

**LEED for Existing Buildings: Operations & Maintenance**

Registered Building Checklist

Columbia Center - 401 West A Street, San Diego CA



Yes high No					Points:	Notes:
2	0	10	Sustainable Sites		12 Points	
		1	Credit 1	LEED Certified Design and Construction	1	
1			Credit 2	Building Exterior and Hardscape Management Plan	1	
		1	Credit 3	Integrated Pest Management, Erosion Control, and Landscape	1	
		1	Credit 4.1	Alternative Commuting Transportation, 10%	1	
		1	Credit 4.2	Alternative Commuting Transportation, 25%	1	
		1	Credit 4.3	Alternative Commuting Transportation, 50%	1	
		1	Credit 4.4	Alternative Commuting Transportation, 75% or greater	1	
		1	Credit 5	Reduced Site Disturbance - Protect or Restore Open Space	1	
		1	Credit 6	Stormwater Management	1	
1			Credit 7.1	Heat Island Reduction - Non-Roof	1	100% parking under building
		1	Credit 7.2	Heat Island Reduction - Roof	1	
		1	Credit 8	Light Pollution Reduction	1	

Yes high No					Points:	Notes:
4	0	6	Water Efficiency		10 Points	
Y			Prereq 1	Minimum Indoor Plumbing Fixture and Fitting Efficiency	Required	DEC Engineers
1			Credit 1.1	Water Performance Measurement - whole building metering	1	
1			Credit 1.2	Water Performance Measurement - submetering	1	Main, irrigation & cooling tower meters
1			Credit 2.1	Additional Indoor Plumbing Fixture and Fitting Efficiency, 10%	1	11% above baseline
		1	Credit 2.2	Additional Indoor Plumbing Fixture and Fitting Efficiency, 20%	1	
		1	Credit 2.3	Additional Indoor Plumbing Fixture and Fitting Efficiency, 30%	1	
		1	Credit 3.1	Water Efficient Landscaping - Reduce Potable Water Use by 50%	1	
		1	Credit 3.2	Water Efficient Landscaping - Reduce Potable Water Use by 75%	1	
		1	Credit 3.3	Water Efficient Landscaping - Reduce Potable Water Use by 100%	1	
1			Credit 4.1	Cooling Tower Water Management - Chemical Management	1	
		1	Credit 4.2	Cooling Tower Water Management - Non-Potable Water Source Use	1	

Yes high No					Points:	Notes:
24	0	6	Energy & Atmosphere		30 Points	
Y			Prereq 1	Energy Efficiency Best Management Practices - Plan, Document and	Required	DEC Engineers
Y			Prereq 2	Minimum Energy Efficiency Performance	Required	Energy Star 2008 Rating of 98
Y			Prereq 3	Refrigerant Management - Ozone Protection	Required	No CFC's in base HVAC
15			Credit 1	Optimize Energy Efficiency Performance	15	Energy Star 2008 Rating of 98
2			Credit 2.1	Existing Building Commissioning - Investigation and Analysis	2	DEC Engineers, ASHRAE Level II Report
2			Credit 2.2	Existing Building Commissioning - Implementation	2	DEC Engineers, ASHRAE Level II Report
		2	Credit 2.3	Existing Building Commissioning - Ongoing Commissioning	2	
1			Credit 3.1	Performance Measurement - Building Automation System	1	
		1	Credit 3.2	Performance Measurement - System-Level Metering, 40%	1	
		1	Credit 3.3	Performance Measurement - System-Level Metering, 80%	1	
1			Credit 4.1	Renewable Energy - On-site 3% / Off-site 25%	1	Carbon Solutions
1			Credit 4.2	Renewable Energy - On-site 6% / Off-site 50%	1	Carbon Solutions
1			Credit 4.3	Renewable Energy - On-site 9% / Off-site 75%	1	Carbon Solutions
1			Credit 4.4	Renewable Energy - On-site 12% / Off-site 100%	1	Carbon Solutions
		1	Credit 5	Refrigerant Management	1	
		1	Credit 6	Emissions Reduction Reporting	1	

