



# Baltimore Center for Architecture and Design

**hord | coplan | macht**





We Design to Build...





# Past, Present **Future** Citizen Architects

capable of transcending economic and cultural  
diversity, shaping civic life cities and buildings.





A center for **opportunity** and **innovation**.

Identifying, sharing and cultivating ideas,  
research and technology.

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# Connections.

Strengthening community, linking organizations and individuals for a stronger Baltimore.



A child is playing in a water fountain, with water spraying upwards. In the background, there are tall, golden-brown grasses and a wooden bench. The scene is outdoors and appears to be a park or public space.

# Awareness and Value.

Sharing the power of design to shape and transform our world. **hord | coplan | macht**



The background image shows a modern, multi-story brick building with large windows and balconies. A paved walkway runs alongside a body of water, with a person walking in the foreground. The scene is bright and sunny, with a clear blue sky and some clouds. The entire image is framed by a thin red border.

# AGENDA

01 Your Team

02 Centering Architecture & Design

03 Designing for Community, Collaboration & Engagement

04 Creating a Sustainable Center



01

**Your Team**





# Who We Are



**Chris Parts**  
**AIA, LEED AP**

Principal-in-Charge /  
Project Manager  
**Point of Contact**



**Neil Murray**  
**AIA, LEED AP, NCARB**

Project Architect



**Leah Wettstein**  
**ASID, CID, IIDA, NCIDQ**

Interior Designer



**Lisa Ferretto**  
**AIA, LEED, WELL,**  
**Eco-Districts AP, GGP**

Sustainability Designer



**Jill Popowich**  
**LEED Green Associate**

Graphic Designer

- AIA Baltimore Past President
- AIA Maryland Past President

- Building Enclosure Council – Baltimore Chapter Board Member

- MDCID – Maryland Coalition of Interior Designers
- NCIDQ Exam Item Writing Committee

- Baltimore Sustainability Commission
- Former MD Green Building Council Member
- Former Portland AIA COTE Committee Co-chair

- Society of Experiential Graphic Designers
- Carroll County Residential Rezoning Review Committee



# How our Experience Works with **You**

**#1**

Baltimore Architecture Firm  
(BBJ)

**142**

LEED PROJECTS

**180+**

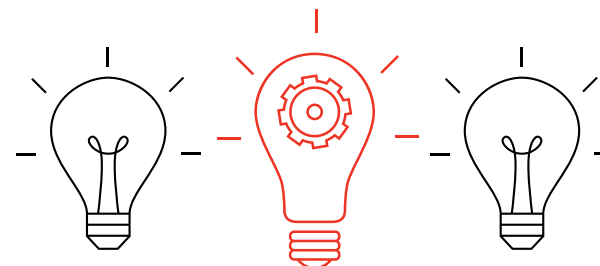
Baltimore Employees

**125+**

Design Awards

- ✓ Focus on Sustainability
- ✓ Innovative Designers
- ✓ Proven Multidisciplinary Team
- ✓ Depth of Expertise with Local Knowledge
- ✓ Client Focus, Collaborative Design

Creative. Entrepreneurial. Responsible. Sensitive.





## Baltimore is Our Home



**3** EMPLOYEES PAST AIA BALTIMORE  
PRESIDENTS WHILE AT HCM

**1** CURRENT BALTIMORE BOARD  
MEMBER PRESIDENT ELECT

**3** EMPLOYEES CURRENT BALTIMORE  
COMMITTEE CO-CHAIRS

**42** YEARS IN BALTIMORE

**131** AIA ARCHITECT MEMBERS

**46** ASSOCIATE AIA ARCHITECT  
MEMBERS



Leaving Our Mark



**ACE MENTOR PROGRAM**  
ARCHITECTURE • CONSTRUCTION • ENGINEERING

**BALTIMORE**

**A R C  
H I T  
E C T  
F O R A D A Y**






02

# Centering Architecture & Design





A photograph of four young people, two men and two women, standing on a construction site. They are all wearing white hard hats and high-visibility yellow safety vests over dark clothing. The person on the far left is a young man with a visitor's tag that says 'VISITOR' and 'FLOOR'. The person in the center is a young woman with long dark hair and glasses. The person on the far right is a young woman with long dark hair and glasses. They are all looking towards the camera. The background shows a multi-story building under construction with white railings on the balconies.

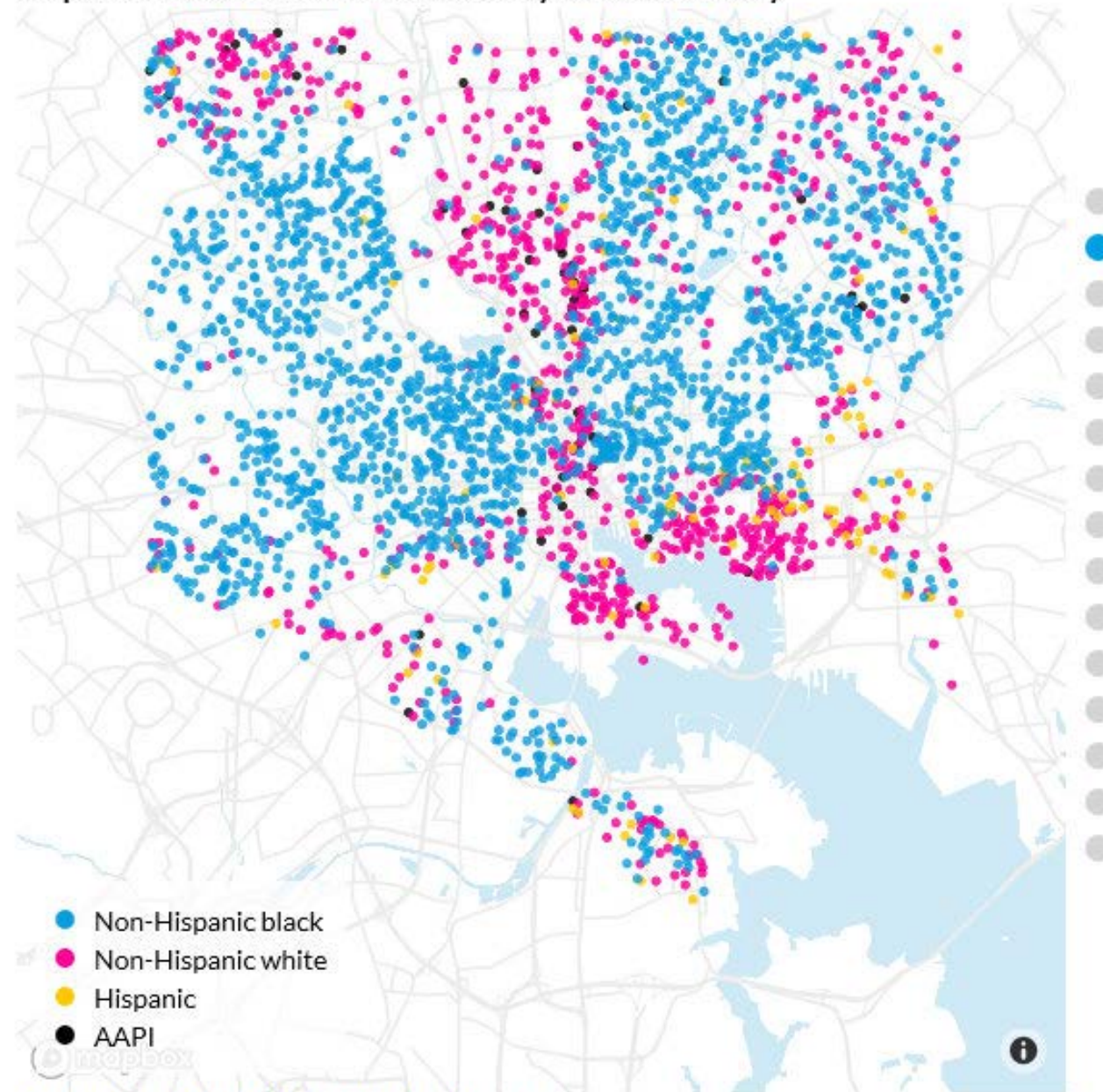
“Our commitment to creating vibrant, livable and sustainable cities is evident through our designs of buildings and landscapes.”

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# Identifying the Center

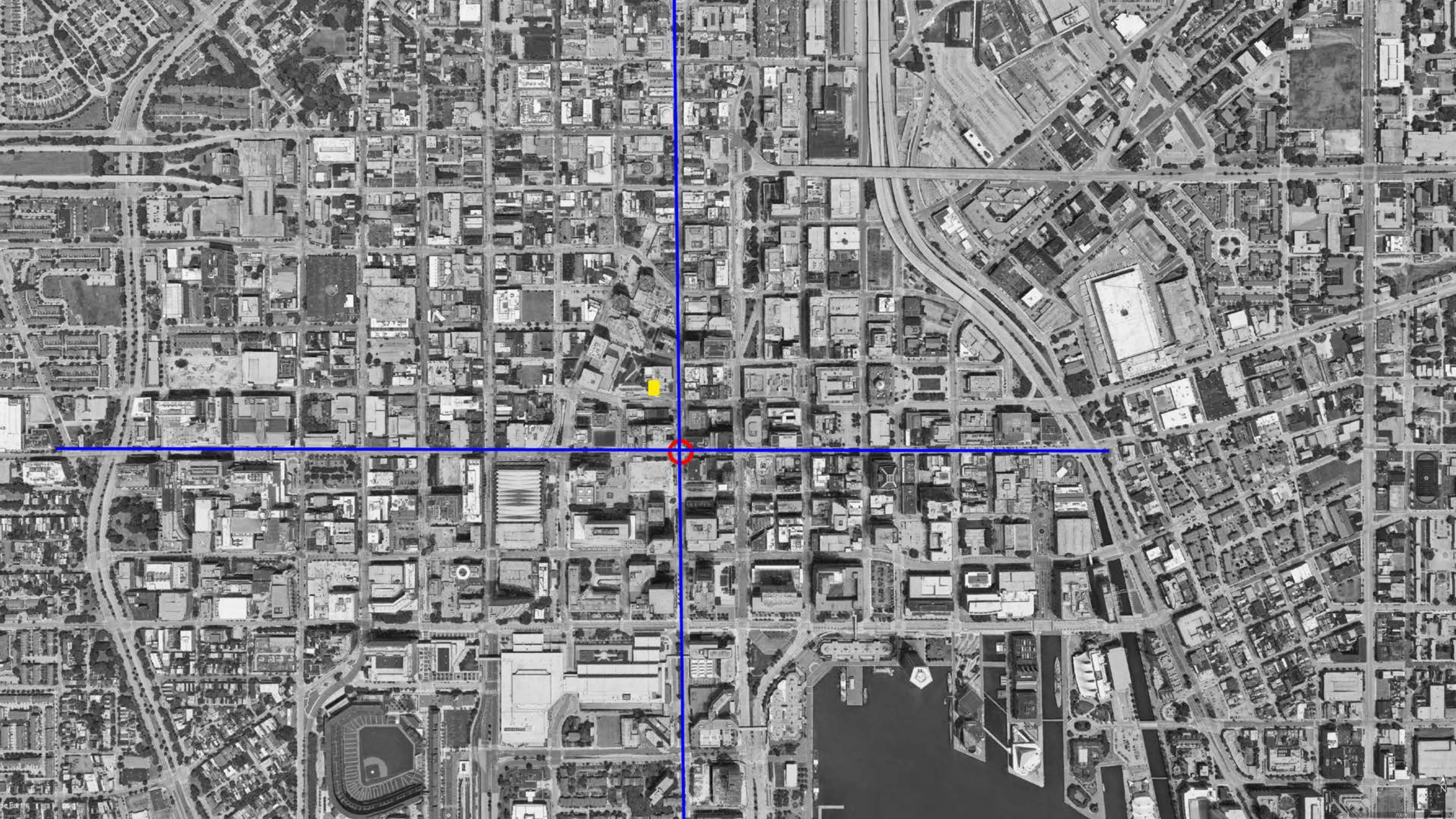
Population distribution of residents by race or ethnicity



