

LEED-CI ANALYSIS

June 2015

1010 WASHINGTON BOULEVARD 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. 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 and staying ahead of the status quo.

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 (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 1010 Washington Blvd

For a space pursuing LEED-CI certification, characteristics of the base building itself can attribute a multitude of points towards certification. 1010 Washington provides base building characteristics and has implemented sustainable measures that may contribute up to 24 points towards a tenant space pursuing LEED-CI certification. This potentially provides any space beginning the certification process with more than half 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-CI certification due to sustainability characteristics provided by the base building.

The following is a detailed description of the credits and characteristics at 1010 Washington that may contribute to a tenant’s pursuit of LEED-CI certification. 1010 Washington provides a tenant project with 24 potential points, which is broken out as follows under the LEED credit categories:

Base Building Contributions Towards LEED-CI v3 Certification at 1010 Washington Blvd		
Sustainable Sites		14
Credit 1	Site Selection	
	Path 4: Heat Island Effect, Nonroof	1
	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
Materials & Resources		3
Prereq 1	Storage and Collection of Recyclables	Required
Credit 1.1	Tenant Space - Long-Term Commitment	1
Credit 2	Construction Waste Management	2
Indoor Environmental Quality		5
Credit 3.1	Construction Indoor Air Quality Management Plan - During Construction	1
Credit 4.1	Low-Emitting Materials - Adhesives and Sealants	1
Credit 4.2	Low-Emitting Materials - Paints and Coatings	1
Credit 4.3	Low-Emitting Materials - Flooring Systems	1
Credit 4.4	Low-Emitting Materials - Composite Wood and Agrifiber Products	1
Innovation in Design		2
Credit 1.1	Innovation in Design: Exemplary Performance, SSc3.1 Public Transportation Access	1
Credit 2	LEED® Accredited Professional	1
Total Points Contributed:		24

Figure 1: Credits 1010 Washington may contribute towards a LEED-CI Certification

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 1010 Washington Blvd may provide to a CI build-out within the building:

SSc1: Site Selection

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

The use of dark, non-reflective surfaces for parking, roofs, walkways, and other hardscapes contributes to the heat island effect by absorbing the sun's warmth, which then radiates into the surroundings. This results in increased cooling loads in the summer, while also resulting in detrimental effects to surrounding habitat and wildlife.

At 1010 Washington, at least 50% of the parking is covered and incorporated into the building footprint. This reduces the potential for heat island effect by reducing the amount of dark, non-reflective surfaces exposed to the sun's rays.

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

The base building is currently undergoing the implementation of a High-Performance Green Cleaning Program that, when in place, would likely earn a tenant space a LEED point. The building will use highly sustainable cleaning products and have an effective cleaning and hard floor and carpet maintenance system in place. The building maintenance staff will train all personnel in green cleaning and the disposal of cleaning chemicals. Additionally, cleaning equipment for the base building will meet LEED green cleaning requirements. Additional documentation will be required by the tenant to verify green cleaning practices are sufficient for LEED-CI SSc1, Path 12.

SSc2: Development Density & Community Connectivity, 6 pts

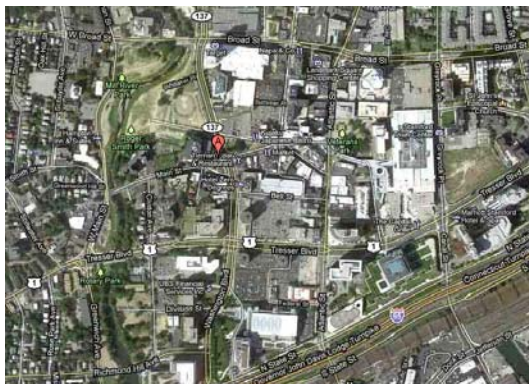


Image 1: Aerial image of 1010 Washington Blvd in downtown Stamford

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.

