



2013 COMMERCIAL RATING SCORECARD PLANNER



PROJECT NAME

AEGB COMMERCIAL RATING STAR LEVELS	
1 Star	Basic Requirements
2 Stars	35 - 44 points
3 Stars	45 - 54 points
4 Stars	55 - 74 points
5 Stars	75 points or more

SUMMARY	
TOTAL POINTS MARKED YES	38
RATING ANTICIPATED	2 Stars
TOTAL POINTS MARKED YES AND MAYBE	68
RATING ANTICIPATED	4 Stars

MEASURE	POINTS AVAILABLE	YES	MAYBE	NO	NOTES	RESPONSIBLE PARTY
BASIC REQUIREMENTS						
1. Plans & Specifications	Req'd	YES				Rhode
2. Current Codes & Regulations	Req'd	YES				RP/JSE
3. Building Systems Commissioning	Req'd	YES			Richman to advise on who will do commissioning, NM to send commissioning information to RC	JSE/et al/CONST
4. Building Energy Performance	Req'd	YES			Energy modeling by Rhode, discussion on type of model required for COA filing vs. AEGB filing	RP/JSE
5. Outdoor Water Use Reduction	Req'd	YES			not applicable, because very little outdoor space beyond building, less than 1000 SF or 5% total site of landscape area (if required reduction of 30%)	LANDSCAPE
6. Indoor Water Use Reduction	Req'd	YES			reduction of baseline required under energy code, 5% baseline, reduce process water equipment	JSE
7. Low-Emitting Materials - Interior Paints & Coatings	Req'd	YES			written into spec	RP/CONST.
8. Storage & Collection of Recyclables	Req'd	YES			go over with Richman Capital on requirements for sorting and collection of recyclables, diverter on trash chute, education and recycling collection contract. Due to size of project will also require collection of recycle and salvage at least 50% by weight construction and demo waste, contractor won't be able to store and sort on site, difference between 50% and 75% minimal because this is required for this project	RP
9. Construction Waste Management	Req'd	YES				CONST
10. Tenant Requirements	Req'd	YES			not applicable, NO SPECULATIVE SPACE	
INTEGRATED DESIGN						
1. Integrated Project Design	2	2			Documentation on energy analysis discussion in overall decision making	RP/JSE
INTEGRATED DESIGN SUBTOTALS		2	0	0		
SITE						
1. Environmental Sensitivity	2	2				RP/ RPS
2. Desired Development	2	2				RP/ RPS

MEASURE	POINTS AVAILABLE	YES	MAYBE	NO	NOTES	RESPONSIBLE PARTY
3. Density	2	2				RP/ RPS
4. Diverse & Walkable Communities	1		1			RP
5. Brownfield Redevelopment	1			1		
6. Site Specific Design	1			1		
7. Public Transportation	1-3	1	2		1/4 Mile walking distance from bus stop, 1/2 mile bus rapid transit stop, rail station. Daily transit service stops quantity on weekday and weekend trips determine points	RP
8. Bicycle Use	1	1			provide storage for 15% of residential occupants, or one storage per 20 dwelling units, will need to provide 1 shower for leasing staff to use if bike to work	RP
9. Parking Capacity	1		1		"for areas with no minimum parking capacity requirements provide 60% less than the base ratios defined in the land development code chapter 25-6 Appendix A part 1"	RC
10. Electric Vehicle Charging Station	1		1		can participate in Austin Energy "plug in everywhere" rebate program, option 1: Level 1 outlets for 6% of total pking spaces, option 2: level 2 outlets for 3% of total pking spaces, option 3: 1 DC fast charging	RC/RP / JSE
11. Protect & Restore Habitat	1			1		
12. Beneficial Open Space	1		1		30% of total site area devoted to outdoor space, can include amenity terraces, 7.5% of total site area vegetated with native or adapted vegetation	RP
13. Access to Local & Regional Produce	1	1			Implement weekly local produce delivery program on elective basis for residents of the building	RC
14. Heat Island Reduction	1	1			parking in structured parking with concrete top deck surface	RP
15. Light Pollution Reduction	1	1			BUG rating - exterior luminaires must not exceed rating in table, RP to specify, JSE to wire and confirm bug rating, JSE to supply Bug requirements	RP/JSE
16. Integrated Pest Management	1	1			IPM program description and scope for exterior and interior, operational expense	RC
SITE SUBTOTALS		12	6	3		
ENERGY						
1. Building Energy Performance	1-16	4	12		whole building energy analysis - Austin Energy has rebate program for VRF - start process with Austin Energy, JSE to follow up with contact	RP
2. Renewables	1-4			1		
3. Additional Commissioning	1-3	3	0		Comprehensive commissioning (1pt) or thermal envelope commissioning (2Pt) would be additional services for commissioning agents	RC
4. Advanced Energy Metering	1			1		
5. Demand Response	2			2	Requires demand response program to load sheedding and shifting of all building systems that draw electricity	RC/JSE
6. Green Energy	2	2	0		subscribe to Austing Energy Green Choice (minimum 1 year 100% renewable energy subscription contract or equivalent terms) or min 2 year contract with Texas RECs green energy certified for at least 50%	RC

