



LEED v4 for BD+C: Core and Shell Project Checklist

Y	?	N		
0	1	0	Integrative Process	1
1			Credit Integrative Process	1

Y	?	N		
10	5	5	Location and Transportation	20
		X	Credit LEED for Neighborhood Development Location	15
2			Credit <u>Sensitive Land Protection</u>	2
2	1		Credit High Priority Site	3
4	2		Credit Surrounding Density and Diverse Uses	6
	1	5	Credit <u>Access to Quality Transit</u>	6
1			Credit Bicycle Facilities	1
	1		Credit Reduced Parking Footprint	1
1			Credit Green Vehicles	1

Y	?	N		
6	5	0	Sustainable Sites	11
Y			Prereq Construction Activity Pollution Prevention	Required
1			Credit Site Assessment	1
	2		Credit <u>Site Development - Protect or Restore Habitat</u>	2
1			Credit Open Space	1
1	2		Credit Rainwater Management	3
1	1		Credit Heat Island Reduction	2
1			Credit Light Pollution Reduction	1
1			Credit Tenant Design and Construction Guidelines	1

Y	?	N		
6	5	0	Water Efficiency	11
Y			Prereq Outdoor Water Use Reduction	Required
Y			Prereq Indoor Water Use Reduction	Required
Y			Prereq Building-Level Water Metering	Required
2	1		Credit Outdoor Water Use Reduction	3
3	1		Credit Indoor Water Use Reduction	4
	3		Credit Cooling Tower Water Use	3
1			Credit Water Metering	1

Y	?	N		
15	9	9	Energy and Atmosphere	33
Y			Prereq Fundamental Commissioning and Verification	Required
Y			Prereq Minimum Energy Performance	Required
Y			Prereq Building-Level Energy Metering	Required
Y			Prereq Fundamental Refrigerant Management	Required
3	3		Credit Enhanced Commissioning	6
8	3	7	Credit <u>Optimize Energy Performance</u>	18
	1		Credit Advanced Energy Metering	1
	2		Credit Demand Response	2
1		2	Credit <u>Renewable Energy Production</u>	3
1			Credit Enhanced Refrigerant Management	1
2			Credit Green Power and Carbon Offsets	2

Project Name: **Revolution Labs**
Date: 7.15.2020

Y	?	N		
3	4	7	Materials and Resources	14
Y			Prereq Storage and Collection of Recyclables	Required
Y			Prereq Construction and Demolition Waste Management Planning	Required
	2	4	Credit <u>Building Life-Cycle Impact Reduction</u>	6
1		1	Credit Building Product Disclosure & Optimization Environmental Product Declarations	2
	1	1	Credit Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1		1	Credit Building Product Disclosure and Optimization - Material Ingredients	2
1	1		Credit Construction and Demolition Waste Management	2

Y	?	N		
6	3	1	Indoor Environmental Quality	10
Y			Prereq Minimum Indoor Air Quality Performance	Required
Y			Prereq Environmental Tobacco Smoke Control	Required
Y			Prereq Minimum Acoustic Performance	Required
2			Credit Enhanced Indoor Air Quality Strategies	2
2	1		Credit Low-Emitting Materials	3
1			Credit Construction IAQ Management Plan	1
	2	1	Credit Daylight	3
1			Credit Quality Views	1

Y	?	N		
4	2	0	Innovation	6
1			Credit Innovation: OM Starter Kit	1
1			Credit Innovation: Sustainable Purchasing - Lamps	1
	1		Credit Innovation: TBD	1
	1		Credit Innovation: TBD	1
1			Credit Innovation: Pilot - Integrative Analysis of Building Materials	1
1			Credit LEED Accredited Professional	1

Y	?	N		
2	2	0	Regional Priority (max of 4 points)	4
1			Credit Surrounding Density and Diverse Uses (RP@4)	1
		X	Credit Access to Quality Transit (RP@1)	1
	1		Credit Site Development (RP@2)	1
1			Credit Optimize Energy Performance (RP@8)	1
		X	Credit Renewable Energy Production (RP@2)	1
	1		Credit Building Life-Cycle Impact Reduction (RP@2)	1

52	36	22	TOTALS	110
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Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

Integrated Building Design and Construction Goals Checklist

Consult Lexington's Integrated Building Design and Construction Policy for other requirements for New Construction and Major Renovation -Town Buildings

This document is based on scope features defined in LEED 4.0 with additions / modifications driven by Town of Lexington requirements:

Economic evaluation of design alternatives will be carried out in accordance with the economic evaluation approach included in the Lexington Sustainable Action

Project Name:	Revolution Labs
Project Address:	1050 Waltham Street
Project Phase:	
Report Date:	July 13, 2020

Resilience Level (Circle appropriate level per the Town's Emergency Preparedness and Response Plan maintained by the Town's Fire Chief)

