

LEED-NC 2009 Preliminary Scorecard		Available points	OK Pts	Requires design decision or Owner commitment	Pending performance during construction	Pending interpretation or calculation	N/A	Preliminary Design Strategies
		110	63	2	3	6	17	
SSp1	Construction Activity Pollution Prevention	Req'd	P					A Construction Activity Pollution Prevention Plan (CAPP) will be developed and implemented prior to any work being done on the site.
SSc1	Site Selection	1	1					Project is on predeveloped land which is not ALR, parkland, ecologically sensitive, habitat for rare/endangered species, near a wetland.
SSc2	Development Density and Community Connectivity	3 or 5	5					Site is located in a densely developed area with proximity to a variety of amenities.
SSc3	Brownfield Redevelopment	1	1					Due to the site's previous use as a gas station, contaminated soils are likely.
SSc4.1	Alternative Transportation: Public Transportation Access	3 or 6	6					Site is located in proximity to a variety of transit routes along E Hastings and E Pender.
SSc4.2	Alternative Transportation: Bicycle Storage & Changing Rooms	1	1					Current design includes for 1.25 bicycle stalls per unit which meets/exceeds credit requirement. Two bike rooms are provided indoors with bike stalls and lockers.
SSc4.3	Alternative Transportation: Low-Emitting & Fuel-Efficient Vehicles	3	3					City of Vancouver electric charging station requirements meet/exceed credit requirement.
SSc4.4	Alternative Transportation: Parking Capacity	2	2					Providing less parking than zoning. Also, providing carshare spots.
SSc4.1	Site Development: Protect and Restore habitat	1					1	
SSc5.2	Site Development: Maximize Open Space	1	1					Accessible roof top patio will be provided, equal to 20% of total site area (per credit requirements); one quarter of this area will be vegetated without permanent irrigation.

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SSc6.1	Stormwater Design: Quantity Control	1					1	
SSc6.2	Stormwater Design: Quality Control	1	1					Roof water will be treated to reduce Total Suspended Solids. A Eutrophication Management Plan will be implemented which limits the introduction of Nitrogen and Phosphorous through the use of fertilizers and building exterior cleaning agents.
SSc7.1	Heat Island Effect: Non-Roof	1	1					All parking for project is located underground.
SSc7.2	Heat Island Effect: Roof	1					1	
SSc8	Light Pollution Reduction	1					1	
WEp1	Water Use Reduction	Req'd						Plumbing fixtures will be selected to result in at least 30% reduction in water use.
WEc1	Water Efficient Landscaping	2 or 4	4					5% of site area will be vegetated (on roof top), per credit requirements. No permanent irrigation system will be installed.
WEc2	Innovative Wastewater Technologies	2					2	
WEc3	Water Use Reduction	2-4	2				2	See WEp1
EAp1	Fundamental Commissioning of Building Energy Systems	Req'd	P					Project will engage a LEED Commissioning Authority.
EAp2	Minimum Energy Performance	Req'd	P					See EAc1

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EAp3	Fundamental Refrigerant Management	Req'd	P					Refrigerants in HVAC systems will not be CFC based.
EAc1	Optimize Energy Performance	NC: 1-19 CS: 3-21	6					Current proposed strategies to meet 6 EAc1 points include: Enhanced envelope ASHRAE 90.1-2010 or better, high efficiency boiler, centralized high efficiency heat recovery, high efficiency lighting, individually metered and controlled suite level electric heating, to achieve at least 33% energy cost savings over MNECB reference case building.
EAc2.1	On-Site Renewable Energy	1-7				1		Will provide rough in for solar hot water system. Operational solar hot water system under consideration.
EAc3	Enhanced Commissioning	2	2					Project will engage a LEED Commissioning Authority to perform credit requirements.
EAc4	Enhanced Refrigerant Management	2	2					No mechanical cooling will be provided for the building.
EAc5	Measurement and Verification	NC only 3				3		Credit is under consideration.
EAc6	Green Power	2	2					Project will purchase sufficient Renewable Energy Certificates to achieve credit.
MRp1	Storage and Collection of Recyclables	Req'd	P					A Tenant Refuse/Recycling room and a separate Commercial Garbage Room are located on the main floor of the building with room for storage and collection of recyclables. Design of these rooms is as per City of Vancouver garbage facility design supplement.
MRc1.1	Building Reuse: Maintain Existing Walls, Floors, and Roof	1-3					3	
MRc1.2	Building Reuse: Maintain Interior Non-Structural Elements	1					1	