1010 Washington Blvd is located in the city of Stamford – 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. 1010 Washington Blvd provides a shuttle service from 7am-9:05am and from 4pm-7pm with service to the Stamford train station, which has three rail services: Metro North, Connecticut Commuter Rail, and Amtrak service. This provides tenants an opportunity to commute in a more sustainable manner and reduce carbon emissions and 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 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)

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

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

IEQc4.3: Low-Emitting Materials – Flooring systems, 1 pt

Building Management has in place a construction rules and regulations policy outlining the required use of low emitting materials for carpets, carpet cushions and flooring sealants that comply with LEED-CI credit requirements.

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

Building Management has in place a construction rules and regulations policy 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)

IDc1.1 Exemplary Performance: SSc3.1 Alternative Transportation, Double Ridership, 1 pt

Because the project site is in close proximity the Stamford train station, which has three (3) separate rail services, tenants are provided with the opportunity to commute in a more sustainable manner, and reduce 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 building team for 1010 Washington Blvd has a number of LEED Accredited Professionals working with the building that will allow CI projects to earn this credit.

APPENDIX

1010 Washington Blvd Base Building Credits Checklist



LEED 2009 for Commercial Interiors Project Scorecard

Project Name: 1010 Washington
Project Address: 1010 Washington Blvd, Stamford, CT

Yes	?	No
14	2	5
2		3

SUSTAINABLE SITES 21 Points

Credit 1	Site Selection	1 to 5
	<input type="checkbox"/> Option 1: Select a LEED Certified Building OR <input type="checkbox"/> Option 2: Locate in a Building That Meets:	5 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
	<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 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	
		2

Yes	?	No
0	11	0
N		
	11	

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	35	2
	-	
	-	
	-	
	5	

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

	3	
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10	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"/>	4	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"/>	5	Credit 2	Enhanced Commissioning	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	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"/>	5	Credit 4	Green Power	5

Yes	?	No				MATERIALS & RESOURCES	14 Points	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3	11	0	Prereq 1	Storage and Collection of Recyclables	Required
<input checked="" type="checkbox"/>			Y			Credit 1.1	Tenant Space - Long-Term Commitment	1
<input checked="" type="checkbox"/>			1			Credit 1.2	Building Reuse - Maintain Interior Nonstructural Components	1 to 2
<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/> 40% Reuse	1
<input checked="" type="checkbox"/>							<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"/>							<input checked="" type="checkbox"/> Divert 50% from Disposal	1
<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/> Divert 75% from Disposal	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2			Credit 3.1	Materials Reuse	1 to 2
<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/> 5% Reuse	1
<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/> 10% Reuse	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1			Credit 3.2	Materials Reuse - Furniture and Furnishings	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2			Credit 4	Recycled Content	1 to 2
<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/> 10% of Content	1
<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/> 20% of Content	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2			Credit 5	Regional Materials	1 to 2
<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/> 20% of Materials Manufactured	1
<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/> 20% of Materials Manufactured and 10% Extracted	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1			Credit 6	Rapidly Renewable Materials	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1			Credit 7	Certified Wood	1

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

2	4	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"/>				Exemplary Performance: SSc3.1 - Alternative Transportation, Double Ridership	1
<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"/>				Innovation or Exemplary Performance	1

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	LEED® Accredited Professional	1
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Yes ? No

0	1	3	REGIONAL PRIORITY		4 Points
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Zip Code 06901: SSc3.2: WEc1, 40%; EAc1.1, 25%; EAc1.3, P1 or P2, 30%; MRc3.1, 5%; MRc5, O1 or O2

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1	Regional Priority	1 to 4
<input checked="" type="checkbox"/>				SSc3.2: Alternative Transportation - Bicycle Storage & Changing Rooms	1
<input checked="" type="checkbox"/>					1
<input checked="" type="checkbox"/>					1
<input checked="" type="checkbox"/>					1

Yes ? No

24	70	16			110
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Certified: 40-49 points Silver: 50-59 points Gold: 60-79 points Platinum: 80+ points



SOLID TO THE CORE