- Level 1: **Public Safety (Police, Fire, Public Services) No interruption of essential services;**
- Level 2: **Town Shelter -- Full electrical and thermal power necessary for life safety, food prep / refrigeration, lighting, internet connectivity ^ charging stations;**
- Level 3: **Continued Operation – Smart load reduction in emergencies, mobile or on-site backup generation to carry load for continued operation;**
- Level 4: **Asset Preservation – Provide power to hold building temperature, provide light & manage building systems**

Source	Explanation
1 LEED 4.0_()	Standard LEED items with standard LEED requirements and definitions (LEED Ref#)
2 LEED 4.0_()	Standard LEED items with specific Lexington definitions (LEED Ref #). Strive to achieve maximum points on these items
3 LEX_()	Specific Lexington requirements (Lex1 through Lex5)

Lex Goal	Explanation
1 Required	Lexington requires this outcome / scope item to be included in the base case project design.
2 Strive to Achieve	These Items represent focused Lex Goals and should be evaluated & reported on for discussion/implementation.
3 Ev & Report	Evaluate the applicability of this item to the project/site and report on benefits and impacts of implementation

LEED SCORING				LEXINGTON MASTER - SCOPE CHECKLIST				
Expected Points	Max Points	Source	Scope Item / Feature / Outcome	Lex Goals	Comments	Cost Impact Scale		
Y	?	N						
0	1	0	0	Integrative Process				
1	1	0	1	LEED 4.0	Integrative Process	Required		
Resilience								
1	1	0	0	LEX_1	Resilience - Buildings shall be designed to deliver services based on the resilience levels defined in the Integrated Design Procedure. The resilience level for a particular building shall be consistent with the planned use of the building in the Town's Emergency Management plan.	Required		

10	4	5	16	Location and Transportation				
		x	16	LEED 4.0_LTc1	Neighborhood Development Location	Ev & Report		
2			1	LEED 4.0_LTc2	Sensitive Land Protection	Ev & Report		
2			2	LEED 4.0_LTc3	High Priority Site	Ev & Report		
4	2		5	LEED 4.0_LTc4	Surrounding Density and Diverse Uses	Ev & Report		
	1	5	5	LEED 4.0_LTc5	Access to Quality Transit	Ev & Report		
1			1	LEED 4.0_LTc6	Bicycle Facilities	Ev & Report		
	1		1	LEED 4.0_LTc7	Reduced Parking Footprint	Ev & Report		
1			1	LEED 4.0_LTc8	Green Vehicles	Ev & Report		

5	5	2	10	Sustainable Sites				
Y			Req.	LEED 4.0	Construction Activity Pollution Prevention	Required		
Y			Req.	LEED 4.0	Environmental Site Assessment	Required		
1			1	LEED 4.0	Site Assessment	Ev & Report		
	2		2	LEED 4.0_SS4	Site Development - Protect or Restore Habitat	Ev & Report		
1			1	LEED 4.0_SS5	Open Space	Ev & Report		
1	2		3	LEED 4.0_SS6	Rainwater Management	Ev & Report		
1	1		2	LEED 4.0_SS7	Heat Island Reduction	Ev & Report		
1			1	LEED 4.0_SS8	Light Pollution Reduction	Ev & Report		
		1	1	LEED 4.0	Site Master Plan	Ev & Report		
		1	1	LEED 4.0	Joint Use of Facilities	Ev & Report		

5	4	2	11	Water Efficiency				
Y			Req.	LEED 4.0_WE1	Outdoor Water Use Reduction	Required		
Y			Req.	LEED 4.0_WE2	Indoor Water Use Reduction	Required		
Y			Req.	LEED 4.0_WE3	Building-Level Water Metering	Required		
1	1		2	LEED 4.0_WE4	Outdoor Water Use Reduction	Ev & Report		
3	1	2	6	LEED 4.0_WE5	Indoor Water Use Reduction	Ev & Report		
	2		2	LEED 4.0_WE6	Cooling Tower Water Use	Ev & Report		
1			1	LEED 4.0_WE7	Water Metering	Ev & Report		

15	9	9	33	Energy and Atmosphere				
Y			Req.	LEED 4.0	Fundamental Commissioning and Verification	Required		
Y			Req.	LEED 4.0	Minimum Energy Performance	Required		
Y			Req.	LEED 4.0	Building-Level Energy Metering	Required		
Y			Req.	LEED 4.0	Fundamental Refrigerant Management	Required		
3	3		6	LEED 4.0_EAc1	Enhanced Commissioning- Pursue: Option 1 of this credit: HVAC Commissioning Option 2 of this credit: Building Envelope Commissioning	Required		

