

LEED-CI ANALYSIS

June 2015

1 LANDMARK SQUARE STAMFORD, CT



To learn more please visit the sustainability section of our website:
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Prepared for Reckson,
A division SL Green Realty Corp. by



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LEED CI 2009 Background

The LEED for Commercial Interiors (LEED-CI) 2009 program provides a set of criteria for certifying tenant and interior projects. Unlike the whole-building approach set forth in the LEED-NC program, LEED-CI places emphasis on green office and retail environments that are healthy and productive spaces for employees and occupants alike. LEED for Commercial Interiors gives the power to make sustainable choices to tenants and designers, who do not always have control over whole building operations. Achieving LEED certification for a commercial interior space distinguishes the tenant as a socially responsible company dedicated to sustainability.

The overall intent of LEED-CI is to assist in the creation of high performance, energy efficient, healthful, durable, affordable, and environmentally sound interior environments that reduce operation and maintenance costs. Similarly, prerequisites and credits under the LEED-CI program are comparable to other LEED programs, focusing on reduced water use, efficient energy and system performance, sustainable and low-volatile organic compound (low-VOC) materials, and enhanced indoor air quality.

The LEED certification system is a point based system comprised of different “green” measures spread over six (6) categories of sustainability:

1. Sustainable Sites (SS)
2. Water Efficiency (WE)
3. Energy & Atmosphere (EA)
4. Materials & Resources (MR)
5. Indoor Environmental Quality (EQ)
6. Innovation in Operations (IO)

A CI space can accrue points by implementing a number of these credits where the higher number of points earned, the higher level of certification is obtained such that:

- | | |
|---------------------|-----------------------|
| ▪ Certified: | 40-49 credits |
| ▪ Silver: | 50-59 credits |
| ▪ Gold: | 60-79 credits |
| ▪ Platinum: | 80-110 credits |

While achieving a LEED-CI certified space may in large part be the result of tenant motivated sustainability measures, the selection of the correct base building and the sustainability characteristics of the building itself can greatly aid a project in achieving a LEED-CI certification.

LEED-CI Certification at 1 Landmark Square

For a space pursuing LEED-CI certification, characteristics of the base building itself can attribute a multitude of points towards certification. 1 Landmark Square, provides base building characteristics and has implemented sustainable measures that may contribute up to 22 points towards a tenant space pursuing LEED-CI certification. This potentially provides any space beginning the certification process with over half of the total 40 points required for basic certification. With additional sustainable design and material considerations, as well as additional tracking during construction and adherence to the Construction Rules and Regulations for the building, it should be very feasible for tenants to build-out their space to achieve a LEED certification.

The following is a detailed description of the credits and characteristics at 1 Landmark Square that may contribute to a tenant’s pursuit of LEED-CI certification. 1 Landmark Square provides a tenant project with 22 potential points, which is broken out as follows under the LEED credit categories:

Sustainable Sites	14 pts
Materials & Resources	3 pts
Indoor Environmental Quality	4 pts
Innovation in Design	1 pt

TOTAL: 22 pts

SUSTAINABLE SITES (SS)

The selection of a building that addresses sustainability in both its site and development are of fundamental importance in the build-out of a sustainable CI space. This category under the LEED program addresses building landscape, hardscape, and exterior building issues. The following outlines sustainable characteristics as they apply to LEED-CI credits that 1 Landmark Square may contribute to a CI build-out within the building:

Path 4. Heat Island Effect Non-Roof – 1pt

Parking for the building is found underground, reducing the need for paved surfaces surrounding the building. There is no above ground parking at the building. This helps to mitigate the heat island effect and would earn 1 LEED point.

Path 5. Heat Island Effect Roof - 1pt

More than 75% of the roof at 1 Landmark Square is covered with a PVC white Sarnafil material. The solar reflectance index (SRI) of a white PVC roof is above the necessary 78 value for a low-sloped roof, helping to mitigate the heat island effect. This characteristic allows the building to contribute one point towards a LEED-CI build-out.