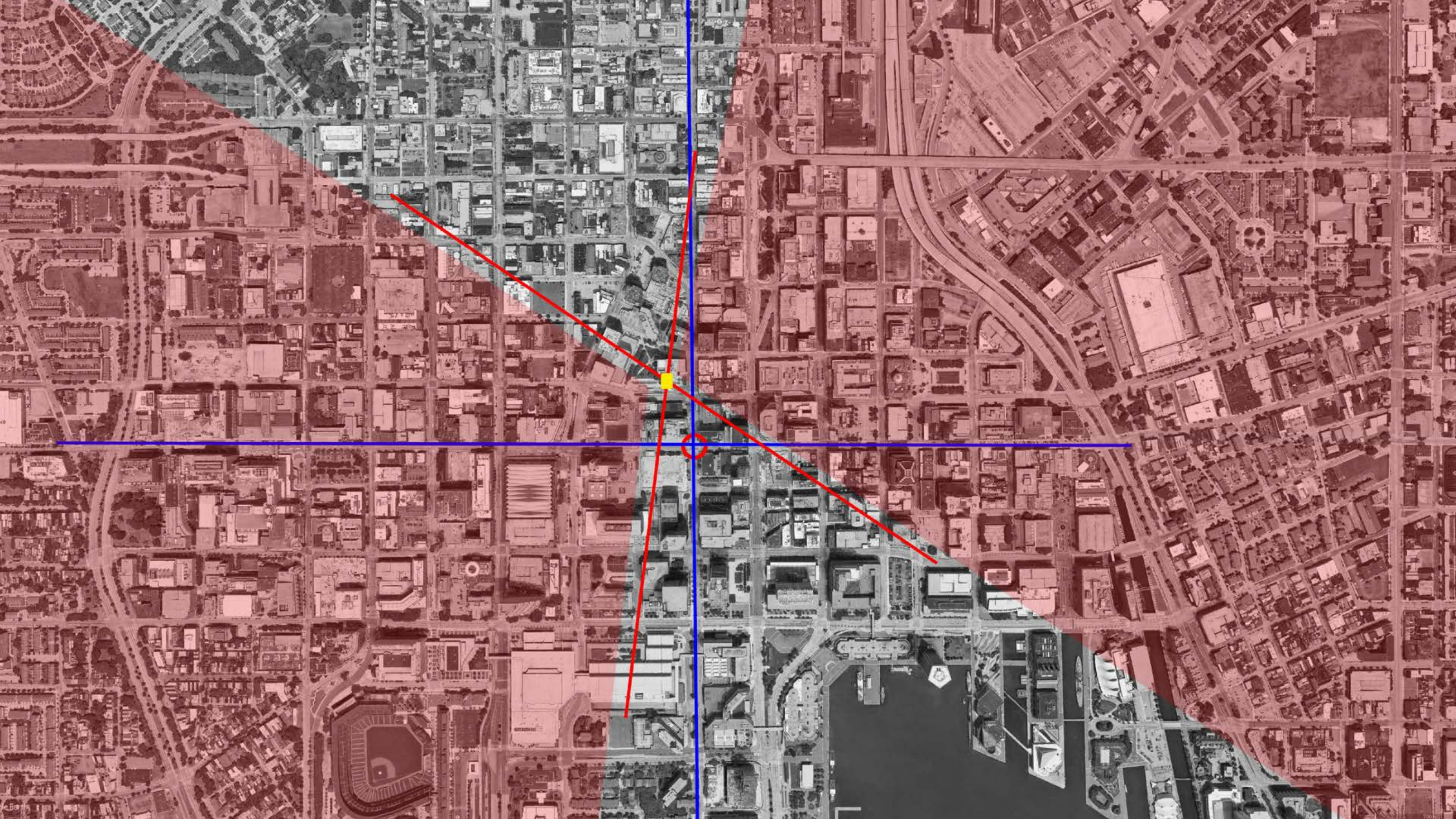
Source: 2012-16 American Community Survey data.

Notes: Each dot represents 200 residents. AAPI = Asian American and Pacific Islander.

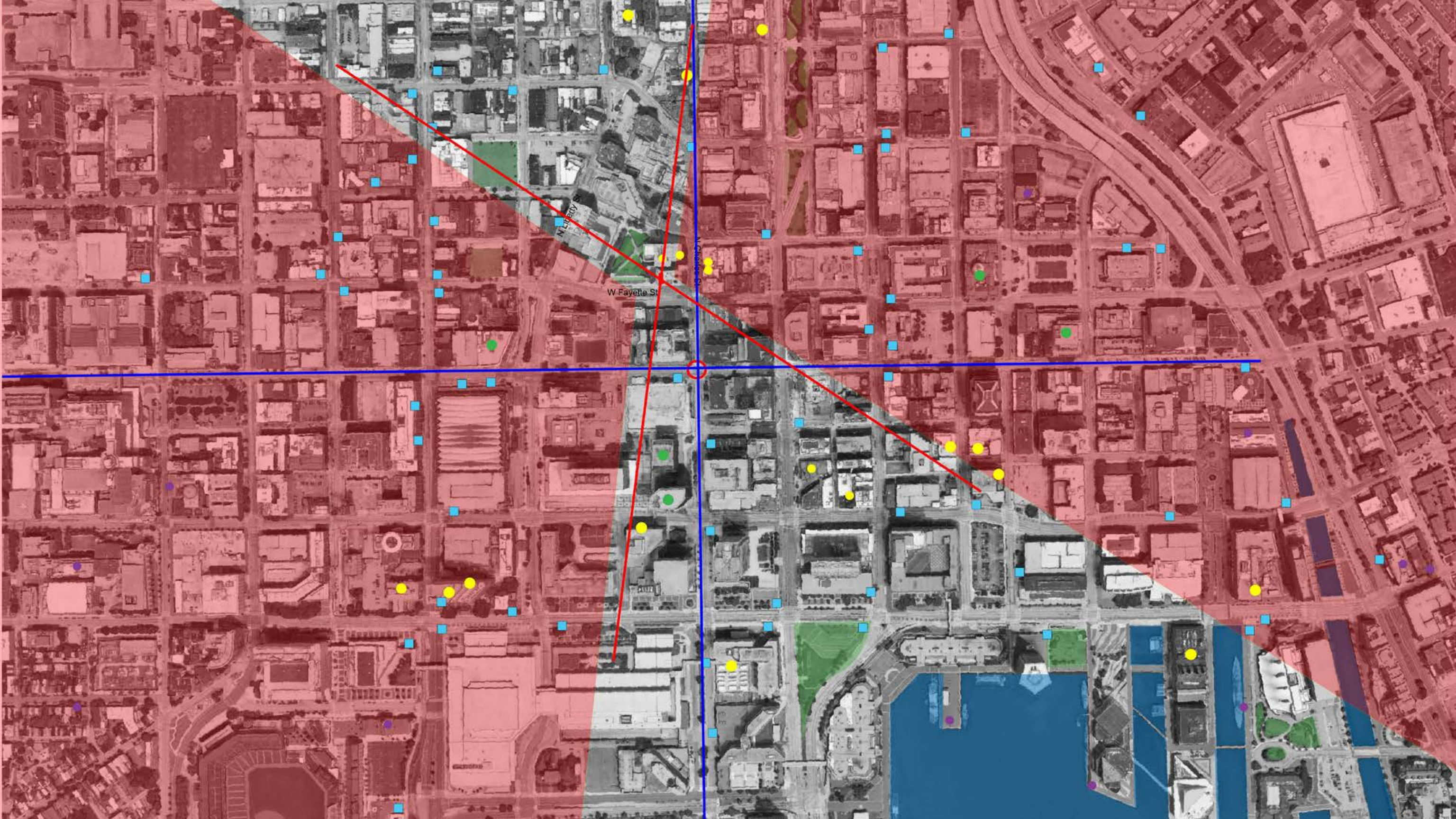














An aerial photograph of a city grid, likely New York City, showing streets, buildings, and parks. A red rectangular box highlights the left portion of the image. A blue crosshair is centered on the map, with a red circle at its intersection. A small yellow square is located on a street to the left of the crosshair.

03

# **Designing for Community, Collaboration & Engagement**

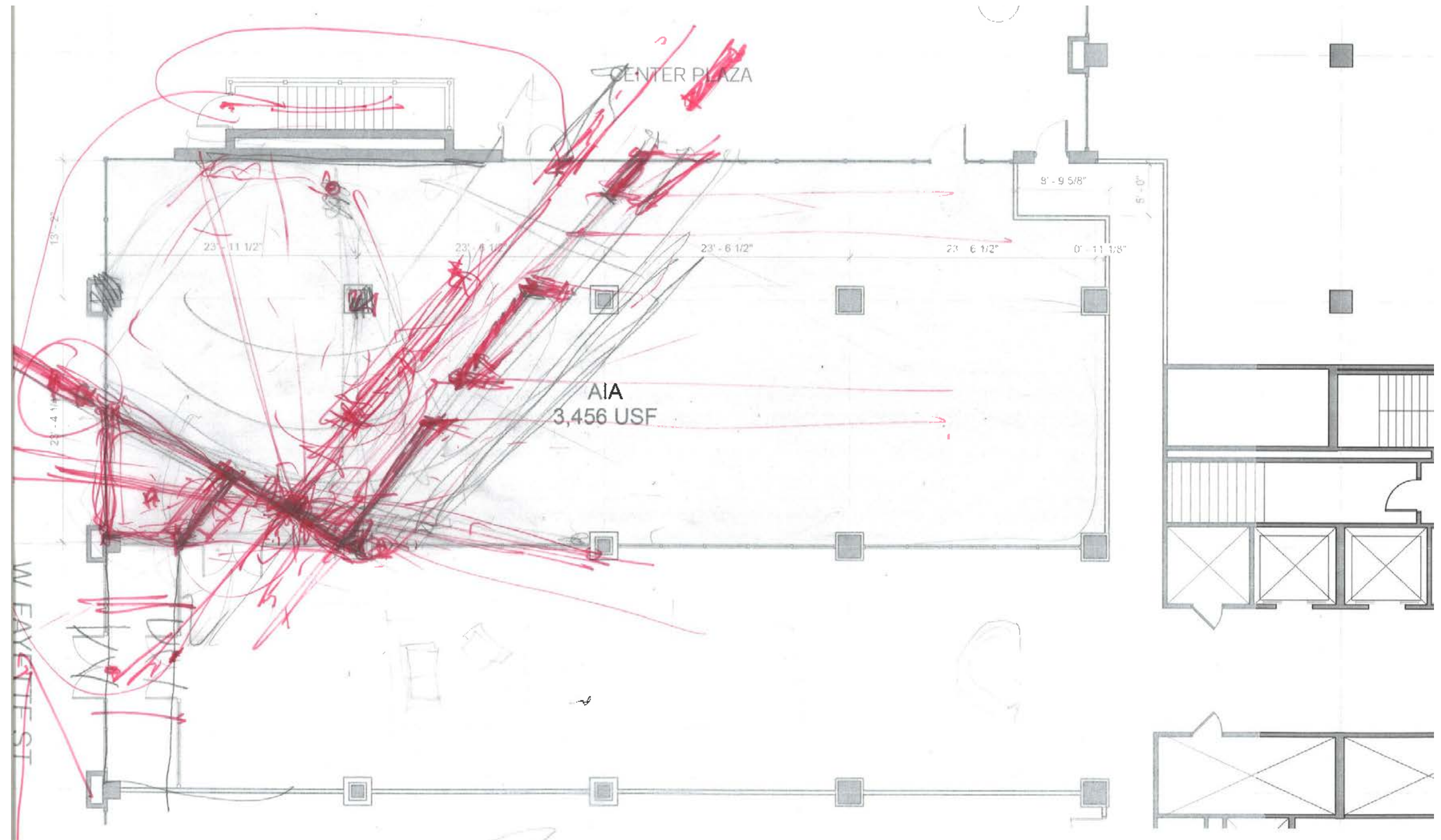


# Community

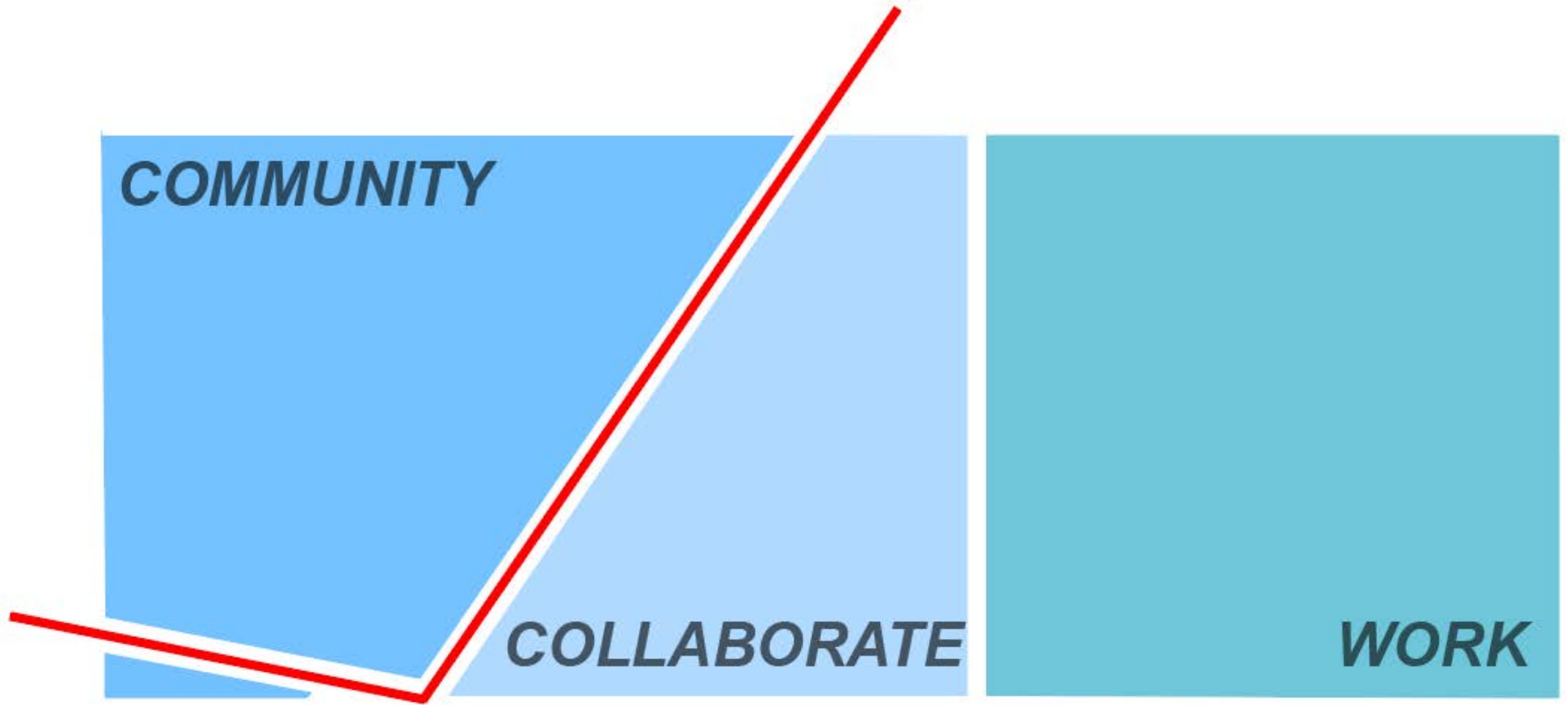
- Architects
  - Past
  - Present
  - **Future**
- Other members
- Community
- City









