

Achieved
 Did not attempt
 Denied



COLORADO DEPARTMENT OF LABOR AND EMPLOYMENT
 251 EAST 12TH AVENUE DENVER, COLORADO
 CERTIFIED JULY, 2005 LEED PROJECT 1887
 LEED - NC Version 2.0

6	8	0	Sustainable Sites
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Possible points = 14

			Credit / Intent	Results
0		Prereq 1	Erosion and sedimentation control Control erosion to reduce negative impacts on water and air quality.	Required. Designed a sediment and erosion control plan which conforms to the EPA's best management practices.
x		Credit 1	Site selection Avoid development of inappropriate sites, such as: prime farmland, low elevations, parkland, wetlands, or animal habitats.	Site consisted of an abandoned parking garage, adjacent to existing CDLE office building.
x		Credit 2	Urban redevelopment Channel development to urban areas with existing infrastructures, protecting greenfields and preserving habitat and natural resources.	The 129,381 square foot per acre (sf/acre) project is located in an area with development density of 64,626 sf/acre. Credit requires minimum density of 60,000 sf/acre.
	x	Credit 3	Brownfield redevelopment Rehabilitate damaged sites where development is complicated by real or perceived environmental contamination, reducing pressure on undeveloped land.	Did not attempt.
x		Credit 4.1	Alternative transportation - public transportation access Reduce pollution and land development impacts from automobile use.	Multiple bus lines within 0.25 miles of site.
	x	Credit 4.2	Alternative transportation - bicycle storage and changing rooms Reduce pollution and land development impacts from automobile use. Provide changing rooms and showers.	Did not attempt.
	x	Credit 4.3	Alternative transportation - alternative fuel refueling stations Reduce pollution and land development impacts from automobile use. Provide refueling stations for alternate fuel vehicles.	Did not attempt.
	x	Credit 4.4	Alternative transportation - parking capacity Reduce pollution and land development impacts from automobile use. Provide preferred parking for car and van pools.	Did not attempt.

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x		Credit 5.1	Reduced site disturbance - protect or restore open space Conserve existing natural areas and restore damaged areas to provide habitat and promote biodiversity. Restore a minimum of 50 percent of the remaining open area by planting native or adapted vegetation.	Did not attempt.
x		Credit 5.2	Reduced site disturbance - development footprint Conserve existing natural areas and restore damaged areas to provide habitat and promote biodiversity. Reduce the development footprint to exceed the local zoning's open space requirement for the site by 25 percent.	Did not attempt.
x		Credit 6.1	Stormwater management - rate or quantity Limit disruption of natural water flows by minimizing stormwater runoff, increasing on-site infiltration, and reducing contaminants. No net increase in the rate and quantity of stormwater run-off from existing to developed conditions.	Did not attempt.
x		Credit 6.2	Stormwater management - treatment Limit disruption of natural water flows by minimizing stormwater runoff, increasing on-site infiltration, and reducing contaminants. Implement Environmental Protection Agency (EPA) best management practices concerning treatment systems.	Did not attempt.
x		Credit 7.1	Landscape and exterior design - reduce heat islands, non-roof Reduce heat islands to minimize impact on microclimate and human and wildlife habitat. Provide shade (within five years) on at least 30 percent of the site's non-roof impervious surface.	Provided shade (within five years) on 56 percent of the site's non-roof impervious surfaces.
x		Credit 7.2	Landscape and exterior design - reduce heat islands, roof Reduce heat islands to minimize impact on microclimate and human and wildlife habitat. Use Energy Star® compliant highly-reflective and high emissivity roofing on a minimum of 75 percent of the roof surface.	88.6 percent of the project's roof surface is covered with roofing that meets emissivity and reflectivity requirements.
x		Credit 8	Light pollution reduction Eliminate light trespass from the building site, improve night sky access, and reduce development impact on nocturnal environments.	The project's exterior lighting has been designed according to the Illuminating Engineering Society of North America (IESNA) RP-33 requirements.

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1	2	2	Water Efficiency
Possible points = 5			

			Credit / Intent	Results
x	Credit 1.1		Water efficient landscaping Reduce potable water consumption for irrigation by 50 percent over conventional means.	Project uses no irrigation. The reviewers' comments indicate that the intent of the credit is to reduce potable water use for irrigation, thereby implying the landscape would have irrigation needs. Eliminating planting in its entirety does not meet the intent of the credit. Therefore the credit is denied.
x	Credit 1.2		Water efficient landscaping No potable use or no irrigation.	See Water Efficiency Credit 1.1 results.
x	Credit 2		Innovative wastewater technologies Reduce the use of municipally provided potable water for building sewage conveyance or treated wastewater on site to tertiary standards.	Did not attempt.
x	Credit 3.1		Water use reduction Maximize water efficiency within buildings to reduce the burden on municipal water supply and wastewater systems. Employ strategies that reduce water use by 20 percent.	The building's water use was reduced by 26.09 percent through the use of low-flow lavatory faucets (0.5 gallons per minute (gpm)) and low-flow kitchen faucets (1.8 gpm)
x	Credit 3.2		Water use reduction Maximize water efficiency within buildings to reduce the burden on municipal water supply and wastewater systems. Employ strategies that reduce water use by 30 percent or more.	Did not attempt.