MEASURE	POINTS AVAILABLE	YES	MAYBE	NO	NOTES	RESPONSIBLE PARTY	
7. District Cooling	1			1			
ENERGY SUBTOTALS		9	12	5			
WATER							
1. Outdoor Water Use Reduction	1-3		1	2	if any exterior landscaping irrigation system specificaitons	RP/LANDSCAPE	
2. Building Water Use Reduction	1-6	4	2		indoor water use reduction of at least 10%(1pt), should try to target more, 25% is achievable on similar projects	JSE	
3. Process Water Use Reduction	1-2	1		1	specify Energy Star Residential clothes washer	RC	
4. Stormwater Management	1-2		2		review with civil for site water run off	RPS	
WATER SUBTOTALS		5	5	3			
INDOOR ENVIRONMENTAL QUALITY (IEQ)							
1. Indoor Chemical & Pollutant Source Control	1	1					
2. Green Housekeeping	1	1			operational cost for using green cleaning products in public spaces, must be written into third party cleaning service	RC	
3. Daylighting - Design	1		1		daylighting study required, but light must reach 75% of occupiable spaces, so not likely - confirm with AEGB what is considered "regularly occupied floor area" (are corridors, bathrooms, closets etc?)	JSE/RP	
4. Daylighting - Controls	1			1			
5. Views to the Outside	1	1			glazing system and interior partitions allow for minimum of 75% of regularly occupied spaces with a view of the outdoors (see note on "regularly occupied floor space")	RP	
6. Individual Controllability	1	1	0		required controllability for at least 50% of building occupants, each area will require separate controls (ie. Fitness, club, leasing office, conference room)	JSE	
7. Low-Emitting Materials							
Interior Sealants & Adhesives	1-5	1				CONST.	
Flooring Systems			1		Depends on specifications	ID	
Composite Wood & Agrifiber Products				1			
Insulation		1				RP	
Ceiling & Wall Systems			1			RP	
Furniture			1				
Exterior Applied Products					1		

MEASURE	POINTS AVAILABLE	YES	MAYBE	NO	NOTES	RESPONSIBLE PARTY
8. Moisture Protection	1	1			building pressurization required	RP/JSE
9. Acoustic Quality	1			1	will need acoustic testing will be difficult due to highway next to site, mechanical system background noise and vibration isolation also tested, circle back on this with more information	
10. Outdoor Pollutant Control	1	1			prohibit smoking in all common areas of building, if smoking allowed in units or on balconies leak testing required - or prohibit smoking in entire building	RC
11. Construction Indoor Air Quality	1	1				CONST
IEQ SUBTOTALS		9	4	4		
MATERIALS & RESOURCES						
1. Additional Construction Waste Management	1		1		WOULD BE GOOD IF WE COULD GET, we will target but can't guarantee	CONST
2. Building Materials Use Reduction	1-3		0	3	Whole building life cycle assessment required	RC
3. Sustainably Sourced Material	1-6	1	1	4	For 1 point 25% of permanently installed materials should be sustainably sourced, can get more, direction from Andres on what is appropriate to achieve	CONST
4. Certified Wood	1			1	\$\$\$	
5. PVC & Phthalate Free Material	1		1		tbd	RP/JSE
MATERIALS & RESOURCES SUBTOTALS		1	3	8		
EDUCATION & EQUITY						
1. Educational Outreach	2		0	2	2 community educational services required, signage program, case study building, educational outreach	RC
2. Construction Worker Equity	1			1		
EDUCATION & EQUITY SUBTOTALS		0	0	3		
INNOVATION						
1. Innovation #1	1					
2. Innovation #2	1					
3. Innovation #3	1					
4. Innovation #4	1					
5. Innovation #5	1					
INNOVATION SUBTOTALS		0	0	0		
GRAND TOTAL POINTS		100	38	30	26	