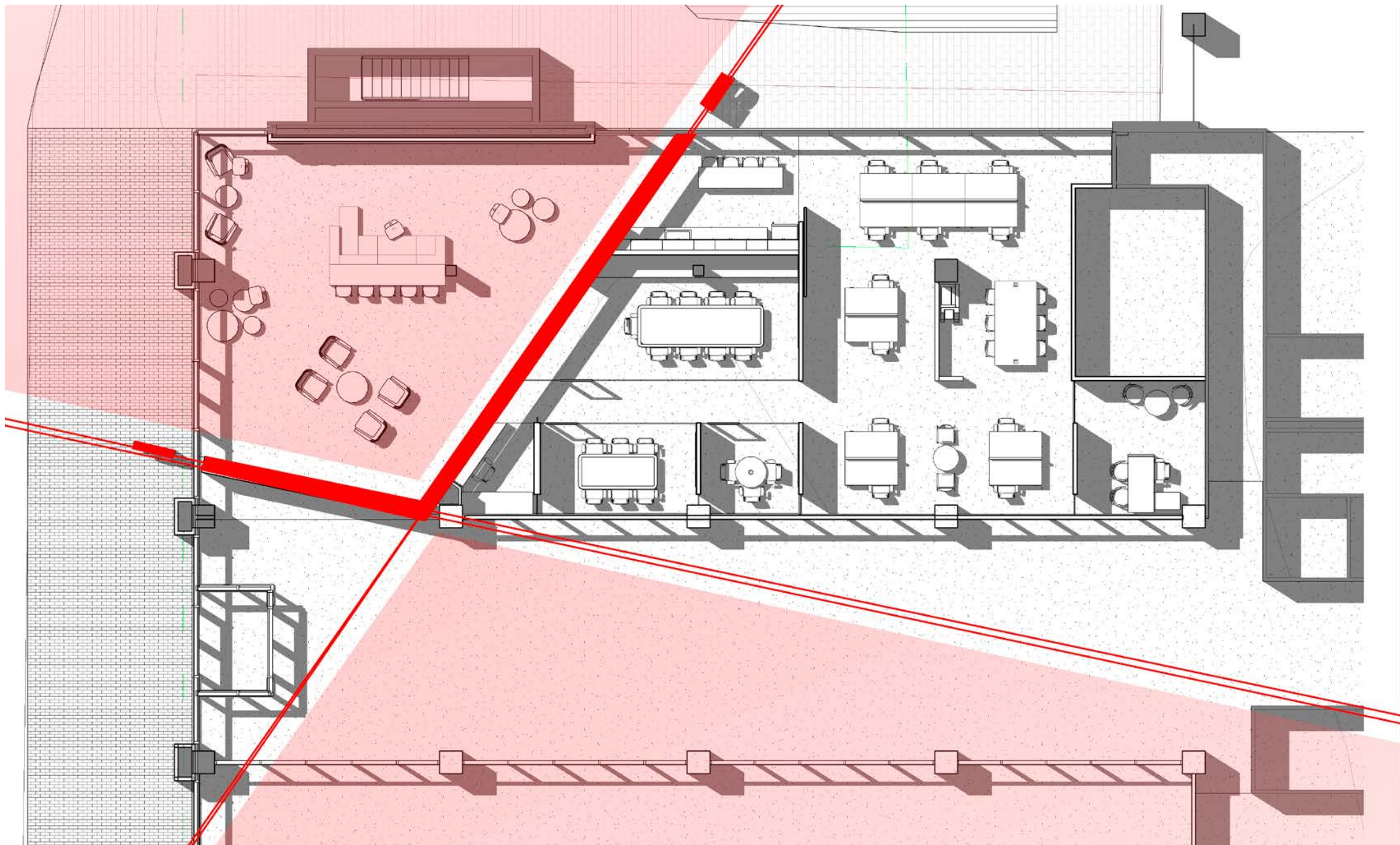




The Place

# BALTIMORE CENTER for ARCHITECTURE & DESIGN







## Tone of Voice



# AIA

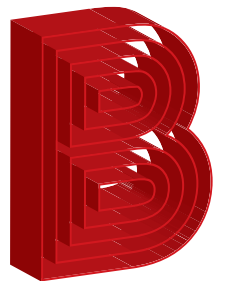
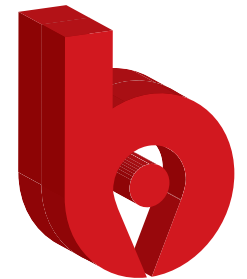


LOCAL.  
FLEXIBLE.  
ICONIC.  
TIMELESS.



How does it Look?

## Logo Exploration Studies





## Our Design

BCAD

Baltimore Center for Architecture & Design

BCAD

Baltimore Center for Architecture & Design

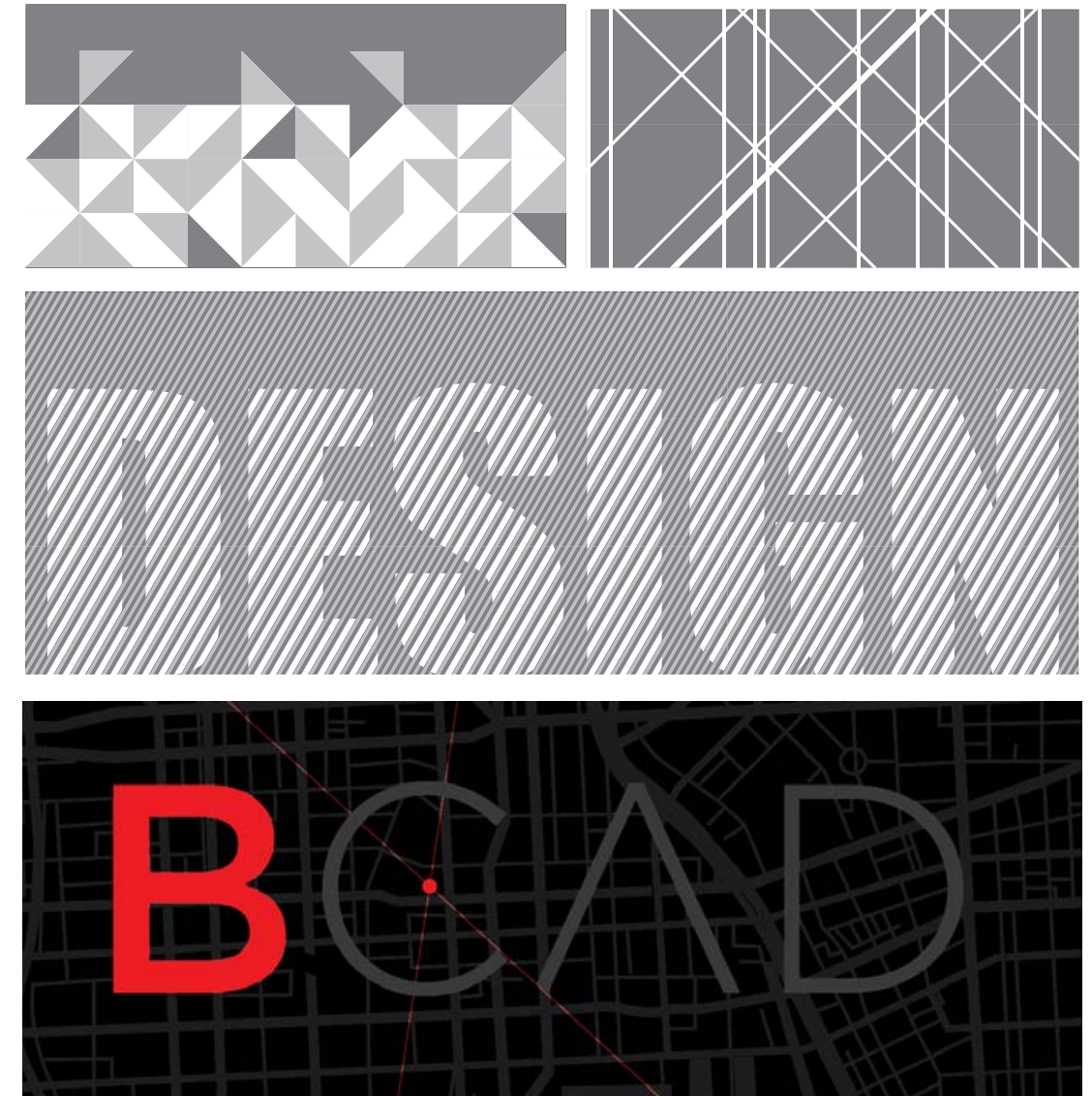
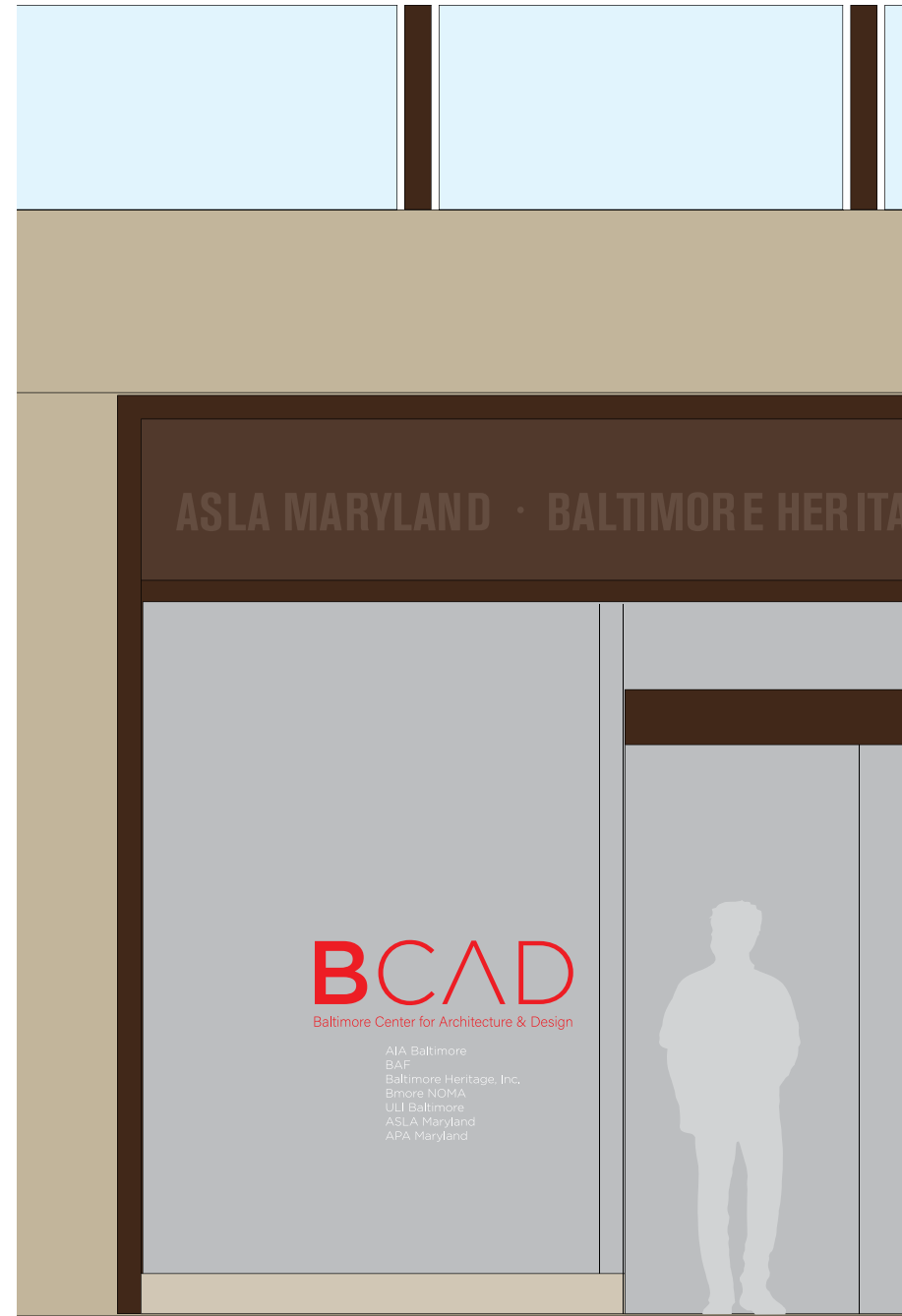
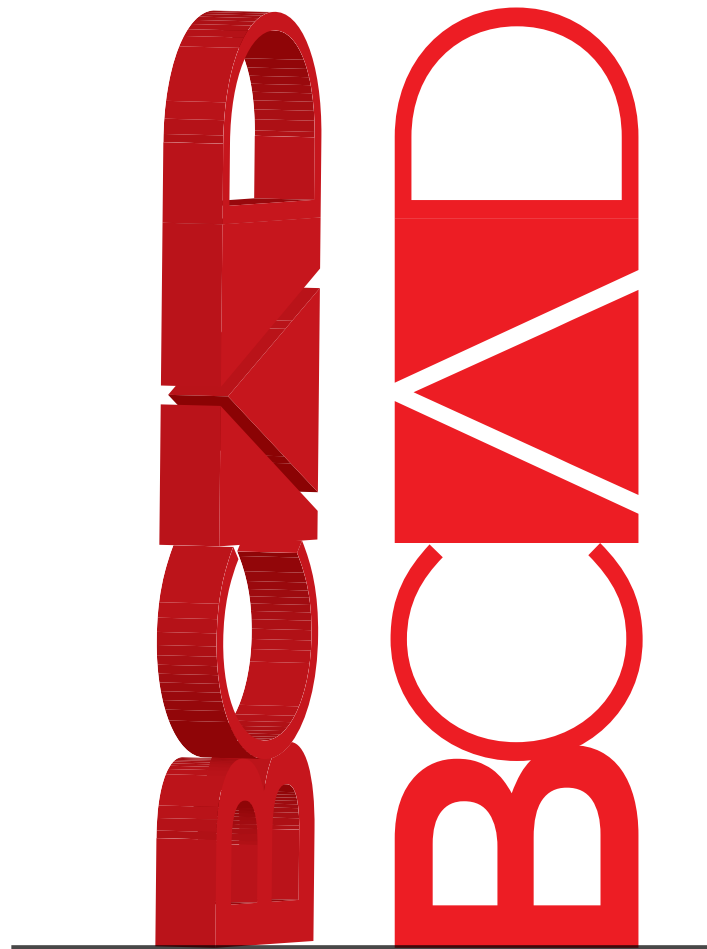
AIA Baltimore  
BAF  
Baltimore Heritage, Inc.  
Bmore NOMA  
ULI Baltimore  
ASLA Maryland  
APA Maryland

