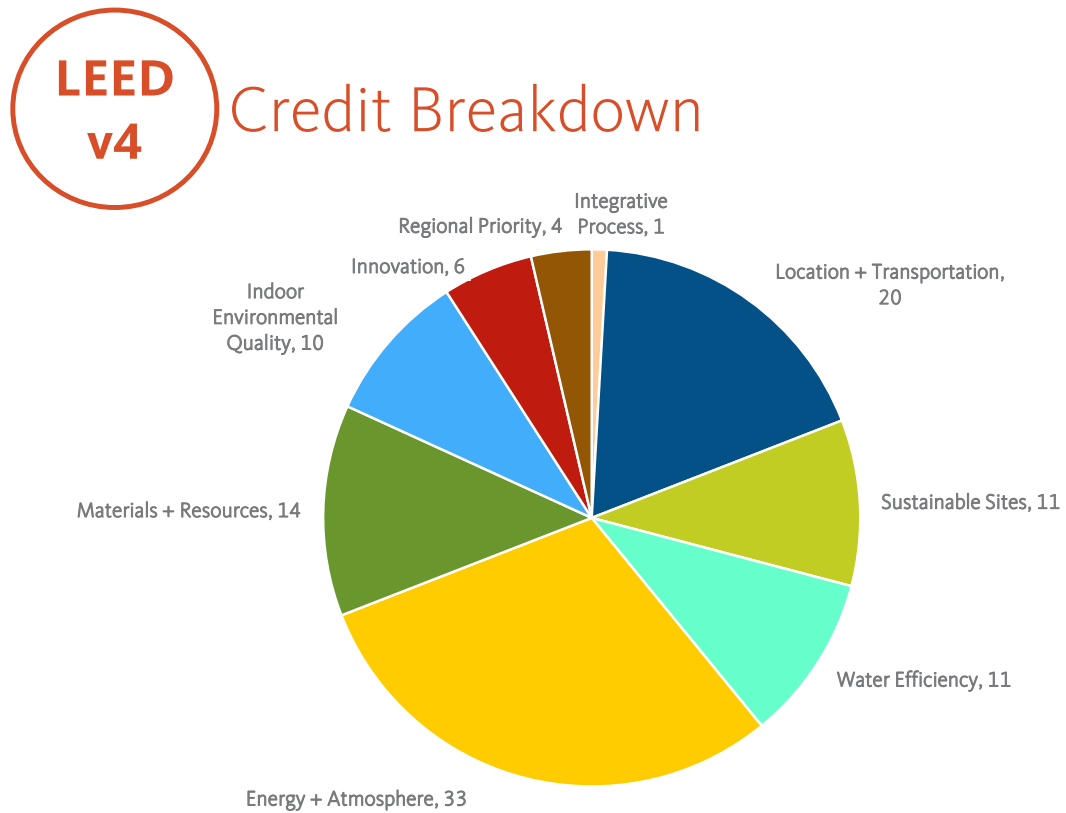
**BMS - Approved**

Brenda Shott  
Assistant CEO, Finance and Internal Operations

## LEED v4 Impact Categories



© Gensler



## Location + Transportation

Focuses on site selection, access to public transit, and strategies that reduce the building's environmental impact from transportation

- Sensitive Land Protection
- High Priority Site
- Surrounding Density + Diverse Uses
- Access to Quality Transit
- Bicycle Facilities – aligns with CalGreen + installation of showers
- Reduced Parking Footprint
- Green Vehicles – aligns with CalGreen + installation of signages

## Sustainable Sites

Promotes minimizing environmental impact through site design that preserves or restores natural habitats, manages rainwater, and reduces the heat island effect

- Construction Activity Pollution Prevention (Prerequisite) – aligns with CalGreen
- Site Assessment
- Site Development - Protected or Restore Habitat
- Open Space
- Rainwater Management
- Heat Island Reduction – aligns with CalGreen + SRI value of asphalt
- Light Pollution Reduction – aligns with CalGreen + BUG rating documentation on exterior lighting



## Integrative Process

Encourages early collaboration among project teams to optimize performance by integrating design and construction strategies

- Integrative Process

## Water Efficiency

Aims to reduce water consumption through efficient landscaping, plumbing fixtures, and water reuse systems