Yes high No

5	0	9	Materials & Resources		14 Points
Y			Prereq 1	<b>Sustainable Purchasing Policy</b>	Required
Y			Prereq 2	<b>Solid Waste Management Policy</b>	Required
		1	Credit 1.1	<b>Sustainable Purchasing</b> - Ongoing Consumables, 40%	1
		1	Credit 1.2	<b>Sustainable Purchasing</b> - Ongoing Consumables, 60%	1
		1	Credit 1.3	<b>Sustainable Purchasing</b> - Ongoing Consumables, 80%	1
		1	Credit 2.1	<b>Sustainable Purchasing</b> - Durable Goods, electric	1
		1	Credit 2.2	<b>Sustainable Purchasing</b> - Durable Goods, furniture	1
		1	Credit 3	<b>Sustainable Purchasing</b> - Facility Alterations and Additions	1
1			Credit 4.1	<b>Sustainable Purchasing</b> - Reduced Mercury in Lamps, 90 pg/lum-hr	1
1			Credit 4.2	<b>Sustainable Purchasing</b> - Reduced Mercury in Lamps, 70 pg/lum-hr	1
		1	Credit 5	<b>Sustainable Purchasing</b> - Food	1
1			Credit 6	<b>Solid Waste Management</b> - Waste Stream Audit	1
1			Credit 7.1	<b>Solid Waste Management</b> - Ongoing Consumables, 50%	1
		1	Credit 7.2	<b>Solid Waste Management</b> - Ongoing Consumables, 70%	1
		1	Credit 8	<b>Solid Waste Management</b> - Durable Goods	1
1			Credit 9	<b>Solid Waste Management</b> - Facility Alterations and Additions	1

EDCO waste management  
EDCO waste management  
70% Waste diversion

Yes high No

14	0	5	Indoor Environmental Quality		19 Points
Y			Prereq 1	<b>Outdoor Air Introduction and Exhaust Systems</b>	Required
Y			Prereq 2	<b>Environmental Tobacco Smoke (ETS) Control</b>	Required
Y			Prereq 3	<b>Green Cleaning Policy</b>	Required
		1	Credit 1.1	<b>IAQ Best Management Practices</b> - IAQ Management Program	1
		1	Credit 1.2	<b>IAQ Best Management Practices</b> - Outdoor Air Delivery Monitoring	1
1			Credit 1.3	<b>IAQ Best Management Practices</b> - Increased Ventilation	1
		1	Credit 1.4	<b>IAQ Best Management Practices</b> - Reduce Particulates in Air Distribution	1
1			Credit 1.5	<b>IAQ Best Management Practices</b> - IAQ Management for Facility	1
1			Credit 2.1	<b>Occupant Comfort</b> - Occupant Survey	1
		1	Credit 2.2	<b>Occupant Comfort</b> - Occupant Controlled Lighting	1
1			Credit 2.3	<b>Occupant Comfort</b> - Thermal Comfort Monitoring	1
1			Credit 2.4	<b>Occupant Comfort</b> - Daylight and Views, 50% Daylight / 45% Views	1
		1	Credit 2.5	<b>Occupant Comfort</b> - Daylight and Views, 75% Daylight / 90% Views	1
1			Credit 3.1	<b>Green Cleaning</b> - High Performance Cleaning Program	1
1			Credit 3.2	<b>Green Cleaning</b> - Custodial Effectiveness Assessment, < 3	1
1			Credit 3.3	<b>Green Cleaning</b> - Custodial Effectiveness Assessment, < 2	1
1			Credit 3.4	<b>Green Cleaning</b> - Sustainable Cleaning Products and Materials, 30%	1
1			Credit 3.5	<b>Green Cleaning</b> - Sustainable Cleaning Products and Materials, 60%	1
1			Credit 3.6	<b>Green Cleaning</b> - Sustainable Cleaning Products and Materials, 90%	1
1			Credit 3.7	<b>Green Cleaning</b> - Sustainable Cleaning Equipment	1
1			Credit 3.8	<b>Green Cleaning</b> - Entryway Systems	1
1			Credit 3.9	<b>Green Cleaning</b> - Indoor Integrated Pest Management	1

DEC Engineers  
No Smoking Policy/ CA Laws  
30% - A.O. REED/ DEC Engineers  
Approx. 63% with views  
Average score of 1.8  
New 10' Entrance Mats  
Orkin Integrated Pest Management

Yes high No

5	0	2	Innovation in Operations		7 Points
1			Credit 1.1	<b>Innovation in Operations</b>	1
1			Credit 1.2	<b>Innovation in Operations</b>	1
		1	Credit 1.3	<b>Innovation in Operations</b>	1
		1	Credit 1.4	<b>Innovation in Operations</b>	1
1			Credit 2	<b>LEED® Accredited Professional</b>	1
2			Credit 3	<b>Documenting Sustainable Building Cost Impacts</b>	2

SS 7.1 Exemplary  
WE 1.2 Exemplary  
Greg McClure, AIA, LEED-AP

Yes high No

54	0	38	Project Totals (pre-certification estimates)		92 Points
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Certified: 34-42 points, Silver: 43-50 points, Gold: 51-67 points, Platinum: 68-92