BCAD

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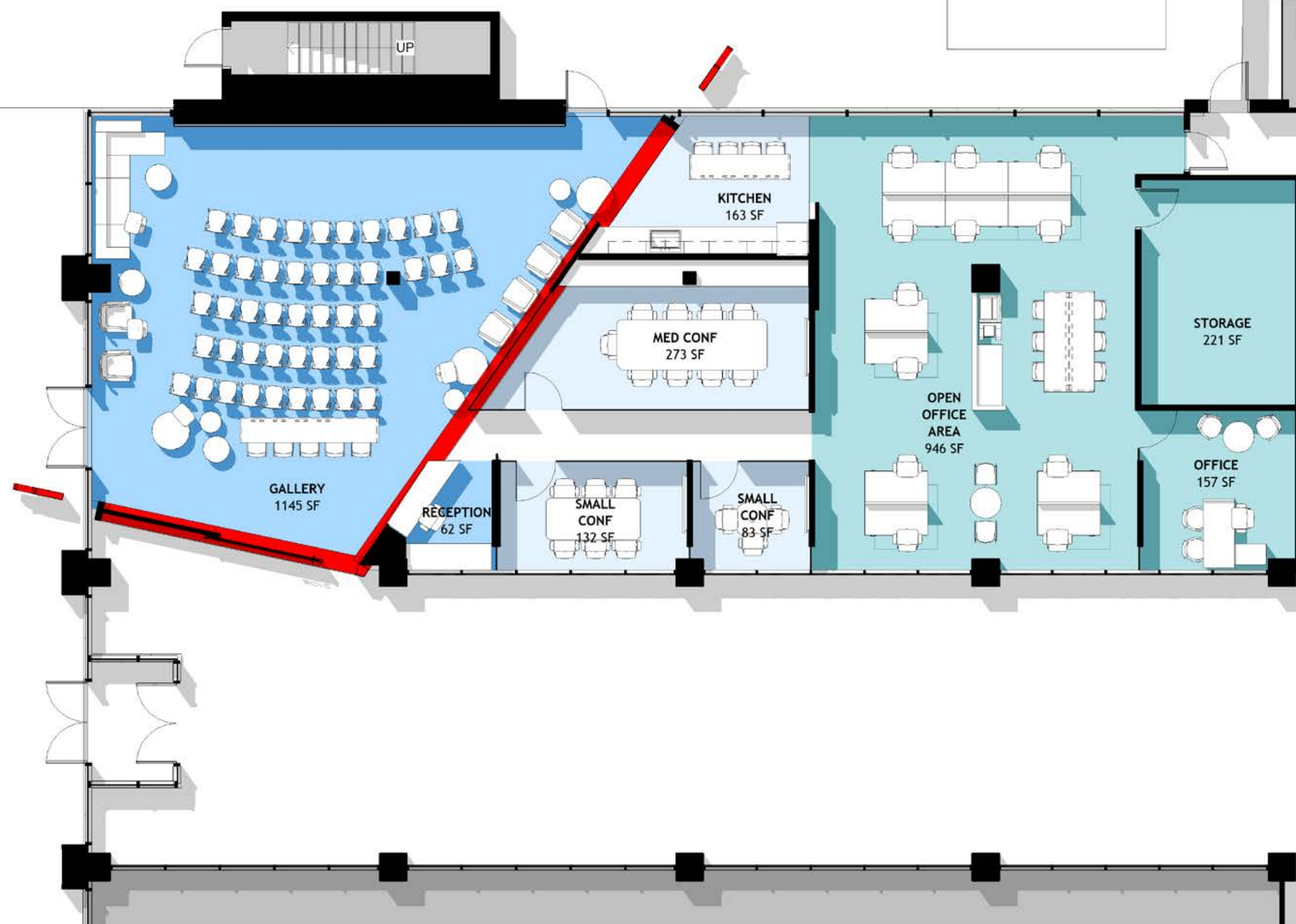
# In the Environment



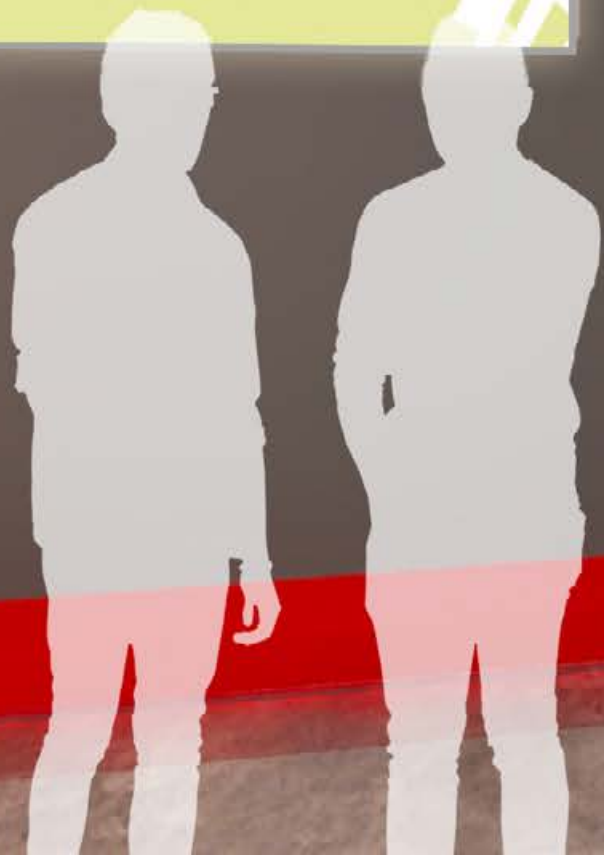




















BCAD













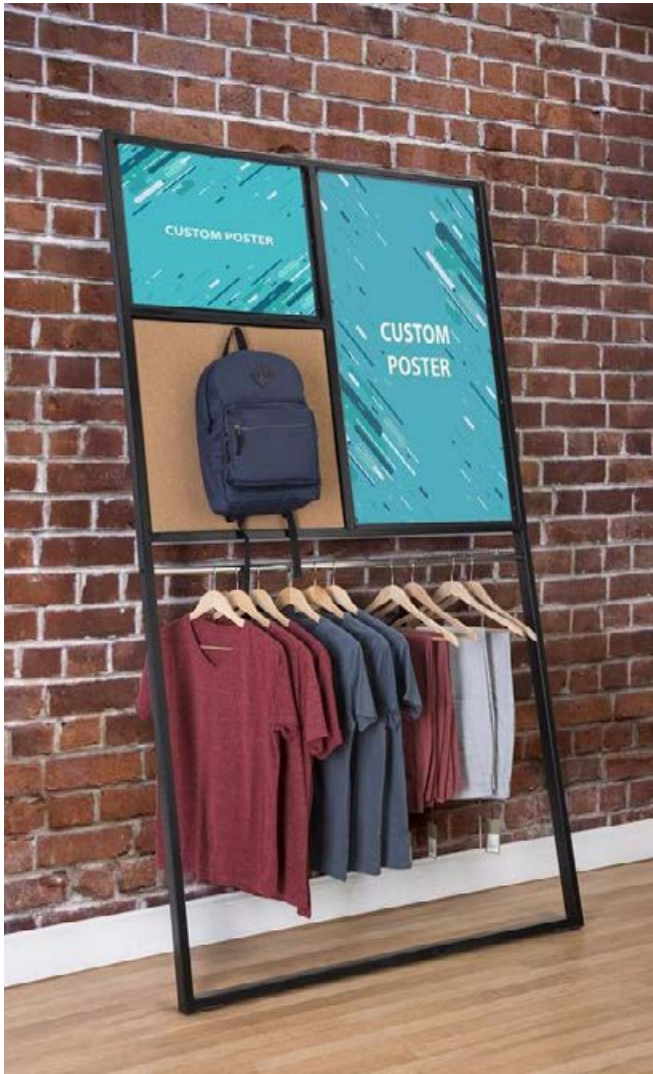


# Exhibits





# Pop-up Shop



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# Past Presidents, Future Leaders