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4	11	2	Energy and Atmosphere
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Possible points = 17

			Credit / Intent	Results
0		Prereq 1	Fundamental building systems commissioning Verify and ensure that fundamental building systems and elements are designed, installed, and calibrated to operate as intended.	Required. Engaged a commissioning authority, reviewed design intent and basis of design documentation, provided commissioning requirements in the construction documents (CD), developed and utilized a commissioning plan, verified installation, functional performance, training and documentation, completed a commissioning report.
0		Prereq 2	Minimum energy performance Establish a minimum level of energy efficiency for the base building and systems.	Required. Complied with American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE) standard 90.1-1999 regarding lighting, building envelope, heating, ventilation, and air conditioning (HVAC) load calculations and controls, and hot water conservation.
0		Prereq 3	Chlorofluorocarbon (CFC) reduction in HVAC and refrigerating equipment Zero use of ozone-depleting CFCs in new building HVAC systems.	Required. HVAC systems do not contain CFC-based refrigerants.
x (2)		Credit 1.1	Optimize energy performance Achieve increasing levels of energy performance above the prerequisite standard to reduce environmental impacts associated with excessive energy use. New buildings to show reduced design energy cost of at least 20 percent.	Cost savings equaled 21.3 percent. This credit is worth two points.
	x (2)	Credit 1.2	Optimize energy performance New buildings to show reduced design energy cost of at least 30 percent.	See Energy and Atmosphere Credit 1.1 results. This credit is worth two points.
x (2)		Credit 1.3	Optimize energy performance New buildings to show reduced design energy cost of at least 40 percent.	Did not attempt. This credit is worth two points.

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4	11	2	Energy and Atmosphere
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Possible points = 17

			Credit / Intent	Results
x	(2)	Credit 1.4	Optimize energy performance Reduced design energy cost for new buildings by at least 50 percent.	Did not attempt. This credit is worth two points.
x	(2)	Credit 1.5	Optimize energy performance Reduced design energy cost for new buildings by at least 60 percent.	Did not attempt. This credit is worth two points.
x		Credit 2.1	Renewable energy Supply at least five percent of the building's total energy use through the use of on-site renewable energy systems.	Did not attempt.
x		Credit 2.2	Renewable energy Supply at least ten percent of the building's total energy use through the use of on-site renewable energy systems.	Did not attempt.
x		Credit 2.3	Renewable energy Supply at least 20 percent of the building's total energy use through the use of on-site renewable energy systems.	Did not attempt.
x		Credit 3	Additional commissioning In addition to the fundamental building commissioning prerequisite 1, provide additional commissioning.	Conducted a focused review of the design prior to the CD phase, conducted a focused review of the CDs when close to completion, conducted a selective review of contractor submittals of commissioned equipment, developed a recommissioning management manual, contracted for a near warranty-end review.
x		Credit 4	Ozone depletion Reduce ozone depletion. Specify refrigeration and fire suppression systems that use no CFCs or halons.	Did not attempt.
x		Credit 5	Measurement and verification Design the building with equipment to measure energy and water performance.	Did not attempt.
x		Credit 6	Green power Encourage the development and use of grid-source energy technologies on a net zero pollution basis.	Engaged in a two-year contract to purchase wind power.

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5	8	0	Materials and Resources
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Possible points = 13

			Credit / Intent	Results
0		Prereq 1	Storage and collection of recyclables Facilitate the reduction of landfill waste generated by building occupants.	Required. Designated an area for recyclable collection and storage.
	x	Credit 1.1	Building reuse Reduce environmental impacts through the reuse of at least 75 percent of existing building structure and shell.	Did not attempt.
	x	Credit 1.2	Building reuse Reduce environmental impacts through the reuse of 100 percent of existing building structure and shell.	Did not attempt.
	x	Credit 1.3	Building reuse Reduce environmental impacts through the reuse of 100 percent of existing building structure and shell and 50 percent of the non-shell.	Did not attempt.
x		Credit 2.1	Construction waste management Recycle and or salvage at least 50 percent (by weight) of construction, demolition, and land clearing debris.	52 percent of project construction waste was diverted from landfill. 1,374 tons of parking garage concrete was recycled.
	x	Credit 2.2	Construction waste management Recycle and or salvage at least 75 percent (by weight) of construction, demolition, and land clearing debris.	Did not attempt.
	x	Credit 3.1	Resource reuse Extend the life cycle of targeted building materials by reducing environmental impacts related to material manufacturing and transport. Specify salvaged or refurbished materials for five percent of building materials.	Did not attempt.
	x	Credit 3.2	Resource reuse Extend the life cycle of targeted building materials by reducing environmental impacts related to material manufacturing and transport. Specify salvaged or refurbished materials for ten percent of building materials.	Did not attempt.

