

# CSU East Bay Core Building

**carrierjohnson + CULTURE**  
architecture + environments + brand strategy + graphics



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Leed Goal : Gold , LEED-NC v4 Assessment: CSU-East Bay

This document is a summary of "Reliable Points Achieved "based on document " LEED-NC v4 Assessment: CSU-East Bay" 06/12/2020

## LOCATION & TRANSPORTATION

Sensitive Land Protection                      Developed on previously developed land and does not meet specific "sensitive" criteria.

## SUSTAINABLE SITES

Site Assessment                                      Site survey assessment by team addresses building relationship to:  
Climate by building orientation. Solar exposure through window shading, glass selection, overhangs at entries, soils, vegetation by drought resistant landscape, human uses provides for student outdoor areas, health effects indoor daylighting.

Open Space    Provides outdoor space on the North and South side of the building in landscape plaza areas and second floor patio deck.

Rainwater Management                              Reduce runoff volume & improve water quality by replicating the natural hydrology and water balance of the site. Management of site runoff is through bio-swailes that connect into larger connection basin as part of the landscape design and management of rainfall and runoff volume.

Heat Island Reduction                                Combined roof use of roofing material, solar panels on the roof and structures introduced to reduce heat gain on roof. The south plaza will also have shading trellises with solar panels to reduce the heat impact on the plaza and outdoor open space.

Light Pollution Reduction                              Meeting up light & light trespass requirements and exterior signage luminance limits.

## WATER EFFICIENCY

Outdoor Water Use Reduction                              Reduce water requirement on project landscape design / plant species & Irrigation system efficiency.

Indoor Water Use Reduction                              Reduction indoor water use through water reduction plumbing fixtures.

## ENERGY & ATMOSPHERE

Enhanced Commissioning                              Fundamental Cx plus complete O&M training & perform systems monitoring 10 months after substantial completion.

Optimize Energy Performance                              Min. 6% improvement in performance over ANSI/ ASHRAE/IESNA 90.1–2010.

Advanced Energy Metering                              Data collection network to permanently meter all energy end uses that represent min. 10% of building's annual consumption.

**Enhanced Refrigerant Management**

No HVAC&R equipment that contains halons, HFCs & HCFCs based on combined ozone-depletion & global-warming potential.

**MATERIALS & RESOURCES**

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**Building Product Disclosure & Optimization: Environmental Product Declarations**

Use of permanently installed products sourced from at least five different manufacturers that have publicly available EPD's AND/OR Use products that comply with one of a USGBC list of environment criteria for 50% of the total value of permanently installed products by cost.

**Building Product Disclosure & Optimization: Sourcing of Raw Materials**

Use of permanently installed products from at least five different manufacturers that have publicly released a report from their raw material suppliers that includes raw material supplier extraction locations & commitments to long-term ecologically responsible land use, reducing environmental harm from extraction and/or manufacturing processes, and voluntarily meeting applicable standards or programs that address responsible sourcing criteria AND/ OR Use products that meet at least one of the following: responsible extraction, extended producer responsibility, bio based materials, cert'd wood products, materials reuse, and recycled cont.

**Building Product Disclosure & Optimization: Material Ingredients**

Use of permanently installed products from at least five different manufacturers that use any of the following programs to demonstrate the chemical inventory of the product to at least 0.1%: A Publicly Available Inventory, Healthy Product Declaration, Cradle to Cradle AND/ OR Use products that document their material ingredient optimization via Green Screen v1.2 Benchmark or Cradle to Cradle Certified for at least 25% of the total value of permanently installed products in the project by cost.

**Construction & Demolition Waste Management**

Recycled &/or salvage nonhazardous C&D materials by Contractor.  
- OPTION 1: Path 1: Divert 50% + 3 waste streams - OR Path 2: Divert 75% + 4 waste streams  
- OPTION 2: Do not generate more than 2.5 lbs. of waste/sq. ft. of bldg. floor area.

**INDOOR ENVIRONMENTAL QUALITY**

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**Enhanced Indoor Air Quality Strategies**

Permanent entryway systems - at least 10-feet long in direction of travel.  
- Interior cross-contamination prevention - exhaust & negative pressurization.  
- MERV 13 air filtration in regularly occupied areas prior to occupancy. - Natural Ventilation Design Calculations in compliance with CIBSE  
- Mixed-Mode Design  
- Mixed Mode Ventilation strategies.

**Low-Emitting Materials**

Ceilings & insulation included. VOC content for site, wet-applied products. Composite wood CARB ULEF std or NAF

**Construction Indoor Air Quality Management Plan**

Develop & implement IAQ management plan for construction & preoccupancy of building. Includes flush or testing plan.

**Indoor Air Quality Assessment**

Construction & preoccupancy phases of the building. Includes flush or testing.

Interior Lighting

Controls: Individual lighting controls for at least 90% of individual occupant spaces & multi-zone control systems for all multi occupant spaces.

Quality: Comply with 4 of the following lighting quality strategies:

- Luminance
- Rated Life
- Direct-only overhead lighting

**INNOVATION & DESIGN  
PROCESS**

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Innovation in Design

Low Mercury Lighting: use LEED v4 O+M documentation path.

LEED Accredited Professional

Zinner Consultants is qualified.

**REGIONAL PRIORITY  
CREDITS**

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Regional Priority

Rainwater management  
Indoor water use reduction  
Optimize energy performance  
Building product disclosure & optimization - sourcing of raw