# Glass Graphic





# Feature Walls

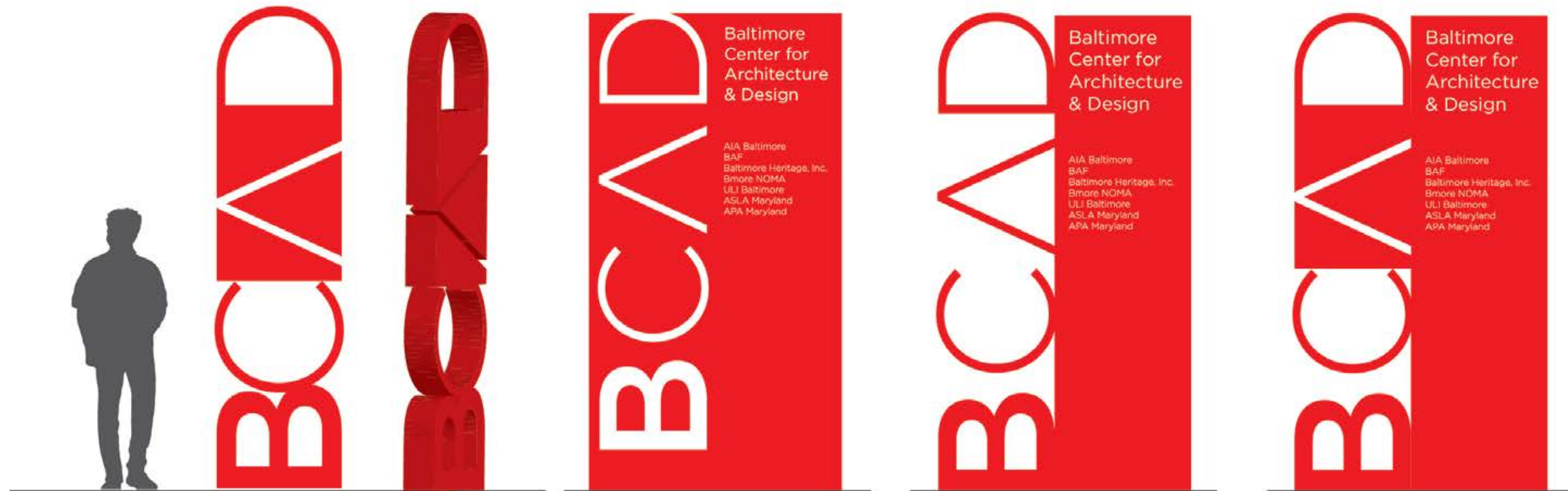




# Entry Identity

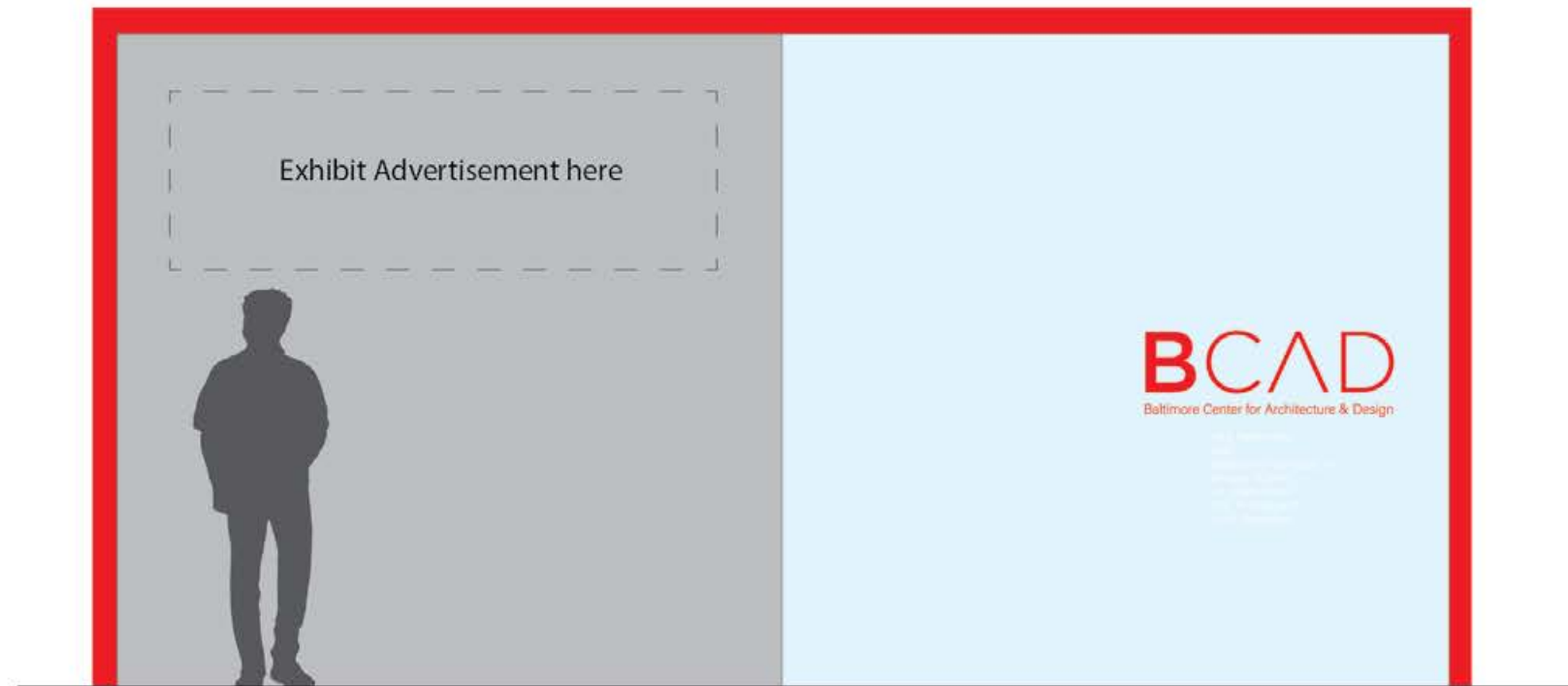


1 Context Elevation  
Scale: 1/8"=1'-0"





## Interior Entry Identity

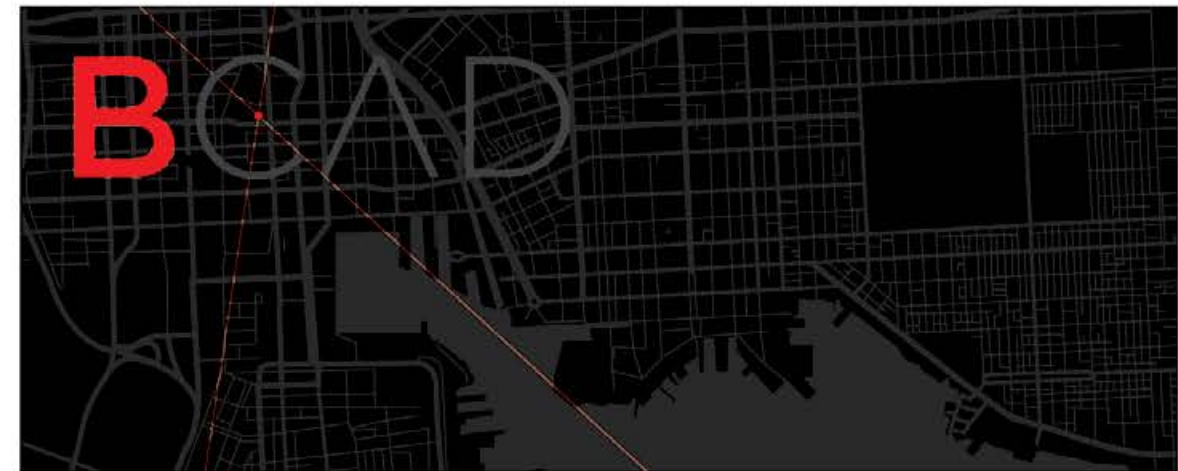
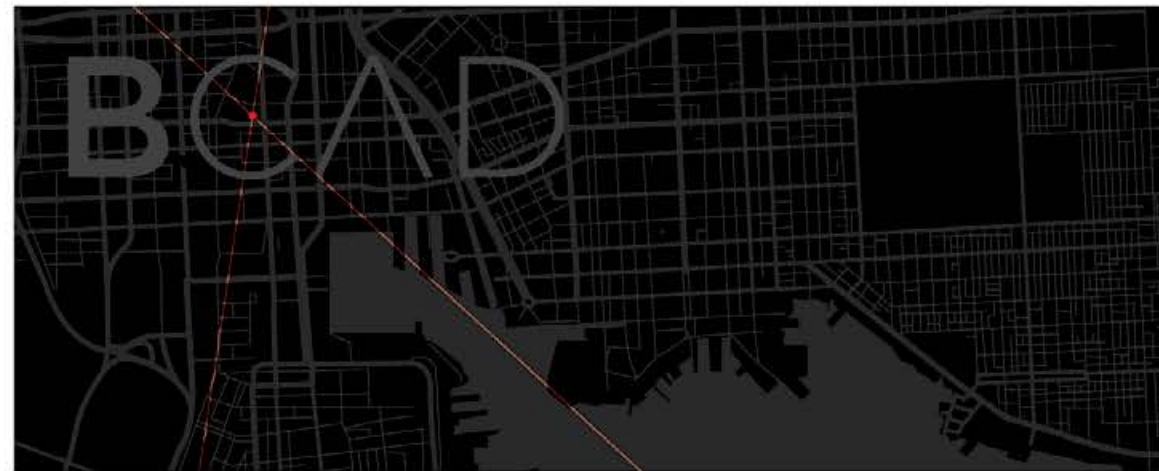


**BCAD**  
Baltimore Center for Architecture & Design

AIA Baltimore  
BAF  
Baltimore Heritage, Inc.  
Bmore NOMA  
ULI Baltimore  
ASLA Maryland  
APA Maryland



# Feature Walls





A Beacon for the  
Community

“The impact of the Baltimore Center for Architecture and Design goes beyond the confines of its walls.”



An aerial photograph of a city skyline, likely New York City, showing numerous skyscrapers and buildings. A red dot is placed on the lower right side of the image, indicating the current location. The text "YOU ARE HERE" is written above the dot.

04

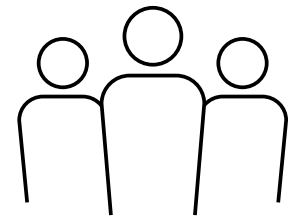
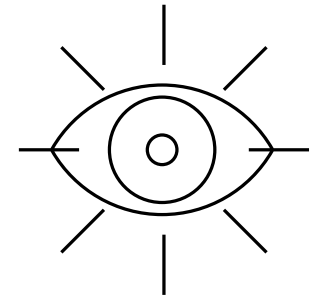
# Creating a Sustainable Center

YOU ARE HERE



# Designing for a Sustainable Future

- Person
- Building
- Community
- City
- State
- Country
- Earth

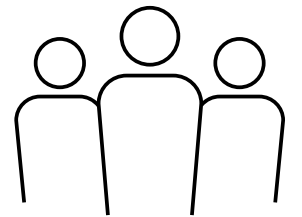
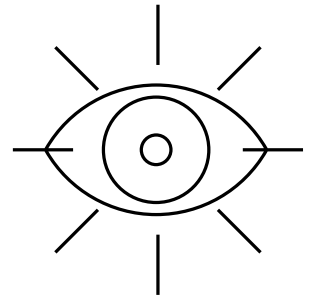




# Designing for a Sustainable Future

- Person
- Building
- Community
- City
- State
- Country
- Earth

10 measures | Social, Ecological, Economic  
High performing, Equitable, Beautiful  
COTE, Committee on the Environment  
Resiliency | Adaption  
Leadership Advocacy | Legislation  
Resolution - Urgent Climate Action  
2030 Commitment





# Sustainability Baltimore

- Baltimore Sustainability Plan
  - Equity Lens
- Baltimore Green Construction Code
  - IgCC or LEED

Community	Human-Made Systems	Climate & Resilience	Nature in the City	Economy
Neighbors	Neighborhoods	Community Preparedness	People and Nature	Local Economy
Environmental Literacy	Housing Affordability	Energy	Nature for Nature's Sake	Workforce Development
Healthy School Environments	Buildings	Greenhouse Gas Emissions	Trees and Forests	Arts and Culture
Waste and Recycling	Transportation	Clean Air	Water in the Environment	
Urban Agriculture	Noise	Food Systems	Green Infrastructure	



# Sustainability Rating Systems





# Sustainability Rating Systems

Nutrition Facts	
Serving Size 1 Tbsp (21g)	
Servings Per Container 00	
Amount Per Serving	
Calories 60	
%Daily Value*	
Total Fat	0g 0%
Sodium	0mg 0%
Total Carb.	17g 6%
Sugars 16g	
Protein	0g 0%
*Percent Daily Values (DV) are based on 2,000 calorie diet.	