- Outdoor Water Use Reduction (Prerequisite + Credit) – prerequisite aligns with CalGreen
- Indoor Water Use Reduction (Prerequisite + Credit) – prerequisite aligns with CalGreen + Energy Star appliances (dishwasher and ice machine)
- Building-level Water Metering (Prerequisite + Credit) – prerequisite aligns with CalGreen
- Cooling Tower Water Use

## Energy + Atmosphere

Prioritizes energy performance improvements, renewable energy sources, and greenhouse gas emission reductions through building systems design

- Fundamental/Enhanced Commissioning + Verification (Prerequisite + Credit) – prerequisite aligns with CalGreen
- Minimum/Optimize Energy Performance (Prerequisite + Credit)
- Building/Advanced Level Energy Metering (Prerequisite + Credit) – prerequisite aligns with CalGreen
- Fundamental/Enhanced Refrigerant Management (Prerequisite + Credit) – prerequisite aligns with CalGreen
- Demand Response
- Renewable Energy Production – aligns with CalGreen
- Green Power + Carbon Offsets



## Material + Resources

Encourages responsible material sourcing, waste reduction, and reuse to minimize the building's life-cycle environmental impact

- Storage + Collection of Recyclables (Prerequisite)
- Construction Waste Management Planning/Management (Prerequisite + Credit)
- Building Life-Cycle Impact Reduction – aligns with CalGreen + Whole Building LCA on structure & building envelope
- Environmental Product Declarations
- Sourcing of Raw Materials
- Material Ingredients

## Indoor Environmental Quality

Focuses on enhancing indoor air quality, lighting, thermal comfort, and occupant health and well-being through ventilation and material choices

- Minimum/Enhanced Indoor Air Quality Performance/Strategies (Prerequisite + Credit) – prerequisite aligns with CalGreen
- Environmental Tobacco Smoke Control (Prerequisite) – aligns with CalGreen
- Low Emitting Materials
- Construction Indoor Air Quality Management Plan
- Indoor Air Quality Assessment
- Thermal Comfort
- Interior Lighting
- Daylight
- Quality View
- Acoustic Performance



## Innovation

Rewards projects for innovative strategies and exemplary performance in areas beyond the basic LEED requirements

- Low Mercury Lamp Purchasing (Innovation)
- O & M Starter Kit (Innovation)
- Environmental Product Declarations (Exemplary Performance)
- Material Ingredients (Exemplary Performance)
- Integrated Building Material Analysis (Pilot)
- LEED Accredited Professional

## Regional Priority

Recognizes projects that address geographically specific environmental, social, or public health priorities (limited to 4 credits)

- Surrounding Density (Threshold: 5 points)
- Access to Quality Transit (Threshold: 3 points)
- Outdoor Water Use (Threshold: 2 points)
- Indoor Water Use (Threshold: 4 points)
- Cooling Tower (Threshold: 2 points)
- Renewable Energy (Threshold: 3 points)



# LEEDv4 for New Construction

## ORANGE COUNTY EMPLOYEES RETIREMENT SYSTEM (OCERS)

2223 Wellington Place, Santa Ana, CA 92705  
9/16/2024

Project Goal: Gold  
Y to ?Y Points: 67  
This corresponds to: Gold

47 20 30 14 Total Points Certified: 40-49 pts (46 Recommended) Silver: 50-59 pts (56 Recommended) Gold: 60-79 (66 Recommended) Platinum: 80+ (86 Recommended)

Y	Y?	YN	N			
1				Integrative Process	1 point	Team
1				d Credit 1 Integrative Process	1	C MEP
4	1	3	8	Location + Transportation	16 points	Team
				d Credit 1 LEED for Neighborhood Development Location	16	C LD
1				d Credit 2 Sensitive Land Protection	1	C A
		2		d Credit 3 High Priority Site	2	CV A
1	1		3	d Credit 4 Surrounding Density + Diverse Uses - v4.1	5	LD
			5	d Credit 5 Access to Quality Transit	5	LD
1				d Credit 6 Bicycle Facilities	1	
		1		d Credit 7 Reduced Parking Footprint	1	
1				d Credit 8 Green Vehicles - v4.1	1	

Y	Y?	YN	N			
3	2	4		Sustainable Sites	10 poi	Team
Y				c Preq 1 Construction Activity Pollution Prevention	Req	CV GC
1				d Credit 1 Site Assessment	1	CV
		2		d Credit 2 Site Development - Protected or Restore Habitat	2	CV
		1		d Credit 3 Open Space	1	CV LA
1	1	1		d Credit 4 Rainwater Management - v4.1	3	CV LA
			1	d Credit 5 Heat Island Reduction	2	A LA
1				d Credit 6 Light Pollution Reduction	1	LC MEP