SSc2: Development Density & Community Connectivity - 6 pts

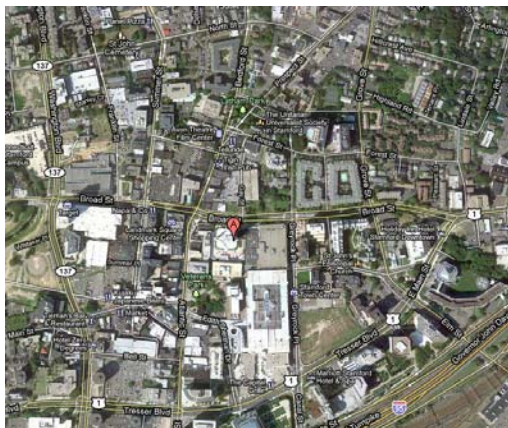


Image 1: Aerial view of 1 Landmark Square

The LEED program encourages tenants to choose space in areas with existing infrastructure to protect greenfields and preserve habitat and natural resources. Locating a Commercial Interiors project in an infill site helps control urban sprawl and uses existing infrastructure, including roads, utility services, and other reduction may be achieved by downsizing parking space for building occupants.

1 Landmark Square is located in the heart of Stamford, CT – an established community with pedestrian access to basic community services and within ½ mile from a residential area with 10 units per acre net. The building itself features a

full-service health club, full-service restaurants and on-site retail, including a printing shop, one-hour photo shop, barber shop, tailor/dry cleaner, passport agency, and money exchange, which help to earn these credit points.

SSc3.1: Public Transportation Access - 6 pts

To reduce pollution and land development as a result of automobile use, the LEED-CI program encourages tenants to choose a space that provides access to modes of alternative transportation. 1 Landmark Square is in close proximity to nine bus lines - the 13, 31, 32, 33, 34,

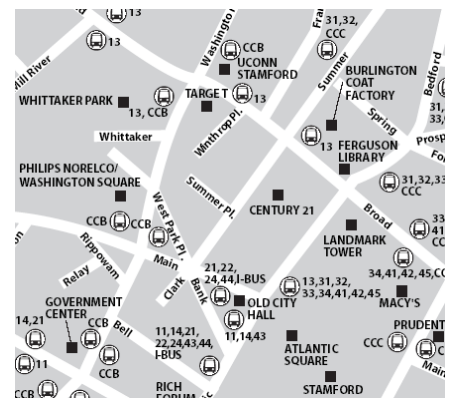


Image 2: CT Transit bus lines within ¼ mile from 1 Landmark Square.

41, 42, 45 and CCC. Additionally, there is a shuttle from the building to the train station in the mornings and afternoon/evenings. This accessibility to public transportation provides tenants an opportunity to commute in a more sustainable manner and reduce carbon emissions from single-occupancy vehicle use.

MATERIALS & RESOURCES (MR)

MRc1.1: Tenant Space – Long-Term Commitment - 1 pt

In an effort to conserve resources, reduce waste, and reduce environmental impacts of tenancy as they relate to materials, manufacturing, and transport, the LEED program rewards tenants for signing a long-term lease. By arranging a lease term of a minimum of 10 years, tenants may gain 1 point towards their LEED certification.

MRc2: Construction Waste Management - 1-2 pts

Building Management has in place construction rules and regulations that outline a waste diversion plan and waste diversion rates required during construction. By adhering to the construction waste management plan and utilizing the sample tracking documentation provided by the building, the tenant space may achieve 1 point for a 50% diversion rate or 2 pts for a 75% diversion rate.

INDOOR ENVIRONMENTAL QUALITY (IEQ)

IEQp2: Environmental Tobacco Smoke (ETS) Control

The no smoking policy at the building complies with the requirements set forth in the prerequisite of the LEED-CI 2009 program. Smoking is prohibited in the building and 25' from entrances, outdoor air intakes, and operable windows.

IEQc3.1: Construction Indoor Air Quality Management Plan, 1 pt

Building Management has in place a construction rules and regulations outlining the required construction indoor air quality plan to be followed for tenant build-outs. The indoor air quality plan provided is aligned with LEED-CI credit requirements and may allow the project to earn 1 point towards certification.

IEQc4.1: Low-Emitting Materials – Adhesives and Sealants, 1 pt

Building Management has in place construction rules and regulations outlining the required use of low emitting adhesives and sealants. The construction rules and regulations outline VOC limits for each type of adhesive and sealant, all of which comply with LEED-CI credit requirements.