REPORT CARD				
GRADING PERIOD	1	2	3	4
READING	A			
WRITTEN COMMUNICATION	A			
MATHEMATICS	C			
SCIENCE/HEALTH	B			
SOCIAL STUDIES	B			
ART	A			
MUSIC	A			
PHYSICAL EDUCATION	C			
Grade Average	B			
Attendance:	Present	48		
	Absent	0		
	Tardy	1		
A = Excellent • B = Good • C = Satisfactory • N = Needs Improvement U = Unsatisfactory • I = Insufficient / Incomplete				
Student: _____ Grade: _____ Year: _____				

LEED Facts	
for LEED BD+C: Schools (v2007)	
Certification awarded Aug 2015	
Gold	48
Sustainable sites	11/16
Water efficiency	6/7
Energy & atmosphere	10/17
Material & resources	6/13
Indoor environmental quality	10/20
Innovation	5/6



**REDUCE  
NEGATIVE  
IMPACTS**

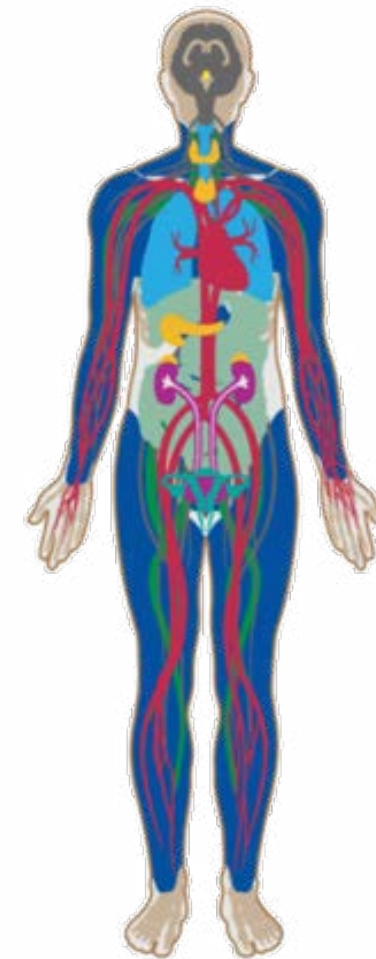
**Health  
Well-being  
Environment  
Investment**

**INCREASE  
POSITIVE  
IMPACTS**



# Sustainability Rating Systems

WELL is “first standard of its kind that focuses solely on the health and wellness of building occupants”



Cardiovascular  
Digestive  
Endocrine  
Immune  
Integumentary  
Muscular  
Nervous  
Reproductive  
Respiratory  
Skeletal  
Urinary

# Sustainability Rating Systems



SITE	Site, Land Use	Location, Site	Place	
WATER	Water	Water Efficiency	Water	Water (Quality)
ENERGY	Energy	Energy & Atmosphere	Energy	
INDOOR ENV.	Environmental Quality	Environmental Quality	Health	Air, Light, Comfort
MATERIALS	Material Resource	Materials & Resources	Materials	
INNOVATION		Innovation & Design	Health	Mind
		Regional Priority	Happiness	Nourishment
			Equity	Fitness
			Beauty	



# Sustainability Rating Systems



SITE	Site, Land Use	Location, Site	Place	Ecology, Community	
WATER	Water	Water Efficiency	Water	Water (Quality)	Water
ENERGY	Energy	Energy & Atmosphere	Energy	Energy	
INDOOR ENV.	Environmental Quality	Environmental Quality	Health	Air, Light, Comfort	Wellness
MATERIALS	Material Resource	Materials & Resources	Materials	Resources	
INNOVATION	Innovation & Design Regional Priority		Health	Mind	Integration
			Happiness	Nourishment	Economy
			Equity	Fitness	Change
			Beauty		Discovery

# Sustainability

## AIA 10 Measures

- 1** INTEGRATION  
CONNECTIONS, COLLABORATION
- 2** COMMUNITY  
CENTRAL LOCATION, CITIZEN ENGAGEMENT, EQUITY
- 3** ECOLOGY  
LOCAL CLIMATE, REGIONAL ECOSYSTEMS, SITE AREA
- 4** WATER  
CONSERVATION, REGIONAL WATERSHED
- 5** ECONOMY  
REDUCED OPERATING COSTS
- 6** ENERGY  
CONSERVATION (LPD, CONTROLS, EQUIPMENT)
- 7** WELLNESS  
DAYLIGHT, VIEWS, AIR QUALITY, ACOUSTICS
- 8** RESOURCES  
EMBODIED ENERGY, LCA, EPD, BPDO
- 9** CHANGE  
REUSE, RESILIENCY, FLEXIBILITY
- 10** DISCOVERY  
POST OCCUPANCY, FEEDBACK, EDUCATION, TRANSPARENCY



# Sustainability Daylight

## ECOLOGY

## ECONOMY

## ENERGY

## RESOURCES

## COMMUNITY

## WELLNESS

## CHANGE

## DISCOVERY

## LOCAL CLIMATE

REDUCED OPERATING COSTS

REDUCED LIGHTING + COOLING

REDUCED FOSSIL FUEL USE

REDUCED POLLUTANTS + EMISSIONS

CLEANER AIR

IMPROVED CIRCADIAN RHYTHMS

IMPROVES RESILIENCY

EDUCATION + AWARENESS



## DAYLIGHT AND VIEWS

The majority of the regularly occupied areas in this space have access to daylight with great views providing connections to the outdoors and the city.

*Exposure to daylight and access to views have positive impacts on health, such as improved performance, regulated circadian rhythms, and overall increased happiness.*

**#ilookup**



# Community and Discovery

- Community Engagement
- Collaboration, Partnerships
- Public Health - CO2 Emissions

## ✓ Alternate Transportation

Walk Score 99

Transit Score 92

Bike Score 80

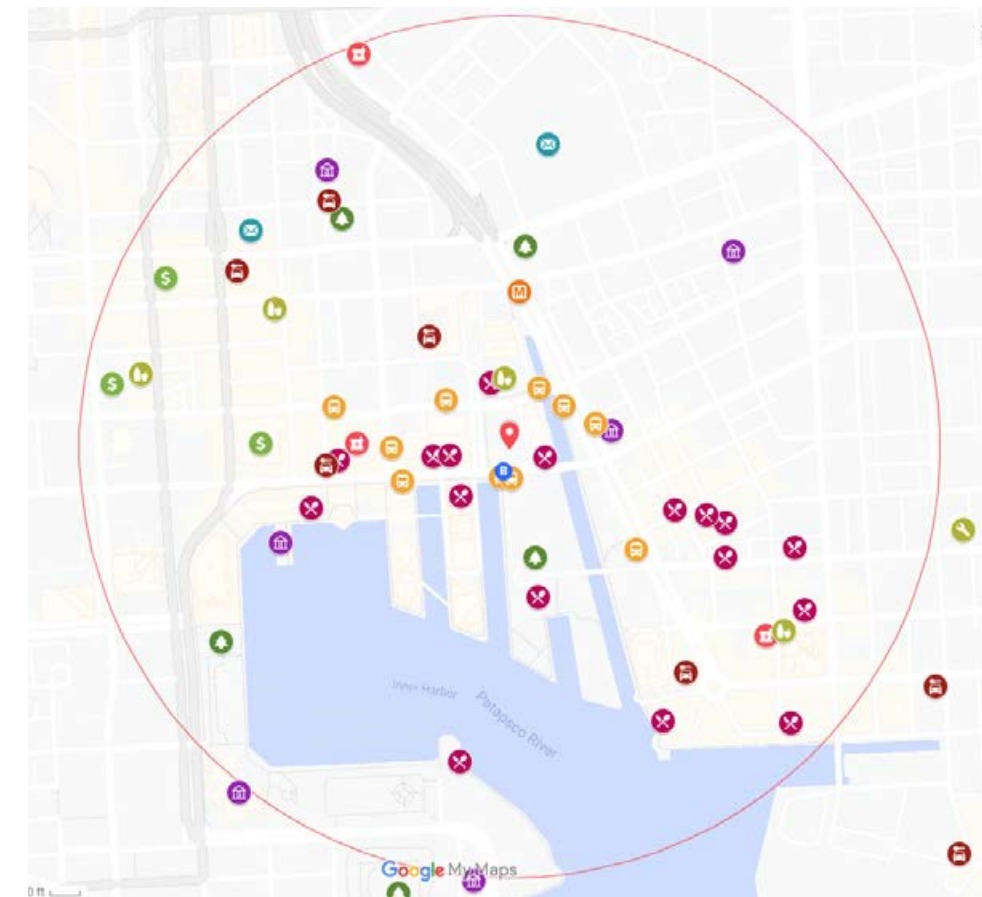
- Transparency
- Post Occupancy, Feedback
- Knowledge, Education



## SITE CONNECTIVITY

Located in an existing building in downtown Baltimore, our office has access to numerous amenities, public transit options, and bike lanes – all within a 1/4-mile walking distance.

*This location promotes transportation efficiency, reduces vehicle miles traveled, and encourages physical activity with a Walk Score® of 96 – a “walker’s paradise.”*





# Wellness

- Indoor Air Quality
- Thermal Comfort
- Personal Control
- Acoustical Performance
- Connection to Outdoors
  - Daylight and Views
- Nutrition
- Fitness



## HEALTHY FOOD AND DRINKS

Proper hydration and healthy snacks are promoted by providing fresh fruit, reusable water bottles, and access to a water dispenser within 100 feet of every workstation.

*It is recommended that women consume 91 ounces of water per day, and men 125 ounces per day to maximize brain function, energy levels, and physical performance.*



# Biophilic Design

## Nature in the Space

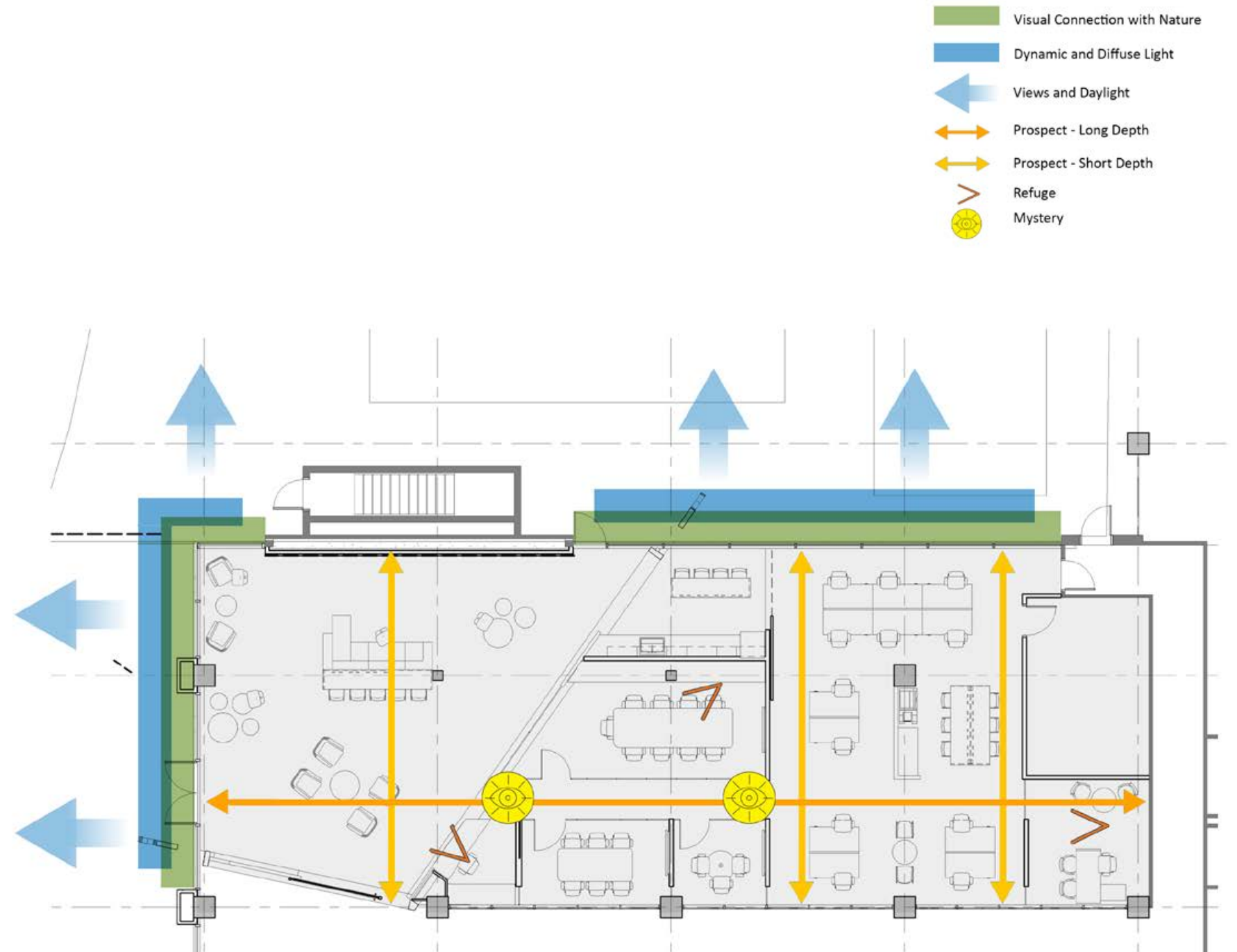
1. Visual Connection with Nature
2. Non-Visual Connection with Nature
3. Non-Rhythmic Sensory Stimuli
4. Thermal & Airflow Variability
5. Presence of Water
6. Dynamic & Diffuse Light
7. Connection with Natural Systems

