

LEED-CI ANALYSIS

June 2015

100 SUMMIT LAKE DRIVE VALHALLA, NY



To learn more please visit the sustainability section of our website:
www.slgreen.com or contact Jay Black, SL Green's director of
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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 100 Summit Lake Drive

For a space pursuing LEED-CI certification, characteristics of the base building itself can attribute a multitude of points towards certification. 100 Summit Lake Drive provides base building characteristics and has implemented sustainable measures that may contribute up to 19 points towards a tenant space pursuing LEED-CI certification. This potentially provides any space beginning the certification process with almost 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 100 Summit Lake Drive that may contribute to a tenant’s pursuit of LEED-CI certification. 100 Summit Lake Drive provides a tenant project with 19 potential points, which is broken out as follows under the LEED credit categories:

Sustainable Sites	11 pts
Materials & Resources	3 pts
Indoor Environmental Quality	4 pts
Innovation in Design	1 pt

TOTAL: 19 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 100 Summit Lake Drive may contribute to a CI build-out within the building:

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

More than 50% of the building's parking is covered, reducing the need for paved surfaces surrounding the building. This helps to mitigate the heat island effect and would earn 1 LEED point.

Path 5. Heat Island Effect Roof – 1pt

Roofing on this building has a solar reflectance index (SRI) that meets LEED's minimum value requirements. This also helps to mitigate the heat island effect and would earn 1 LEED point.

Path 12. Other Quantifiable Environmental Performance – Green Cleaning – 1pt

100 Summit Lake Drive is associated with a cleaning/supply company that offers Green Cleaning. This is a quantifiable action that is beneficial to the environment and would earn 1 LEED point.

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. 100 Summit Lake Drive provides 5 shuttle runs from the building to a local train station in the morning and afternoon. 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.

SSc3.2: Alternative Transportation – Bicycle Storage and Changing Rooms - 2 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. 100 Summit Lake Drive is currently equipped with 8 showers/changing rooms and provides storage for 9 bicycles. Several of these bicycle spaces are currently unused on a daily basis.

The building has a total of 665 occupants. As the amount of storage spaces required for earning this credit's LEED points is higher than the building currently needs, we would not prefer to install additional storage space. However, should the building management notice a rise in the number of bicycle commuters, that the racks are filling up or tenants are requesting additional racks to be added, building management will promptly install additional bicycle storage inside the building premises, to be used exclusively by building occupants.

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 or 2 points for diverting 50% or 75%, respectively, of waste from the landfill.

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: Low-Emitting Materials – 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.

APPENDIX

- 100 Summit Lake Drive Base Building Existing Credits Checklist



LEED 2009 for Commercial Interiors

100 Summit Lake Drive

Project Name: CI Base Building Analysis
Project Address: 100 Summit Lake Drive
 Valhalla, NY 10595

Yes	?	No			
11	8	2	SUSTAINABLE SITES		21 Points
3	2		Credit 1	Site Selection	1 to 5
				OR	
				<input checked="" type="checkbox"/> Option 1: Select a LEED Certified Building	5
				<input type="checkbox"/> Option 2: Locate in a Building That Meets:	Up to 5
				<input checked="" type="checkbox"/> Path 1: Brownfield Redevelopment	1
				<input checked="" type="checkbox"/> Path 2: Stormwater Design - Quantity Control	1
				<input checked="" type="checkbox"/> Path 3: Stormwater Design - Quality Control	1
				<input checked="" type="checkbox"/> Path 4: Heat Island Effect - Nonroof	1
				<input checked="" type="checkbox"/> Path 5: Heat-Island Effect - Roof	1
				<input checked="" type="checkbox"/> Path 6: Light Pollution Reduction	1
				<input checked="" type="checkbox"/> Path 7: Water Efficient Landscaping - Reduce by 50%	2
				<input checked="" type="checkbox"/> Path 8: Water Efficient Landscaping - No Potable Water Use or Irrigation	2
				<input checked="" type="checkbox"/> Path 9: Innovative Wastewater Technologies	2
				<input checked="" type="checkbox"/> Path 10: Water Use Reduction: 30% Reduction	1
				<input checked="" type="checkbox"/> Path 11: On-site Renewable Energy	2
				<input checked="" type="checkbox"/> 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
2			Credit 3.2	Alternative Transportation - Bicycle Storage and Changing Rooms	2
		2	Credit 3.3	Alternative Transportation - Parking Availability	2

Yes	?	No			
0	0	11	WATER EFFICIENCY		11 Points
N			Prereq 1	Water Use Reduction	Required
		11	Credit 1	Water Use Reduction	6 to 11
				<input checked="" type="checkbox"/> 30% Reduction	6
				<input checked="" type="checkbox"/> 35% Reduction	8
				<input checked="" type="checkbox"/> 40% Reduction	11

Yes	?	No			
0	37	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
	5		Credit 1.1	Optimize Energy Performance - Lighting Power	1 to 5
				<input checked="" type="checkbox"/> 15% Reduction	1
				<input checked="" type="checkbox"/> 20% Reduction	2
				<input checked="" type="checkbox"/> 25% Reduction	3
				<input checked="" type="checkbox"/> 30% Reduction	4
				<input checked="" type="checkbox"/> 35% Reduction	5
	3		Credit 1.2	Optimize Energy Performance - Lighting Controls	1 to 3
				<input checked="" type="checkbox"/> Daylight Controls for Daylit Areas	1
				<input checked="" type="checkbox"/> Daylight Controls for 50% of the Lighting Load	1
				<input checked="" type="checkbox"/> 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				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	7	4				
						Prereq 1	Storage and Collection of Recyclables	Required	
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.1	Tenant Space - Long-Term Commitment	1	
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	Credit 3.1	Materials Reuse	1 to 2	
							<input checked="" type="checkbox"/> 5% Reuse	1	
							<input checked="" type="checkbox"/> 10% Reuse	2	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.2	Materials Reuse - Furniture and Furnishings	1	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Credit 4	Recycled Content	1 to 2	
							<input checked="" type="checkbox"/> 10% of Content	1	
							<input checked="" type="checkbox"/> 20% of Content	2	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	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	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Credit 6	Rapidly Renewable Materials	1	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Credit 7	Certified Wood	1	

Yes	?	No	INDOOR ENVIRONMENTAL QUALITY		17 Points				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4	11	2				
						Prereq 1	Minimum Indoor Air Quality Performance	Required	
			<input checked="" type="checkbox"/>			Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required	
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1	Outdoor Air Delivery Monitoring	1	
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	Increased Ventilation	1	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				Credit 3.1	Construction Indoor Air Quality Management Plan - During Construction	1	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		Credit 3.2	Construction Indoor Air Quality Management Plan - Before Occupancy	1	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				Credit 4.1	Low-Emitting Materials - Adhesives and Sealants	1	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				Credit 4.2	Low-Emitting Materials - Paints and Coatings	1	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		Credit 4.3	Low-Emitting Materials - Flooring Systems	1	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				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 5 0 INNOVATION IN DESIGN 6 Points

<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
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Yes ? No

0 4 0 REGIONAL PRIORITY 4 Points

Zip Code 10595 IEQc6.1/IEQc7.1/MRc3.1(10%)/SSc1-Option2-Path2/SSc2/WEc1(40%)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1	Regional Priority	1 to 4
			<input checked="" type="checkbox"/>	IEQc6.1	1
			<input checked="" type="checkbox"/>	IEQc7.1	1
			<input checked="" type="checkbox"/>	MRc3.1	1
			<input checked="" type="checkbox"/>	SSc2	1

Yes ? No

19 72 19 110

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



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