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5	8	0	Materials and Resources
Possible points = 13			

			Credit / Intent	Results
x		Credit 4.1	Recycled content Increase demand for building products that have incorporated recycled content materials. Use materials with recycled content such that the sum of post-consumer recycled content plus one-half of the post-industrial content constitutes at least five percent of the total value of project materials.	26.78 percent of the project's materials contain recycled content.
x		Credit 4.2	Recycled content Increase demand for building products that have incorporated recycled content materials. Use materials with recycled content such that the sum of post-consumer recycled content plus one-half of the post-industrial content constitutes at least ten percent of the total value of project materials.	See Materials and Resources Credit 4.1 results.
x		Credit 5.1	Local / regional materials Increase the demand for building products that are manufactured locally, thereby reducing the environmental impacts resulting from their transportation and supporting the local economy. Specify a minimum of 20 percent of building materials manufactured (final assembly) within a 500 mile radius.	33.76 percent of the total project's materials, based on cost, were manufactured within 500 miles of the project site.
x		Credit 5.2	Local / regional materials Increase the demand for building products that are manufactured locally, thereby reducing the environmental impacts resulting from their transportation and supporting the local economy. Of the regionally-manufactured materials, specify a minimum of 50 percent of building materials and products that are harvested, extracted, or recovered, as well as manufactured (final assembly) within a 500 mile radius.	11 percent of the project's materials, based on cost, were manufactured using raw materials harvested within 500 miles of the project site.
	x	Credit 6	Rapidly renewable materials Reduce the use and depletion of finite, raw, and long-cycle renewable materials by replacing them with rapidly renewable materials	Did not attempt.
	x	Credit 7	Certified wood Encourage environmentally responsible forest management.	Did not attempt.

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8	5	2	Indoor Environmental Quality
Possible points = 15			

			Credit / Intent	Results
0		Prereq 1	Minimum indoor air quality (IAQ) performance Establish minimum IAQ performance to prevent the development of indoor air quality problems in the building, maintaining the health and well being of the occupants.	Required. Complied with ASHRAE 62-1999, ventilation for acceptable indoor air quality.
0		Prereq 2	Environmental tobacco smoke (ETS) control Prevent exposure of building occupants and systems to ETS.	Required. Smoking in the building and within 25 feet of building entryways is prohibited.
x		Credit 1	Carbon dioxide (CO₂) monitoring Provide capacity for IAQ monitoring to sustain long-term occupant health and comfort.	Installed permanent CO ₂ monitoring equipment.
		x Credit 2	Increase ventilation effectiveness Provide for the effective delivery and mixing of fresh air to support the health, safety, and comfort of building occupants.	The design approach followed ASHRAE Fundamentals Handbook 2001, chapter 32. The submittal showed air change effectiveness (E) of 1.0, which is greater than the credit requirement. However, the building has a ceiling supply and return configuration. Obtaining 1.0 E would only be possible if all zones are receiving only cooling. As zones will receive cooling and heating, the credit was denied.
	x	Credit 3.1	Construction IAQ management plan - during construction Prevent IAQ problems resulting from the construction process, to sustain long-term installer and occupant health comfort.	Did not attempt.
x		Credit 3.2	Construction IAQ management plan - prior to occupancy Prevent IAQ problems resulting from the construction process, to sustain long-term installer and occupant health comfort.	Conducted a three-week building flush out with new Minimum Efficiency Reporting Value (MERV) filtration media at 100 percent outside air after construction and before occupancy.
x		Credit 4.1	Low-emitting materials - adhesives and sealants Reduce the quantity of indoor air contaminants that are odorous or potentially irritating to provide installer and occupant health and comfort.	All adhesives meet or exceed the volatile organic compound (VOC) limits. Adhesives and sealants comply with the limits as required for the credit.
x		Credit 4.2	Low-emitting materials - paints and coatings Reduce the quantity of indoor air contaminants that are odorous or potentially irritating to provide installer and occupant health and comfort.	Paints and coatings meet or exceed the VOC and chemical component limits of Green Seal requirements.