## Natural Analogues

8. Biomorphic Forms & Patterns
9. Material Connection with Nature
10. Complexity & Order

## Nature of the Space

11. Prospect
12. Refuge
13. Mystery
14. Risk/Peril

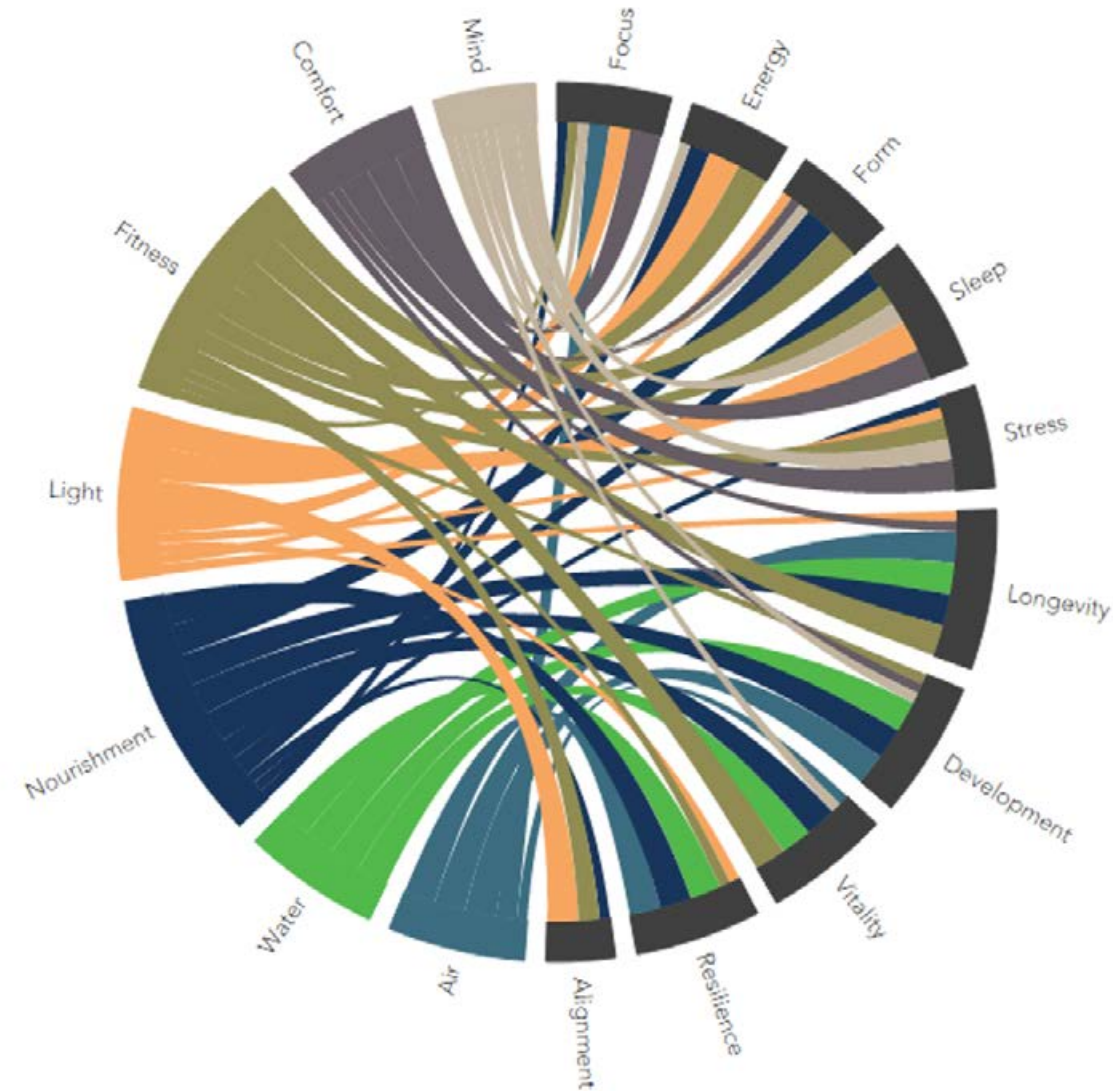




# Designing for a Sustainable Future

Working together to enhance the building and site **design** and ultimately **performance** for

- human health and well-being,
  - the environment,
  - the investment
- the triple bottom line.



# Schedule

## WEEK 1 REVIEW REFINE DISCOVER

Vision, organization, materiality review and refine  
Survey systems and assess budget implications  
Select sustainable path and priorities  
Review/confirm equipment landlord is moving out of space.

## WEEK 2 TOUCH + FEEL

Review design, materials, branding, graphics  
Review technology and acoustics  
Confirm building equipment placement and routing  
Identify long lead items to initiate orders

## WEEK 3 FIELD TRIP

Goldilocks session with furniture  
Finalize technology and acoustics

## WEEK 4 PAGE TURN

Design team, AIA and Landlord review design/systems  
Finalize materials, finishes and furniture selections  
Coordinate engineering documents/architectural design

## WEEK 5 FINAL DECISIONS

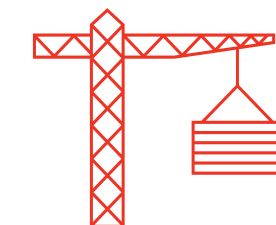
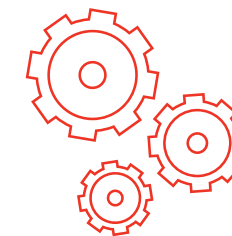
Resolve outstanding design/decision items  
Budget confirmation  
Review design with landlord team address questions/unknowns.

## WEEK 6 SUBMIT CONSTRUCTION DOCUMENTS

File documents and proceed.

## WEEKS 7-21 CONSTRUCTION

Observe and advocate on behalf of AIA Baltimore to achieve vision  
Actively monitor the site, review submittals and respond to questions







**CITIZEN ARCHITECTS**



**OPPORTUNITY +  
INNOVATION**



**CONNECTIONS**



**AWARENESS +  
VALUE**

**QUESTIONS?**





**THANK YOU**





## LEED v4 for ID+C: Commercial Interiors Project Checklist

Y ? N

### Project Information + Integrative Process

Y			Credit	Project Information (GSF 33,769, 184 FTE, 8 Visitors)	Required
2			Credit	Integrative Process	2

17	1	0	<b>Location and Transportation</b>			<b>18</b>
			Credit	LEED for Neighborhood Development Location		18
8			Credit	Surrounding Density and Diverse Uses <b>RP</b> (3)		8
7			Credit	Access to Quality Transit <b>RP</b> (3)		7
	1		Credit	Bicycle Facilities		1
2			Credit	Reduced Parking Footprint <b>RP</b> (1)		2

4	0	8	<b>Water Efficiency</b>			<b>12</b>
Y			Prereq	Indoor Water Use Reduction	Required	
4		8	Credit	Indoor Water Use Reduction (4: 30%, 6: 35%, 8: 40%, 10: 45%, 12: 50%)		12

8	10	20	<b>Energy and Atmosphere</b>			<b>38</b>
Y			Prereq	Fundamental Commissioning and Verification	Required	
Y			Prereq	Minimum Energy Performance	Required	
Y			Prereq	Fundamental Refrigerant Management	Required	
	4	1	Credit	Enhanced Commissioning <b>RP</b> (4)		5
8	2	15	Credit	Optimize Energy Performance (LPD 4, Controls 2; Ap 2; HVAC Controls 2)		25
	1	1	Credit	Advanced Energy Metering		2
		3	Credit	Renewable Energy Production		3
	1		Credit	Enhanced Refrigerant Management <b>RP</b>		1
	2		Credit	Green Power and Carbon Offsets <b>RP</b> (2)		2

7	4	2	<b>Materials and Resources</b>			<b>13</b>
Y			Prereq	Storage and Collection of Recyclables	Required	
Y			Prereq	Construction and Demolition Waste Management Planning	Required	
1			Credit	Long-Term Commitment (10 yrs)		1
2		2	Credit	Interiors Life-Cycle Impact Reduction		4
1	1		Credit	Building Product Disclosure & Optimization - Environmental Product Declarations		2
	2		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials		2
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients		2
2			Credit	Construction and Demolition Waste Management		2

## AIA Baltimore Center for Architecture and Design 08.01.19

Y ? N

13	4	0	<b>Indoor Environmental Quality</b>			<b>17</b>
Y			Prereq	Minimum Indoor Air Quality Performance	Required	
Y			Prereq	Environmental Tobacco Smoke Control	Required	
2			Credit	Enhanced Indoor Air Quality Strategies		2
3			Credit	Low-Emitting Materials		3
1			Credit	Construction Indoor Air Quality Management Plan		1
2			Credit	Indoor Air Quality Assessment		2
	1		Credit	Thermal Comfort		1
2			Credit	Interior Lighting		2
	3		Credit	Daylight		3
1			Credit	Quality Views		1
2			Credit	Acoustic Performance		2

6	0	0	<b>Innovation</b>			<b>6</b>
1			Credit	Innovation: Purchasing - lamps (Low Mercury)		1
1			Credit	Innovation: PBT source reduction - lead, cadmium, copper		1
1			Credit	Exemplary Performance: Quality Transit		1
1			Credit	Pilot 123: Designing with Nature, Biophilic Design		1
1			Credit	Pilot 103: Integrated Analysis of Bldg Materials		1
1			Credit	LEED Accredited Professional		1
				Pilot: 117 Views in Nonregularly space		
				Pilot: 116 Daylight in Nonregularly space		
				Exemplary Performance: Quality Views		
				Exemplary Performance: Low Emitting Materials		

3	1	0	<b>Regional Priority</b>			<b>4</b>
1			Credit	Surrounding Density and Diverse Uses (3)		1
1			Credit	Access to Quality Transit (3)		1
	1		Credit	Enhanced Commissioning (4)		1
1			Credit	Reduced Parking Footprint (1)		1
				Other RP's: Green Power (2) OR Enhanced Refrigerant		

60	20	30	<b>TOTALS</b>			Possible Points: <b>110</b>
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**Certified:** 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80+



WELL Building Standard v1: New and Existing Interiors  
Certification Matrix

AIR			
Y	?	N	
Y			P 01 Air Quality Standards*
Y			P 02 Smoking Ban*
Y			P 03 Ventilation Effectiveness
Y			P 04 VOC Reduction
n/a			P 05 Air Filtration*
Y			P 06 Microbe And Mold Control*
Y			P 07 Construction Pollution Management
	?		O 08 Healthy Entrance*
n/a			P 09 Cleaning Protocol
			n/a 10 Pesticide Management
Y			P 11 Fundamental Material Safety
			n/a 12 Moisture Management
Y			O 13 Air Flush
			O 14 Air Infiltration Management
Y			O 15 Increased Ventilation
		N	O 16 Humidity Control*
Y			O 17 Direct Source Ventilation*
		N	O 18 Air Quality Monitoring And Feedback*
			O 19 Operable Windows*
		N	O 20 Outdoor Air Systems
		N	O 21 Displacement Ventilation
Y			O 22 Pest Control*
		N	O 23 Advanced Air Purification*
Y			O 24 Combustion Minimization*
Y			O 25 Toxic Material Reduction
		N	O 26 Enhanced Material Safety
		N	O 27 Antimicrobial Activity for Surfaces
Y			O 28 Cleanable Environment*
			O 29 Cleaning Equipment*
16	1	7	TOTAL

WATER			
Y	?	N	
Y			P 30 Fundamental Water Quality*
Y			P 31 Inorganic Contaminants*
Y			P 32 Organic Contaminants*
Y			P 33 Agricultural Contaminants*
Y			P 34 Public Water Additives*
	?		O 35 Periodic Water Quality Testing
	?		O 36 Water Treatment*
	?		O 37 Drinking Water Promotion*
5	3	0	TOTAL

NOURISHMENT			
Y	?	N	
	?		P 38 Fruits And Vegetables*
	?		P 39 Processed Foods*
n/a			P 40 Food Allergies*
Y			P 41 Hand Washing*
n/a			P 42 Food Contamination*
n/a			P 43 Artificial Ingredients*
n/a			P 44 Nutritional Information*
n/a			P 45 Food Advertising*
Y			O 46 Safe Food Preparation Materials*
			O 47 Serving Sizes*
	?		O 48 Special Diets
		N	O 49 Responsible Food Production
Y			O 50 Food Storage*
		N	O 51 Food Production*
Y			O 52 Mindful Eating
9	3	2	TOTAL

LIGHT			
Y	?	N	
Y			P 53 Visual Lighting Design*
Y			P 54 Circadian Lighting Design*
Y			P 55 Electric Light Glare Control
Y			P 56 Solar Glare Control*
Y			O 57 Low-Glare Workstation Design*
Y			O 58 Color Quality
Y			O 59 Surface Design
		N	O 60 Automated Shading And Dimming Controls
	?		O 61 Right To Light*
	?		O 62 Daylight Modeling
		N	O 63 Daylighting Fenestration*
7	2	2	TOTAL

FITNESS			
Y	?	N	
			O 64 Interior Fitness Circulation*
	?		P 65 Activity Incentive Programs
	?		O 66 Structured Fitness Opportunities
Y			O 67 Exterior Active Design*
Y			O 68 Physical Activity Spaces
	?		O 69 Active Transportation Support*
	?		O 70 Fitness Equipment*
	?		O 71 Active Furnishings*
2	5	0	TOTAL

COMFORT			
Y	?	N	
Y			P 72 Accessible Design
Y			P 73 Ergonomics: Visual And Physical*
Y			O 74 Exterior Noise Intrusion*
Y			P 75 Internally Generated Noise*
	?		P 76 Thermal Comfort*
Y			O 77 Olfactory Comfort*
Y			O 78 Reverberation Time*
	?		O 79 Sound Masking*
Y			O 80 Sound Reducing Surfaces
Y			O 81 Sound Barriers
	?		O 82 Individual Thermal Control*
		N	O 83 Radiant Thermal Comfort
8	3	1	TOTAL