Y	Y?	YN	N			
4	2	3	2	Water Efficiency	11 poi	Team
Y				d Preq 1 Outdoor Water Use Reduction	Req	LA
Y				d Preq 2 Indoor Water Use Reduction	Req	MEP
Y				d Preq 3 Building-level Water Metering	Req	MEP
1			1	d Credit 1 Outdoor Water Use Reduction	2	LA
3	1	1	1	d Credit 2 Indoor Water Use Reduction	6	MEP
		2		d Credit 3 Cooling Tower Water Use	2	MEP
	1			d Credit 4 Water Metering	1	MEP

Y	Y?	YN	N			
14	7	12		Energy + Atmosphere	33 poi	Team
Y				c Preq 1 Fundamental Commissioning + Verification	Req	CX MEP
Y				d Preq 2 Minimum Energy Performance	Req	MEP
Y				d Preq 3 Building-level Energy Metering	Req	MEP
Y				d Preq 4 Fundamental Refrigerant Management	Req	MEP
4		2		c Credit 1 Enhanced Commissioning	6	CX MEP
6	5	7		d Credit 2 Optimize Energy Performance	18	MEP
1				d Credit 3 Advanced Energy Metering	1	MEP
		2		c Credit 4 Demand Response	2	C MEP
3				d Credit 5 Renewable Energy Production - v4.1	3	TC MEP
		1		d Credit 6 Enhanced Refrigerant Management	1	MEP
	2			d Credit 7 Green Power + Carbon Offsets - v4.1	2	TC LD

Y	Y?	YN	N			
7	4	4	1	Indoor Environmental Quality	17 Points	Team
Y				d Preq 1 Minimum IAQ Performance	Req	MEP
Y				d Preq 2 Environmental Tobacco Smoke Control	Req	C LD
2				c Credit 1 Enhanced Indoor Air Quality Strategies	2	MEP
3				c Credit 2 Low Emitting Materials - v4.1, 4 categories	3	GC A LD
1				c Credit 3 Construction Indoor Air Quality Management Plan	1	GC
	1	1		c Credit 4 Indoor Air Quality Assessment	2	MEP GC
		1		d Credit 5 Thermal Comfort	1	MEP
1			1	d Credit 6 Interior Lighting	2	LC MEP
	2	1		d Credit 7 Daylight - v4.1	3	LD LC
	1			d Credit 8 Quality Views	1	A LD
		1		d Credit 9 Acoustic Performance - v4.1	1	MEP TC

Y	Y?	YN	N			
5	1			Innovation	6 Poi	Team
1				c Credit 1.1 Innovation: Low Mercury	1	MEP TC
	1			c Credit 1.2 Innovation: O&M Starter Kit (example)	1	C
1				c Credit 1.3 MRc2: EPDs	1	TC LD
1				c Credit 1.4 MRc4: HPDs	1	TBD
1				c Credit 1.5 Pilot: Integrated Building Material Analysis	1	TBD
1				c Credit 2 LEED Accredited Professional	1	LD

Y	Y?	YN	N			
1	1	2	2	Regional Priority: 92705	4 of 6 Points	
			1	c Credit 1 Surrounding Density (5)	1	
		1		c Credit 2 Cooling Tower (2)	1	
			1	c Credit 3 Indoor Water Use (4)	1	
			1	c Credit 4 Access to Quality Transit (3)	1	
1				c Credit 5 Renewable Energy (3)	1	
		1		c Credit 6 Outdoor Water Use (2)	1	

<http://www.usgbc.org/credits/new-construction/v4/regional-priority>

(A) Architect (Gensler), (GC) General Contractor  
(LD) LEED Consultant (CX) Commissioning Agent  
(C) Client (LC) Lighting Consultant  
MEP MEP Engineer (TC) Technology Consultant  
(LA) Landscape Architect (FP) Furniture Provider  
(CV) Civil Engineer (CACAP) California Alternative Compliance Pathway

## NEXT STEPS

- Receive input from consultants on the items that require confirmation
- Schedule an eco-charette & LEED Kick off meeting
- Register on LEED Online

