

LEED-CI ANALYSIS

June 2015

140 GRAND STREET WHITE PLAINS, NY



To learn more please visit the sustainability section of our website:
www.slgreen.com or contact Jay Black, SL Green's director of
sustainability at jay.black@slgreen.com



Prepared for Reckson,
A division SL Green Realty Corp. by



TABLE OF CONTENTS

LEED CI 2009 Background.....3

LEED-CI Certification at 140 Grand Street.....4

SUSTAINABLE SITES (SS) 5

MATERIALS & RESOURCES (MR) 6

INDOOR ENVIRONMENTAL QUALITY (IEQ) 7

INNOVATION IN DESIGN (ID) 7

REGIONAL PRIORITY (RP) 7

APPENDIX8

LEED CI 2009 Background

The LEED for Commercial Interiors (LEED-CI) 2009 program provides a set of criteria for certifying tenant and interior projects. The program was developed by the U.S. Green Building Council (USGBC) and 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 recognizes the power that tenants and designers have in making sustainable choices, although they may not have full 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 seven (7) categories of sustainability:

1. Sustainable Sites (SS)
2. Water Efficiency (WE)
3. Energy & Atmosphere (EA)
4. Materials & Resources (MR)
5. Indoor Environmental Quality (IEQ)
6. Innovation in Design (ID)
7. Regional Priority (RP)

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 140 Grand Street

For a space pursuing LEED-CI certification, characteristics of the base building itself can attribute a multitude of points towards certification. 140 Grand Street provides base building characteristics and has implemented sustainable measures that may contribute up to 27 points towards a tenant space pursuing LEED-CI certification. This potentially provides any space beginning the certification process with over two-thirds 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 tenant's to build-out their space to achieve a LEED certification.

The following is a detailed description of the credits and characteristics at 140 Grand Street that may contribute to a tenant's pursuit of LEED-CI certification. 140 Grand Street provides a tenant project with 33 potential points, which is broken out as follows under the LEED credit categories:

Sustainable Sites	18 pts
Water Efficiency	0 pts
Energy & Atmosphere	0 pts
Materials & Resources	3 pts
Indoor Environmental Quality	4 pts
Innovation in Design	1 pts
Regional Priority	1 pt

TOTAL: 27 pts

SUSTAINABLE SITES (SS)

SSc1: Site Selection

The selection of a building that addresses sustainability in both its location and operations are of fundamental importance in the build-out of a sustainable CI space. This credit under the LEED program addresses building landscape, hardscape, and exterior building issues. The following outlines sustainable characteristics as they apply to LEED-CI requirements and points under SSc1 that 140 Grand Street may contribute to a CI build-out within the building:

Path 5. Heat Island Effect Non-Roof - 1pt

To help minimize the urban heat island effect, the LEED program encourages buildings to minimize the exposure of dark, non-reflective surfaces such as asphalt parking lots to the sun. The parking at 140 Grand Street is 100% covered and located within the building, contributing one (1) pt towards a tenant's LEED certification.

Path 7. Water Efficient Landscaping – Reduce by 50% - 2pts

140 Grand Street utilizes drip irrigation technology as well as a selection of native and adaptive plants as part of the landscaping – including Rhododendrons, Aborvitaes, Maple Trees, Oak Trees, and Boxwood. These types of shrubs and water efficiency irrigation practices, allows tenants to achieve this credit towards a LEED-CI certification.



Image 1: Adaptive plants allow for efficient irrigation practices.

Path 12. Other Quantifiable Performance (Green Cleaning) – 1 pt

This particular credit can be awarded to a building for any additional quantifiable sustainability initiatives the building has in place that may not be directly addressed under any existing credits. It has been noted that the building currently has in place a green cleaning program, which may qualify for a point under this credit.

SSc2: Development Density & Community Connectivity - 6 pts



Image 2: Aerial view of 140 Grand Street.

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.

140 Grand Street is located in the city of White Plains – an established community with pedestrian access to basic community services and within ½ mile from a residential area with 10 units per acre net. A detailed map showing these services has been provided for reference in the appendix.

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. 140 Grand Street is within a ¼ mile (close walking distance) to a number of Westchester County Beeline Bus Lines. 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.



Image 3: Bee line bus stops are within ¼ mile from 140 Grand Street.