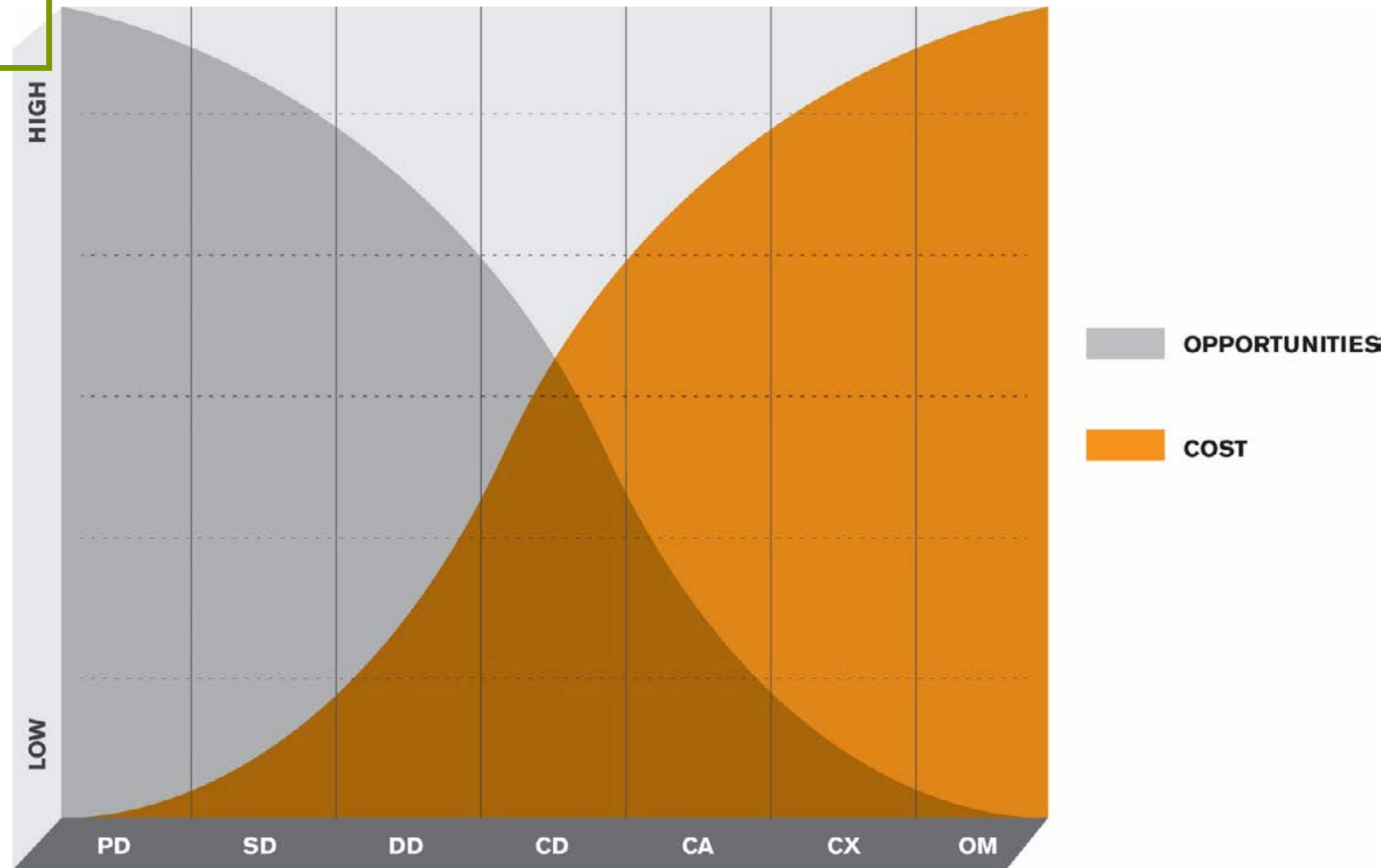
MIND			
Y	?	N	
Y			P 84 Health And Wellness Awareness*
Y			P 85 Integrative Design
Y			P 86 Post-Occupancy Surveys
Y			P 87 Beauty And Design I*
Y			P 88 Biophilia I - Qualitative*
	?		O 89 Adaptable Spaces*
	?		O 90 Healthy Sleep Policy
	?		O 91 Business Travel
	?		O 92 Building Health Policy
	?		O 93 Workplace Family Support
	?		O 94 Self-Monitoring
	?		O 95 Stress And Addiction Treatment
	?		O 96 Altruism
Y			O 97 Material Transparency*
	?		O 98 Organizational Transparency*
	?		O 99 Beauty And Design II*
	?		O 100 Biophilia II - Quantitative*
Y			O 101 Innovation Feature I - WELL AP
		N	O 102 Innovation Feature II
		N	O 103 Innovation Feature III
		N	O 104 Innovation Feature IV
		N	O 105 Innovation Feature V
7	11	4	TOTAL

SUMMARY			
Y	?	N	
32	4	0	Preconditions (36 possible)
22	24	16	Optimizations (62 possible + 5 Innovations)

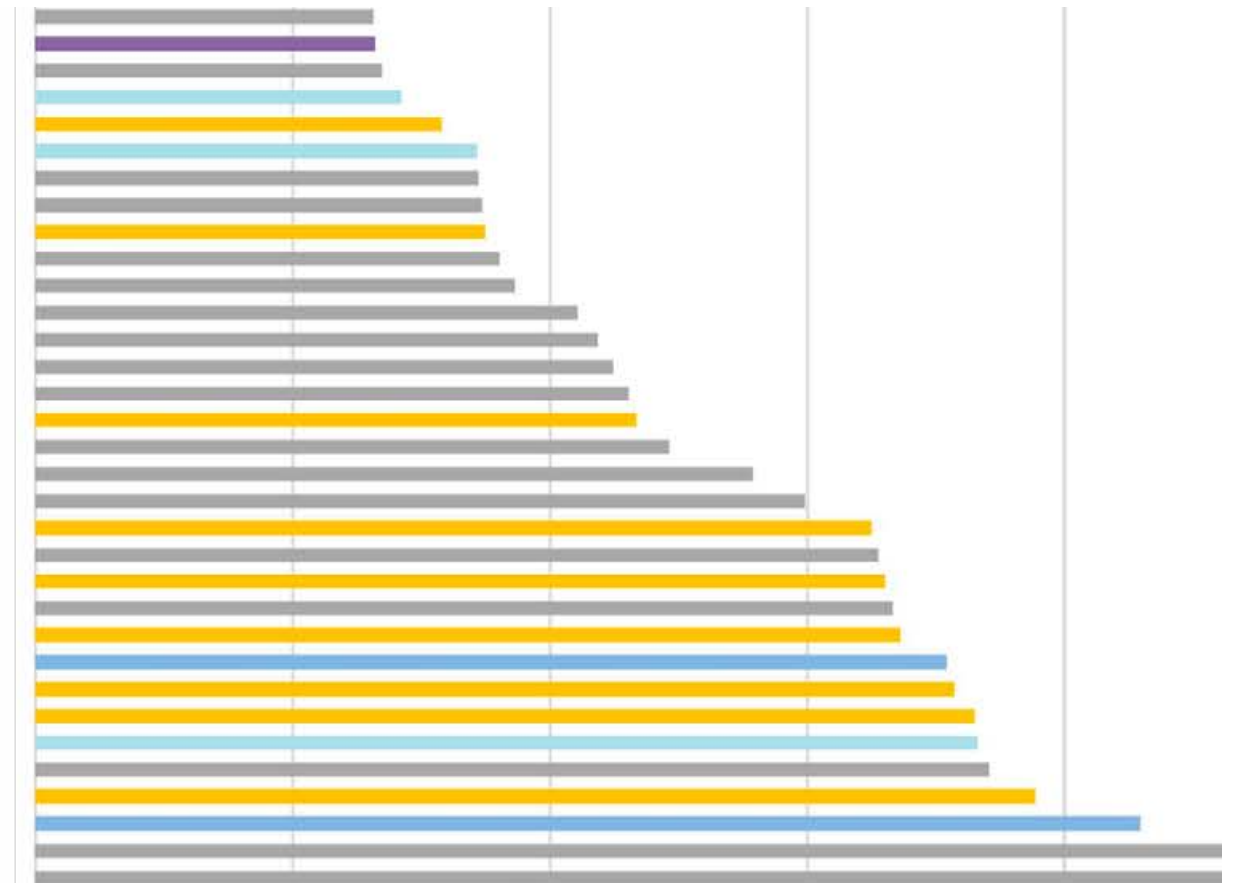
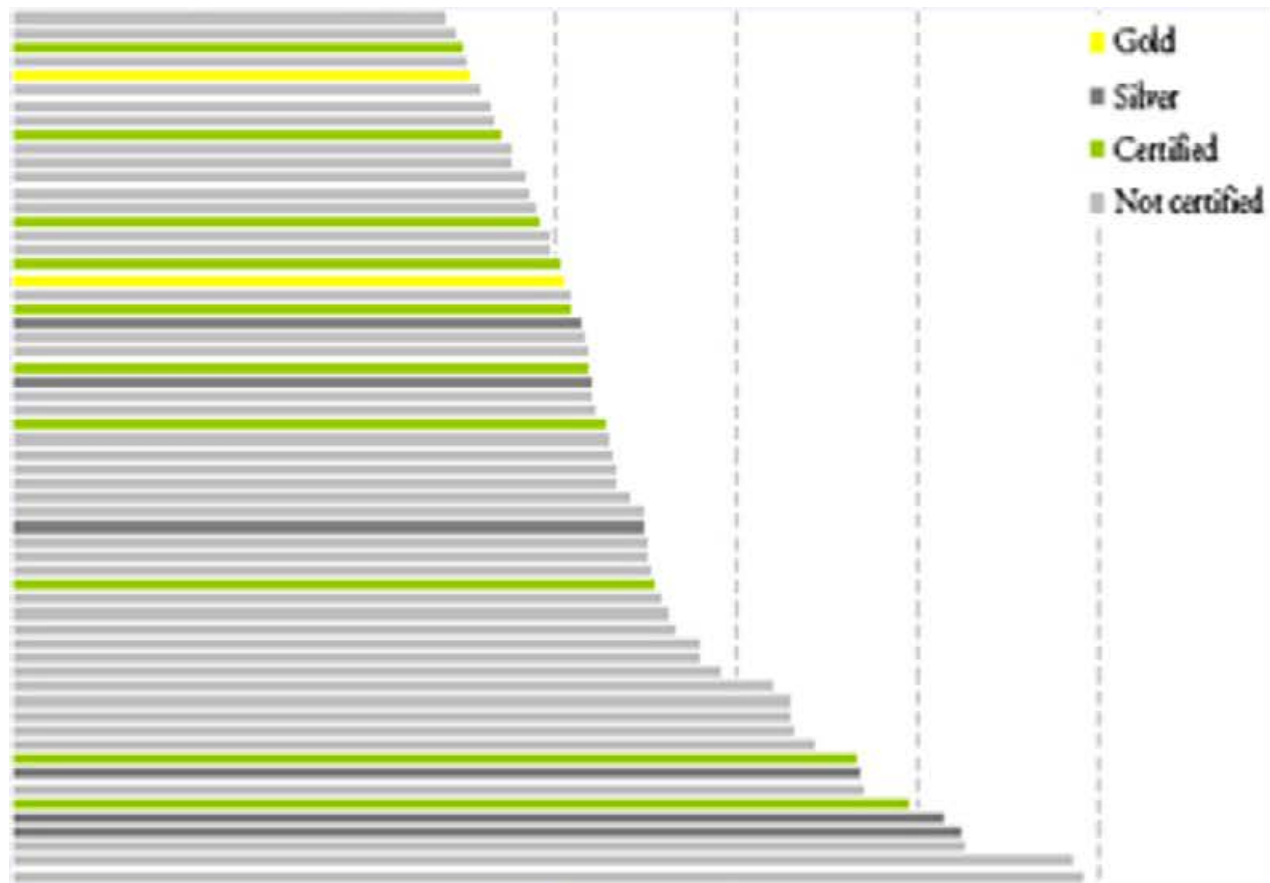
Requirements	
Preconditions	P Must meet all preconditions.
Optimizations	O 0 needed for Silver, 25 for gold,50 for platinum
	* Pending onsite post-occupancy Performance Verification testing or Visual Inspection.
	Pre-approved per LEED / WELL Crossover and Feasibility Analysis



# Sustainability Process



# Sustainability Cost



“Cost of Green Revisited”

60 academic buildings with 17 LEED projects that are either certified or pursuing certification [www.buildinggreen.com/news-analysis/report-says-green-still-doesnt-drive-building-cost](http://www.buildinggreen.com/news-analysis/report-says-green-still-doesnt-drive-building-cost)