

Brett , in responding to the sustainability questions that you inquired about, Sartorius through their LEED consultants offer the following answers to the strategies,

1. Strategy 01
  - Project is planning on a 200 kW solar array, about 3% of total project energy usage but no battery storage. This strategy is aligned with the LEED v4 Renewable Energy Production two-point credit threshold.
2. Strategy 02
  - LEED v4.1 Green Vehicles will be awarded based on current EV strategy but current design does not exceed minimum number of spaces
3. Strategy 03
  - IECC 2021 Zero Code Appendix lists EUI requirements per building type. As per the preliminary energy model, the facility has a predicted EUI (pEUI) of around 250 kBTU/sf/yr. The “all other” limit in IECC 2021 is 57 kBTU/sf/yr.
  - The IECC 2021 Zero Code Appendix requires the purchase of off-site renewable energy equal to the total annual energy usage minus any on-site generation. This may require an annual energy purchase for the life of the building, not a one-time purchase as is more typical for LEED.
  - The purchase of off-site renewable energy will more than satisfy the requirements for LEED v4 Green Power and Carbon Offsets
4. Strategy 04
  - Sartorius covers the cost of staff to utilize transit and the location does not achieve the minimum requirements in the LEED v4 Access to Quality Transit credit nor is it a LEED requirement.
5. Strategy 05
  - LEED does require adequate storage and collection of recyclables as a prerequisite but does not stipulate a percentage of total solid waste be recycled. Our recommendation is to examine what infrastructure is required to achieve this 30% threshold and include it in the project teams approach to the MR Storage and Collection of Recyclables prerequisite.
  - LEED requires a “Construction and Demolition Waste Management Plan” and the LEED Gold strategy currently targets a 75% reduction threshold.
6. Strategy 06
  - While not required, there is a “Green Building Education” Innovation in Design credit pathway that is very aligned with the referenced ambassador program. We recommend a better definition of this ambassador program so that we can include it in our LEED submission for the Green Building Education credit.
  - Tree Canopy is also not explicitly required, but the Open Space credit would capture this benefit. That said, we defer to the design team to confirm if the current plan meets AA city landscaping requirements (we assume it does).
7. Strategy 07
  - See Strategy 03 bullet point above about LEED v4 Green Power and Carbon Offsets.