



## LEED for Core and Shell v2.0 Registered Project Checklist

Project Name: Alaska Railroad Freight Shed  
Updated: 5/18/2010

Alaska Railroad Corporation	ARRC
Watterson Construction	WC
ECI/Hyer Inc.	ECI
Larsen Consulting Group	LCG
site contractor	SC

Yes ? No

8	1	6	<b>Sustainable Sites</b>	<b>15 Points</b>
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Y					
			Prereq 1 <b>Construction Activity Pollution Prevention</b>	Required	WC, ARRC, LCG, SC
1			Credit 1 <b>Site Selection</b>	1 document to show compliance with 6 criteria	ECI
1			Credit 2 <b>Development Density &amp; Community Connectivity</b>	1 document to show proximity to community services	ECI
1			Credit 3 <b>Brownfield Redevelopment</b>	1 remediation of asbestos steamline will likely trigger this point	ARRC, WC, LCG, SC
1			Credit 4.1 <b>Alternative Transportation: Public Transportation Access</b>	1 document proximity to commuter rail station	ECI
		1	Credit 4.2 <b>Alternative Transportation: Bicycle Storage &amp; Changing Rooms</b>	1 requires changing rooms and secure bicycle storage	n/a
1			Credit 4.3 <b>Alternative Transportation: Low-Emitting and Fuel-Efficient Vehicles</b>	1 provide preferred parking and/or fueling stations	ARRC, LCG, SC
1			Credit 4.4 <b>Alternative Transportation: Parking Capacity</b>	1 document district parking strategy that results in less parking than Title 21	ARRC, LCG, SC
		1	Credit 5.1 <b>Site Development: Protect or Restore Habitat</b>	1	n/a
	1		Credit 5.2 <b>Site Development: Maximize Open Space</b>	since project qualifies for SS credit 2, the pedestrian oriented hardscape can be counted as open space if 25% of the hardscape is vegetated; combining the planters on the plinth and adjacent swales should meet this credit for the building portion once planters are installed; since we are counting on other parking/site credits, the parking lots will also need to show compliance with this credit	ECI, ARRC, LCG
1			Credit 6.1 <b>Stormwater Design: Quantity Control</b>	1 create stormwater management strategy that reduces stormwater runoff by 25%	ARRC, LCG, SC
		1	Credit 6.2 <b>Stormwater Design: Quality Control</b>	1 on this site it would be very difficult to achieve requirement of removing 80% of suspended solids from 90% of average annual rainfall for entire site	n/a
		1	Credit 7.1 <b>Heat Island Effect, Non-Roof</b>	1	n/a
		1	Credit 7.2 <b>Heat Island Effect, Roof</b>	1	n/a
1			Credit 8 <b>Light Pollution Reduction</b>	1 applies to lighting on building and site lighting	ECI, ARRC, LCG
		1	Credit 9 <b>Tenant Design &amp; Construction Guidelines</b>	1 could be fairly onerous on some tenants; adds to TI costs	n/a

Yes ? No

1	0	4	<b>Water Efficiency</b>	<b>5 Points</b>
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1			Credit 1.1 <b>Water Efficient Landscaping: Reduce by 50%</b>	1	ARRC, LCG, SC
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### Notes and Requirements for Documentation Responsibility

		1
		1
		1
		1
Yes	?	No

Credit 1.2 **Water Efficient Landscaping:** No Potable Use or No Irrigation

1 does not apply since planters will require summer watering, as will hanging baskets

n/a

Credit 2 **Innovative Wastewater Technologies**

1

n/a

Credit 3.1 **Water Use Reduction:** 20% Reduction

1 can only be applied if bathrooms built-out with ultra-low-flow fixtures; bathrooms not built-out therefore does not apply

n/a

Credit 3.2 **Water Use Reduction:** 30% Reduction

1

n/a

5	0	5
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**Energy & Atmosphere**

14 Points

Y		
Y		
Y		
4		

Prereq 1 **Fundamental Commissioning of the Building Energy Systems**

Required

WC, ARRC

Prereq 2 **Minimum Energy Performance**

Required

ECI

Prereq 3 **Fundamental Refrigerant Management**

Required

ECI

Credit 1 **Optimize Energy Performance**

1 to 8 assumes prescriptive approach; energy modeling not required

ECI

	10.5% New Buildings or 3.5% Existing Building Renovations	1
	14% New Buildings or 7% Existing Building Renovations	2
	17.5% New Buildings or 10.5% Existing Building Renovations	3
4	21% New Buildings or 14% Existing Building Renovations	4
	24.5% New Buildings or 17.5% Existing Building Renovations	5
	28% New Buildings or 21% Existing Building Renovations	6
	31.5% New Buildings or 24.5% Existing Building Renovations	7
	35% New Buildings or 28% Existing Building Renovations	8

Credit 2 **On-Site Renewable Energy**

1

n/a

Credit 3 **Enhanced Commissioning**

1

n/a

Credit 4 **Enhanced Refrigerant Management**

1

ECI

Credit 5.1 **Measurement & Verification - Base Building**

1

n/a

Credit 5.2 **Measurement & Verification - Tenant Sub-metering**

1

n/a

Credit 6 **Green Power**

1

n/a

		1
		1
1		
		1
		1
		1

continued...