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MRc2	Construction Waste Management	1-2	2					Construction Waste Management Plan will be implemented with a target diversion rate of at least 75%.
MRc3	Materials Reuse	1-2					2	
MRc4	Recycled Content	1-2	1		1			Contract Documents will include a Sustainability Specification Section which will require a minimum of 10% recycled content (per LEED definition and calculation methodology). Green Material Information Sheets as provided in the specification section will be used to collect information from suppliers and trade consultants regarding the recycled content of relevant products. Experience with buildings of this type of construction indicate that careful selection of materials will result in achieving this level of recycled content.
MRc5	Regional Materials	1-2	1		1			Contract Documents will include a Sustainability Specification Section which will require a minimum of 20% regional content (per LEED definition and calculation methodology). Green Material Information Sheets as provided in the specification section will be used to collect information from suppliers and trade consultants regarding the regional content of relevant products. Experience with buildings of this type of construction indicate that careful selection of materials will result in achieving this level of regional content.
MRc6 (MRc7 req)	Rapidly Renewable Materials	NC only 1					1	
MRc7 (MRc6 for C&S)	Certified Wood	1					1	
EQp1	Minimum Indoor Air Quality Performance	Req'd	P					Ventilation will be provided to suites via a central system, corridor ceiling plenum to a supply grille in each suite. Ventilation system will be designed to meet Code requirements as well as LEED's requirement of ASHRAE 62.1-2007 with errata but without addenda.
EQp2	Environmental Tobacco Smoke (ETS) Control	Req'd	P					Building will be a non-smoking building, both in common areas and in suites, and there will be signage to prohibit on-property smoking within 25 ft of entries, outdoor air intakes, and operable windows.
EQc1	Outdoor Air Delivery Monitoring	1	1					Permanent monitoring system will be installed to confirm ventilation system maintains design minimum requirements. Because project does not include densely occupied spaces, this means installation of an outdoor airflow measuring device in the central ventilation system.

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EQc2	Increased Ventilation	1	1					Outside air will be provided via a central ventilation system and ducted directly to each suite.
EQc3.1	Construction IAQ Management Plan: During Construction	1	1					Project will implement an Indoor Air Quality (IAQ) Management Plan during construction which requires implementation of the design approaches described in the Sheet Metal and Air Conditional Contractor's National Association (SMACNA) IAQ Guidelines for Occupied Buildings Under Construction for the pre-occupancy stage of construction.
EQc3.2 NC only	Construction IAQ Management Plan: Before Occupancy	NC only 1			1			Credit is under consideration.
EQc4.1	Low-Emitting Materials: Adhesives and Sealants	1	1					Contract Documents will include a Sustainability Specification Section which will describe maximum VOC levels for adhesives and sealants used inside the building and applied on site. Green Material Information Sheets as provided in that specification section will be used to collect information from suppliers and trade consultants regarding the VOC content of the relevant products.
EQc4.2	Low-Emitting Materials: Paints and Coatings	1	1					Contract Documents will include a Sustainability Specification Section which will describe maximum VOC levels for paints and coatings used inside the building and applied on site. Green Material Information Sheets as provided in that specification section will be used to collect information from suppliers and trade consultants regarding the VOC content of the relevant products.
EQc4.3	Low-Emitting Materials: Flooring Systems	1	1					Contract Documents will include a Sustainability Specification Section which will describe requirements for flooring systems. Green Material Information Sheets as provided in that specification section will be used to collect information from suppliers and trade consultants to confirm compliance of the relevant products.
EQc4.4	Low-Emitting Materials: Composite Wood and Agrifibre Products	1	1					Contract Documents will include a Sustainability Specification Section which will describe requirements for composite wood products used in the building. Green Material Information Sheets as provided in that specification section will be used to collect information from suppliers and trade consultants regarding the lack of added urea-formaldehyde in the composite wood products.
EQc5	Indoor Chemical and Pollutant Source Control	1	1					Permanent entryway systems will be incorporated into regularly used entries (including entries from parkade). Central air handling unit will be fitted with MERV 13 filters. Janitor rooms will use self closing doors and have drywall walls and ceilings.
EQc6.1 NC only	Controllability of System: Lighting	NC only: 1	1					Suites will be designed to include a high level of lighting control.

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EQc6.2	Controllability of System: Thermal Comfort	1				1		Credit is under consideration.
EQc7.1	Thermal Comfort: Design	1	1					Design will meet ASHRAE 55-2004.
EQc7.2 NC only	Thermal Comfort: Verification	NC only: 1					1	
EQc8.1	Daylight and Views: Daylight	1				1		Credit is under consideration.
EQc8.2	Daylight and Views: Views	1	1					Glazing in suites has been designed to allow for direct line of sight to views of outdoors.
IDc1.1	Innovation in Design	1	1					Strategy under consideration: SSc4 Alternative Transportation Exemplary Performance
IDc1.2	Innovation in Design	1	1					Strategy under consideration: Low Mercury Lamps
IDc1.3	Innovation in Design	1	1					Strategy under consideration: Urban Agriculture
IDc1.4	Innovation in Design	1		1				Strategy under consideration: Green Education
IDc1.5	Innovation in Design	1		1				Strategy under consideration: Green cleaning per LEED EB:O&M IEQp3, IEQc3.1
IDc2	LEED® Accredited Professional	1	1					Project team includes LEED Accredited Professionals.

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RPc1	Durable Building	1	1					Building Envelope Consultant will be retained to perform analysis of structure and envelope per credit requirements.
RPc2.1	Regional Priority Credit	1	1					Credit is achievable due to compliance with SSc2.
RPc2.2	Regional Priority Credit	1	1					Credit is achievable due to compliance with MRc2.
RPc2.3	Regional Priority Credit	1	1					Credit is achievable due to compliance with RPc1.
Project Totals			63	2	3	6	17	

Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80 points and above
110 Possible Points