IEQc4.2: Low-Emitting Materials – Paints & Coatings, 1 pt

Building Management has in place construction rules and regulations outlining the required use of low emitting paints and coatings that comply with LEED-CI credit requirements.

IEQc4.4: Composite Wood & Agrifiber Products, 1 pt

Building Management has in place construction rules and regulations outlining the required use of composite wood and agrifiber products with no added urea-formaldehyde resins. Adherence to this rule may gain the project 1 point under the LEED-CI program.

INNOVATION IN DESIGN (ID)

IDc2: LEED Accredited Professional, 1 pt

This credit is awarded to projects that have a LEED Accredited Professional as part of the project team. The Reckson team has a number of LEED Accredited Professionals on staff that will allow the project to earn this credit.

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APPENDIX

- 1 Landmark Square Base Building Credits Checklist

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LEED 2009 for Commercial Interiors

1 Landmark Square

Project Name: CI Base Building Analysis
 Project Address: 1 Landmark Square
 Stamford, CT 06901

Yes	?	No			
14	3	0	SUSTAINABLE SITES		21 Points
2	3		Credit 1	Site Selection	1 to 5
				Option 1: Select a LEED Certified Building	5
			OR	Option 2: Locate in a Building That Meets:	Up to 5
				Path 1: Brownfield Redevelopment	1
				Path 2: Stormwater Design - Quantity Control	1
				Path 3: Stormwater Design - Quality Control	1
				Path 4: Heat Island Effect - Nonroof	1
				Path 5: Heat-Island Effect - Roof	1
				Path 6: Light Pollution Reduction	1
				Path 7: Water Efficient Landscaping -Reduce by 50%	2
				Path 8: Water Efficient Landscaping - No Potable Water Use or Irrigation	2
				Path 9: Innovative Wastewater Technologies	2
				Path 10: Water Use Reduction: 30% Reduction	1
				Path 11: On-site Renewable Energy	2
				Path 12: Other Quantifiable Environmental Performance - Green Cleaning	1
6			Credit 2	Development Density and Community Connectivity	6
6			Credit 3.1	Alternative Transportation - Public Transportation Access	6
			Credit 3.2	Alternative Transportation - Bicycle Storage and Changing Rooms	2
			Credit 3.3	Alternative Transportation - Parking Availability	2

Yes	?	No			
0	0	0	WATER EFFICIENCY		11 Points
N			Prereq 1	Water Use Reduction	Required
			Credit 1	Water Use Reduction	6 to 11
				30% Reduction	6
				35% Reduction	8
				40% Reduction	11

Yes	?	No			
0	0	0	ENERGY & ATMOSPHERE		37 Points
	-		Prereq 1	Fundamental Commissioning of Building Energy Systems	Required
	-		Prereq 2	Minimum Energy Performance	Required
	-		Prereq 3	Fundamental Refrigerant Management	Required
			Credit 1.1	Optimize Energy Performance - Lighting Power	1 to 5
				15% Reduction	1
				20% Reduction	2
				25% Reduction	3
				30% Reduction	4
				35% Reduction	5
			Credit 1.2	Optimize Energy Performance - Lighting Controls	1 to 3
				Daylight Controls for Daylit Areas	1
				Daylight Controls for 50% of the Lighting Load	1
				Occupancy Sensors for 75% of the Connected Lighting Load	1

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.3	Optimize Energy Performance - HVAC	5 to 10
				<input checked="" type="checkbox"/> Equipment Efficiency	5
				<input checked="" type="checkbox"/> Zoning Controls	5
				OR	
				<input checked="" type="checkbox"/> Reduce Design Energy Cost and 15% Improvement	5
				<input checked="" type="checkbox"/> Reduce Design Energy Cost and 30% Improvement	10
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.4	Optimize Energy Performance - Equipment and Appliances	1 to 4
				<input checked="" type="checkbox"/> 70% ENERGY STAR	1
				<input checked="" type="checkbox"/> 77% ENERGY STAR	2
				<input checked="" type="checkbox"/> 84% ENERGY STAR	3
				<input checked="" type="checkbox"/> 90% ENERGY STAR	4
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	Enhanced Commissioning	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3	Measurement and Verification	2 to 5
				<input checked="" type="checkbox"/> Install Sub-Metering Equipment	2
				<input checked="" type="checkbox"/> Tenant Pays for Energy	3
				OR	
				<input checked="" type="checkbox"/> Metering, Measurement and Payment Accountability	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4	Green Power	5