Yes	?	No
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6	2	3
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**Materials & Resources**

11 Points

Y		
1		
1		
1		
1		
1		
		1

Prereq 1 **Storage & Collection of Recyclables**

Required

ARRC

Credit 1.1 **Building Reuse:** Maintain 25% of Existing Walls, Floors & Roof

1

WC, ARRC, ECI

Credit 1.2 **Building Reuse:** Maintain 50% of Existing Walls, Floors & Roof

1

WC, ARRC, ECI

Credit 1.3 **Building Reuse:** Maintain 75% of Interior Non-Structural Elements

1 note that haz-mat remediation does not apply nor do window assemblies or roof covering

WC, ARRC, ECI

Credit 2.1 **Construction Waste Management:** Divert 50% from Disposal

1 note that haz-mat remediation does not apply

WC, ARRC, LCG, SC

Credit 2.2 **Construction Waste Management:** Divert 75% from Disposal

1 Watterson paperwork shows compliance for building portion of work

WC, ARRC, LCG, SC

Credit 3 **Materials Reuse:** 1%

1

n/a

	1	
		1
	1	
		1
1		
Yes	?	No

- Credit 4.1 **Recycled Content:** 10% (post-consumer + ½ pre-consumer)
- Credit 4.2 **Recycled Content:** 20% (post-consumer + ½ pre-consumer)
- Credit 5.1 **Regional Materials:** 10% Extracted, Processed & Manufactured Regional
- Credit 5.2 **Regional Materials:** 20% Extracted, Processed & Manufactured Regional
- Credit 6 **Certified Wood**

- 1 look at percentages; primary contributors are steel, roofing, insulation, other metals WC
- 1 n/a
- 1 look at percentages; primary contributors are concrete, asphalt and insulation WC
- 1 n/a
- 1 WC

5	0	7
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**Indoor Environmental Quality**

11 Points

Y		
Y		
		1
		1
1		
1		
1		
		1
		1
1		
		1
		1
1		
		1
		1
1		
Yes	?	No

- Prereq 1 **Minimum IAQ Performance**
- Prereq 2 **Environmental Tobacco Smoke (ETS) Control**
- Credit 1 **Outdoor Air Delivery Monitoring**
- Credit 2 **Increased Ventilation**
- Credit 3 **Construction IAQ Management Plan:** During Construction
- Credit 4.1 **Low-Emitting Materials:** Adhesives & Sealants
- Credit 4.2 **Low-Emitting Materials:** Paints & Coatings
- Credit 4.3 **Low-Emitting Materials:** Carpet Systems
- Credit 4.4 **Low-Emitting Materials:** Composite Wood & Agrifiber Products
- Credit 5 **Indoor Chemical & Pollutant Source Control**
- Credit 6 **Controllability of Systems:** Thermal Comfort
- Credit 7 **Thermal Comfort:** Design
- Credit 8.1 **Daylight & Views:** Daylight 75% of Spaces
- Credit 8.2 **Daylight & Views:** Views for 90% of Spaces

- Required ECI
- Required ARRC
- 1 n/a
- 1 n/a
- 1 WC
- 1 WC
- 1 WC
- 1 no carpet systems in project at this point n/a
- 1 check to see if plywood exposed to interior meets requirements n/a
- 1 operable windows meet 4% area requirement and are provided for at least 50% of building occupants n/a
- 1 ECI
- 1 n/a
- 1 requires glare control; can't be determined in advance of tenant improvements; may not be possible without introduction of roof monitors or other central daylight sources n/a
- 1 may be difficult to prove in advance of tenant improvements ECI

4	0	1
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**Innovation & Design Process**

5 Points

1		
1		
1		
		1
1		
Yes	?	No

- Credit 1.1 **Innovation in Design:** Follow NPS Guidelines for Historic Preservation
- Credit 1.2 **Innovation in Design:** Education & Interpretive Program
- Credit 1.3 **Innovation in Design:** Exemplary Performance for SS 4
- Credit 1.4 **Innovation in Design:** Provide Specific Title
- Credit 2 **LEED® Accredited Professional**

- 1 show coordination with SHPO and adherence to NPS standards; point may be a long-shot ARRC
- 1 ARRC
- 1 provide a comprehensive management plan to show reduction in dependence on automobiles; include commuter rail, ship creek shuttle, alternative fueling stations, preferred parking for low-emission vehicles ARRC
- 1 n/a
- 1 Brian Meissner ECI

29	3	26
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**Totals (pre-certification estimates)**

61

Certified: 23 to 27 points, Silver: 28 to 33 points, Gold: 34 to 44 points, Platinum: 45 to 61 points