8	3	7	18	LEED 4.0_EAc2	Optimize Energy Performance: Target onsite building energy use intensity (kBtUs/sq ft) for new buildings: 30% (New Construction) less energy use than ASHRAE 90.1 (current) or better. 20% (Renovation) less energy use than ASHRAE 90.1 (current) or better.	Required		
	1		1	LEED 4.0_EAc3	Advanced Energy Metering : Use advanced metering and sub-metering to report and track hourly interval electricity use data by end-use categories that exceed 10% of total annual electricity consumption and maintain said records for rolling two year periods. (LEED V.4 requires 3 yrs.)	Required		
	2		2	LEED 4.0_EAc4	Demand Response : Install and properly maintain building management system to track and manage peak demand for energy cost reduction and emergency load shedding.	Required		
1		2	3	LEED 4.0_EAc5	Renewable Energy Production (LEED 10%) : Maximize onsite renewable energy, targeting at least 20% onsite renewable energy production and may supplement this with offsite renewable energy.	Required		
	M		-	LEX_2	Utilize energy storage when cost effective to lower peak demand charges and integrate with onsite solar.	Required		
1			1	LEED 4.0_EAc6	Enhanced Refrigerant Management	Ev & Report		
2			2	LEED 4.0_EAc7	Green Power and Carbon Offsets	Strive to Achieve		
Y			-	LEX_3	Evaluate and present options for achieving net zero energy use.	Required		
Y			-	LEX_4	All electric, zero emissions on site design (excluding fuel for emergency backup power generators). Backup fossil fuel heating systems will require specific approval.	Required		

3	4	6	13	Materials and Resources				
Y			Req.	LEED 4.0	Storage and Collection of Recyclables	Required		
Y			Req.	LEED 4.0	Construction and Demolition Waste Management Planning	Required		
	2	3	5	LEED 4.0	Building Life-Cycle Impact Reduction	Ev & Report		
1		1	2	LEED 4.0	Building Product Disclosure and Optimization - Environmental Product Declarations	Ev & Report		
	1	1	2	LEED 4.0	Building Product Disclosure and Optimization - Sourcing of Raw Materials	Ev & Report		
	1	1	2	LEED 4.0	Building Product Disclosure and Optimization - Material Ingredients	Ev & Report		
1	1		2	LEED 4.0	Construction and Demolition Waste Management	Ev & Report		

6	3	1	16	Indoor Environmental Quality				
Y			Req.	LEED 4.0	Minimum Indoor Air Quality Performance	Required		
Y			Req.	LEED 4.0	Environmental Tobacco Smoke Control	Required		
Y			Req.	LEED 4.0	Minimum Acoustic Performance (Schools)	Required		
2			2	LEED 4.0_IEQc1	Enhanced Indoor Air Quality Strategies : Enhanced Filtration – Install and properly maintain particulate matter filters to protect health of the occupants and as appropriate for building type and use. Maintain indoor CO2 levels per Lexington Board of Health guidelines (BOH Memo dated December 18, 2015, Table 1).	Required		
2	1		3	LEED 4.0_IEQc2	Low-Emitting Materials	Ev & Report		
1			1	LEED 4.0_IEQc3	Construction Indoor Air Quality Management Plan	Ev & Report		
	n/a		2	LEED 4.0_IEQc4	Indoor Air Quality Assessment	Ev & Report		
	n/a		1	LEED 4.0_IEQc5	Thermal Comfort	Ev & Report		

	n/a		2	LEED 4.0_IEQc6	Interior Lighting	Ev & Report	
	2	1	3	LEED 4.0_IEQc7	Daylight	Ev & Report	
1			1	LEED 4.0_IEQc8	Quality Views	Ev & Report	
	n/a		1	LEED 4.0_IEQc9	Acoustic Performance	Ev & Report	
	M		-	LEX_5	Toxics – Avoid the use of red list substances as recommended by Lexington Board of Health (memo dated March 4, 2018), except when no practical alternative is available. Utilize Healthy Building Network (or the equivalent) information in the design and selection of materials and consider using products and services established by the Environmentally Preferable Purchasing program or other successor program of the Commonwealth of Massachusetts or other similar cooperative purchasing programs.	Strive to Achieve	
Innovation							
4	2	0	6	LEED 4.0	Innovation	Ev & Report	
3	2		5	LEED 4.0	LEED Accredited Professional	Ev & Report	
Regional Priority							
2	2	0	4	LEED 4.0	Regional Priority: Specific Credit	Ev & Report	
1	1		1	LEED 4.0	Regional Priority: Specific Credit	Ev & Report	
1	1		1	LEED 4.0	Regional Priority: Specific Credit	Ev & Report	
1	1		1	LEED 4.0	Regional Priority: Specific Credit	Ev & Report	
50	35	25	110				

Certified: 40 to 49 points

Silver: 50 to 59 points

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