

LEED-CI ANALYSIS

June 2015

360 HAMILTON AVENUE WHITE PLAINS, NY



To learn more please visit the sustainability section of our website:
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TABLE OF CONTENTS

LEED-CI 2009 Background.....3

LEED-CI Certification at 360 Hamilton Ave.....4

 SUSTAINABLE SITES (SS).....5

 WATER EFFICIENCY (WE).....6

 MATERIALS & RESOURCES (MR).....6

 INDOOR ENVIRONMENTAL QUALITY (IEQ)..... 6

 INNOVATION IN DESIGN (ID)..... 7

 REGIONAL PRIORITIES (RP).....8

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 seven (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 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 360 Hamilton Avenue

For a space pursuing LEED-CI certification, characteristics of the base building itself can attribute a multitude of points towards certification. 360 Hamilton Avenue provides base building characteristics and has implemented sustainable measures that may contribute up to 30 points towards a tenant space pursuing LEED-CI certification. This potentially provides any space beginning the certification process with three-quarters of the points required for certification. With minimal additional tracking during construction and adherence to the Construction Rules and Regulations for the building, any tenant build-out should be able to achieve a LEED certification due to sustainability characteristics provided by the base building.

The following is a detailed description of the credits and characteristics at 360 Hamilton that may contribute to a tenant's pursuit of LEED-CI certification. 360 Hamilton provides a tenant project with 30 potential points, which is broken out as follows under the LEED credit categories:

Sustainable Sites	19 pts
Water Efficiency	0 pts
Energy & Atmosphere	0 pts
Materials & Resources	3 pts
Indoor Environmental Quality	5 pts
Innovation in Design	2 pts
Regional Priority	1 pt

TOTAL: 30 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 are sustainable measures as they apply to LEED-CI credits and associated points that 360 Hamilton Avenue may provide to a CI build-out within the building:

SSc1: Site Selection – LEED Certified Building

As 360 Hamilton is a LEED-EB building as of 2011, all LEED-CI build-outs within the building will receive 5 points toward certification.

SSc2: Development Density & Community Connectivity, 6 pts



Image 1: Aerial image of 360 Hamilton in downtown White Plains

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.

360 Hamilton Avenue is located in the city of White Plains – an established, walkable community with a minimum density greater than that of a typical two-story downtown development, and access to community services.

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 space that provides access to alternative transportation modes. 360 Hamilton is in close proximity to a number of buses and the Metro North train lines, which provides tenants an opportunity to commute in a more sustainable manner and reducing carbon emissions and single-occupancy vehicle use.

SSc3.2: Bicycle Storage & Changing Rooms, 2 pts

360 Hamilton Avenue provides secure racks within the parking garage for tenants to secure their bicycles. In addition, there are changing rooms within the gym facility that are available for bikers to utilize. These features encourage biking to work and earn a CI project 2 points under the LEED program.

WATER EFFICIENCY (WE)

WEp1: Water Use Reduction 20%

360 Hamilton currently has installed plumbing fixtures that meet the efficiency requirements of the 2006 Uniform Plumbing Code. For a tenant to be able to consider pursuing LEED-CI certification for their space, installing a low-flow 0.5 GPM pantry faucet is a viable, economical option to reach the 20% water use reduction required. Should the tenant decide to replace other base building fixtures, discussion with building management is advised. The installation of low-flow fixtures may allow for additional LEED-CI points to be achieved as well as further reducing water consumption. The table below outlines the current flow-rate of the fixtures installed in the building and the flow-rates that CodeGreen recommends installing to meet these requirements. In depth calculations are provided at the end of this report in the Appendix.

	Installed	Recommended
Water Closets (GPF)	1.6	approved
Urinals (GPF)	1.0	approved
Lavatory Faucets (GPM)	0.5	approved
Showerheads (GPM)	1.25	approved
Pantry Faucets (GPM)	2.2	0.5



Image 2: An aerator or new faucet may be used on pantry faucet to reduce current water consumption.

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 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 one point under the LEED-CI program.

IEQc8.2: Daylight & Views – Views for Seated Space, 1 pt

The extensive amount of glazing available on each floor at 360 Hamilton provides the tenant to build-out the space to maximize occupants' direct view to outdoors. Studies show that increased access to views and natural daylight increases productivity amongst occupants. In order to take advantage of this potential credit, the tenant must design the space to allow 90% of occupants with direct views to the exterior by utilizing partitions no higher than 42 inches.



Image 4: Example of office layout in 360 Hamilton with occupant access to views.

INNOVATION IN DESIGN (ID)

IDc1.1: SSc3.1: Transportation Exceeded, 1 pt

Because the project site is in close proximity to multiple bus stations and the Metro North train station, tenants are provided with the opportunity to commute in a more sustainable manner and reducing carbon emissions and single-occupancy vehicle use. Because there are multiple possibilities for public transportation, an innovation point is received.



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 280 Park building team has a number of LEED Accredited Professionals working with the building that will allow CI projects 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. The following credit considered regional priorities for the 10601 zip code that the 360 Hamilton building provides for CI build-outs:

- **Ssc2: Development Density & Community Connectivity, 1 pt**



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