SSc3.2: Bicycle Storage and Changing Rooms – 2 pts

In order to further encourage the use of alternative modes of transportation to and from work, the LEED-CI program awards points for offering occupants the option to ride bicycles to work by providing secure bicycle racks and changing rooms/showers. Building Management has confirmed that there are changing rooms/showers available for tenant use in the building and that they would be willing to install secure bike racks in the parking garage area should a tenant request it. This would allow a CI space to achieve two points under this credit.

MATERIALS & RESOURCES (MR)

MRp1: Storage and Collection of Recyclables

The building has implemented a recycling program addressing glass, plastic, cardboard, metals, and lightbulbs. The building’s vendor collects waste daily and sorts materials on site.

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 pt 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 paint and coating, 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.



REGIONAL PRIORITY CREDITS (RP)

Regional credits were designed to provide incentive for achievement of credits that address geographically specific environmental priorities. By achieving these credits a project can earn additional “bonus” points under this section. 140 Grand building provides the following credit considered a regional priority for the 10601 zip code:

- SSc2: Development Density & Community Connectivity, 1 pt

APPENDIX

- 140 Grand Street Base Building Credits Checklist, LEED-CI v3



LEED 2009 for Commercial Interiors

Base Building Contributions towards LEED-CI Certification

Project Name: 140 Grand Street
 Project Address: 140 Grand Street, White Plains, NY 10601

Yes	?	No
18	0	0
4		

SUSTAINABLE SITES 21 Points

Credit 1	Site Selection	1 to 5
	<input type="checkbox"/> Option 1: Select a LEED Certified Building	5
	OR <input type="checkbox"/> Option 2: Locate in a Building That Meets:	Up to 5
	<input type="checkbox"/> Path 1: Brownfield Redevelopment	1
	<input type="checkbox"/> Path 2: Stormwater Design - Quantity Control	1
	<input type="checkbox"/> Path 3: Stormwater Design - Quality Control	1
	covered parking <input checked="" type="checkbox"/> Path 4: Heat Island Effect - Nonroof	1
	<input type="checkbox"/> Path 5: Heat-Island Effect - Roof	1
	<input type="checkbox"/> Path 6: Light Pollution Reduction	1
	<input checked="" type="checkbox"/> Path 7: Water Efficient Landscaping - Reduce by 50%	2
	<input type="checkbox"/> Path 8: Water Efficient Landscaping - No Potable Water Use or Irrigation	2
	<input type="checkbox"/> Path 9: Innovative Wastewater Technologies	2
	<input type="checkbox"/> Path 10: Water Use Reduction: 30% reduction	1
	<input type="checkbox"/> Path 11: On-site Renewable Energy	2
	<input checked="" type="checkbox"/> Path 12: Other Quantifiable Environmental Performance: Green Cleaning	1
Credit 2	Development Density and Community Connectivity	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

6		
6		
2		

Yes	?	No
0	0	0
N		

WATER EFFICIENCY 11 Points

Prereq 1	Water Use Reduction	Required
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	5	0
-		
-		
-		

ENERGY & ATMOSPHERE 37 Points

Prereq 1	Fundamental Commissioning of Building Energy Systems	Required
Prereq 2	Minimum Energy Performance: 90.1-2007, 10% LPD Reduction, 50% Energy Star Appl.	Required
Prereq 3	Fundamental Refrigerant Management	Required
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
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"/>	5	<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	
Y			Credit 1.1	Tenant Space - Long-Term Commitment	1	
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	0	Prereq 1	Minimum Indoor Air Quality Performance	Required	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required	
Y			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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INNOVATION IN DESIGN 6 Points

Credit 1	Innovation in Design	1 to 5			
	<input checked="" type="checkbox"/>	SSc3.1:Transportation Exceeded	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
1	0	0
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REGIONAL PRIORITY 4 Points

Zip Code 10601: SSc1/O2/P2; SSc2; WEc1 - 40%; MRc3.1 - 10%; IEQc2; IEQc7.1

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1	Regional Priority	1 to 4
			<input checked="" type="checkbox"/>	SSC2: Development Density and Community Connectivity	1
			<input checked="" type="checkbox"/>	IEQc7.1:Thermal Comfort-Design	1
			<input checked="" type="checkbox"/>	Regionally Defined Credit Achieved	1
			<input checked="" type="checkbox"/>	Regionally Defined Credit Achieved	1

Yes	?	No
27	5	0

110

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



SOLID TO THE CORE