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8	5	2	Indoor Environmental Quality
Possible points = 15			

			Credit / Intent	Results
x			Credit 4.3 Low-emitting materials - carpet systems Reduce the quantity of indoor air contaminants that are odorous or potentially irritating to provide installer and occupant health and comfort.	Carpet systems meet or exceed the Carpet and Rug Institute Green Label Indoor Air Quality program.
		x	Credit 4.4 Low-emitting materials - composite wood Reduce the quantity of indoor air contaminants that are odorous or potentially irritating to provide installer and occupant health and comfort.	Credit requires that composite wood and agrifiber products contain no added urea-formaldehyde resins. The building's doors contain a particleboard core, which does not meet the credit requirements.
x			Credit 5 Indoor chemical and pollutant source control Avoid exposure of building occupants to potentially hazardous chemicals that adversely impact air quality.	Strategies implemented to control indoor air pollution: installation of permanent recessed walk-off mats at high-volume entryways, janitorial room walls that extend to and are sealed to the underside of the deck, additional exhaust in janitorial rooms.
	x		Credit 6.1 Controllability of systems - perimeter Provide a high level of individual occupant control of thermal, ventilation, and lighting systems to support optimum health, productivity, and comfort conditions. Provide a minimum of one operable window and one light control zone per 200 sf for all occupied areas within 15 feet of perimeter walls.	Did not attempt.
	x		Credit 6.2 Controllability of systems - non perimeter Provide a high level of individual occupant control of thermal, ventilation, and lighting systems to support optimum health, productivity, and comfort conditions. Provide controls for each individual for airflow, temperature, and lighting for 50 percent of the non-perimeter, regularly occupied areas.	Did not attempt.

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8	5	2	Indoor Environmental Quality
Possible points = 15			

			Credit / Intent	Results
x		Credit 7.1	Thermal comfort - zones Provide for a thermally comfortable environment that supports the productive and healthy performance of the building occupants. Comply with ASHRAE thermal comfort standards within established ranges per climate zone.	The system was designed to maintain indoor comfort ranges, as established by ASHRAE 55-2004.
	x	Credit 7.2	Thermal comfort - permanent overall Provide for a thermally comfortable environment that supports the productive and healthy performance of the building occupants. Install permanent humidity and climate monitoring system.	Did not attempt.
	x	Credit 8.1	Daylight and views Provide a connection between indoor spaces and outdoor environments through the introduction of sunlight and views into the occupied areas of the building. Achieve a minimum Daylight Factor of two percent in 75 percent of all space occupied for critical visual tasks.	Did not attempt.
x		Credit 8.2	Daylight and views Provide a connection between indoor spaces and outdoor environments through the introduction of sunlight and views into the occupied areas of the building. Provide direct line of sight vision glazing from 90 percent of regularly occupied areas.	91 percent of the regularly occupied spaces have direct views to the outdoors.

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4	1	0	Innovation and Design Process
Possible points = 5			

			Credit / Intent	Results
x			Credit 1.1 Innovation in design - green housekeeping	Developed a mandatory housekeeping policy, which strives to achieve a healthier and cleaner environment by using products and cleaning methods that cause less toxic pollution and waste, conserve resources and habitats, and minimize global warming and ozone depletion. Includes staff training, procedures, and compliance, as well as a green-product selection matrix.
x			Credit 1.2 Innovation in design - exemplary performance for Materials and Resources credit 5.1	33.76 percent of the total project's materials, based on cost, were manufactured within 500 miles of the project site. Materials and Resources Credit 5.1 requires only 20 percent.
x			Credit 1.3 Innovation in design - exemplary performance for Materials and Resources credits 4.1 and 4.2	The combined value of post-consumer content plus half of post-industrial content (as a percentage of total cost of all materials) is 26.78 percent. This is more than double the Materials and Resource credit 4.2 threshold of ten percent.
	x		Credit 1.4 Innovation in design	Did not attempt.
x			Credit 2 LEED™ Accredited Professional To support and encourage the design integration required by a LEED green building project and to streamline the application and certification process.	LEED accredited professionals Dimitri Passas, Hadji Engineering and Lance Shepherd, State of Colorado participated in this project.

28	35	6	Total score. Final rating is certified.
Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-69 points			



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Contacts

Colorado Department of Personnel and Administration

Lance Shepherd, LEED AP®, Architect
lance.shepherd@state.co.us
303-866-3450

Colorado Department of Labor and Employment

Angie Fyfe, Project Manager
angie.fyfe@state.co.us
303-318-9324

Governor's Office of Energy Management and Conservation

Linda Smith, LEED AP®, Senior Program Manager
linda.smith2@state.co.us
303-866-2100

Hadji and Associates Consulting Engineers

Michael Passas, P.E. Vice President
mpassas@hadjiengr.com
303-293-3800

David Owen Tryba Architects

Collin Kemberlin, AIA, Senior Associate, LEED AP®
kemberlin@dota.com
303-831-4010

Hyder Construction, Inc.

Jason Horsford, Project Manager
jhorsford@hyderinc.com
303-825-1313