Yes	?	No	MATERIALS & RESOURCES		14 Points
3	0	0			
			-	Prereq 1 Storage and Collection of Recyclables	Required
1				Credit 1.1 Tenant Space - Long-Term Commitment	1
				Credit 1.2 Building Reuse - Maintain Interior Nonstructural Components	1 to 2
				<input checked="" type="checkbox"/> 40% Reuse	1
				<input checked="" type="checkbox"/> 60% Reuse	2
2				Credit 2 Construction Waste Management	1 to 2
				<input checked="" type="checkbox"/> Divert 50% from Disposal	1
				<input checked="" type="checkbox"/> Divert 75% from Disposal	2
				Credit 3.1 Materials Reuse	1 to 2
				<input checked="" type="checkbox"/> 5% Reuse	1
				<input checked="" type="checkbox"/> 10% Reuse	2
				Credit 3.2 Materials Reuse - Furniture and Furnishings	1
				Credit 4 Recycled Content	1 to 2
				<input checked="" type="checkbox"/> 10% of Content	1
				<input checked="" type="checkbox"/> 20% of Content	2
				Credit 5 Regional Materials	1 to 2
				<input checked="" type="checkbox"/> 20% of Materials Manufactured	1
				<input checked="" type="checkbox"/> 20% of Materials Manufactured and 10% Extracted	2
				Credit 6 Rapidly Renewable Materials	1
				Credit 7 Certified Wood	1

Yes	?	No	INDOOR ENVIRONMENTAL QUALITY		17 Points
4	0	1			
			-	Prereq 1 Minimum Indoor Air Quality Performance	Required
Y				Prereq 2 Environmental Tobacco Smoke (ETS) Control	Required
				Credit 1 Outdoor Air Delivery Monitoring	1
				Credit 2 Increased Ventilation	1
1				Credit 3.1 Construction Indoor Air Quality Management Plan - During Construction	1
				Credit 3.2 Construction Indoor Air Quality Management Plan - Before Occupancy	1
1				Credit 4.1 Low-Emitting Materials - Adhesives and Sealants	1
1				Credit 4.2 Low-Emitting Materials - Paints and Coatings	1
				Credit 4.3 Low-Emitting Materials - Flooring Systems	1
1				Credit 4.4 Low-Emitting Materials - Composite Wood and Agrifiber Products	1

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.5	Low-Emitting Materials - Systems Furniture and Seating	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5	Indoor Chemical and Pollutant Source Control	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6.1	Controllability of Systems - Lighting	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6.2	Controllability of Systems - Thermal Comfort	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7.1	Thermal Comfort - Design	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7.2	Thermal Comfort - Verification	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 8.1	Daylight and Views - Daylight	1 to 2
			<input checked="" type="checkbox"/>	75% of Spaces	1
			<input checked="" type="checkbox"/>	90% of Spaces	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 8.2	Daylight and Views - Views for Seated Spaces	1

Yes ? No

1	0	0	INNOVATION IN DESIGN	6 Points
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1	Innovation in Design	1 to 5
			<input checked="" type="checkbox"/>	Innovation or Exemplary Performance	1
			<input checked="" type="checkbox"/>	Innovation or Exemplary Performance	1
			<input checked="" type="checkbox"/>	Innovation or Exemplary Performance	1
			<input checked="" type="checkbox"/>	Green Education	1
			<input checked="" type="checkbox"/>	Innovation	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	LEED® Accredited Professional	1

Yes ? No

0	0	0	REGIONAL PRIORITY	4 Points
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Zip Code 06901: SSc3.2/Wec1 (40%)/EAc1.1 (25%)/EAc1.3/MRc3.1/MRc5.1

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1	Regional Priority	1 to 4
			<input type="checkbox"/>	SSc3.2 -	1
			<input type="checkbox"/>	Wec1 (40%)	1
			<input type="checkbox"/>	EAc1.1 (25%)	1
			<input type="checkbox"/>	EAc1.3	1

Yes ? No

22	3	1	110	
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Certified: 40-49 points Silver: 50-59 points Gold: 60-79 points Platinum: 80+ points



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