



GAIA *profitability through sustainability*

LEED + ENERGY MODELING + COMMISSIONING



25,500 sq ft

Construction : Commercial | Type : Office

PROJECT TEAM

Owner : Watson Land Company

Architect : LPA, Inc.

General Contractor : DPR Construction

Mechanical Engineer : LPA, Inc.

Electrical Engineer : LPA, Inc.

Plumbing Engineer : LPA, Inc.

Landscape Architect : LPA, Inc.

LEED Consultant : Gaia

62% less potable water used for landscaping through the use of drought-tolerant plants and high-efficiency irrigation

40% reduction in total energy use due to high-efficiency mechanical and lighting systems

85% of construction waste was diverted from landfills



WATSON LAND COMPANY
CORPORATE HEADQUARTERS
CARSON, CA



LEED-NC v3.0 FACTS

LEED PLATINUM

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Sustainable Sites :	22 of 26
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Energy and Atmosphere :	30 of 35
Materials and Resources :	6 of 14
Indoor Environmental Quality :	13 of 15
Innovation and Design :	6 of 6
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LEED ACCOMPLISHMENTS

Sustainable Sites

- Project located on urban infill site with access to multiple community services and various modes of public transportation
- Preferred parking for low-emitting, fuel-efficient and carpool vehicles
- Stormwater is infiltrated onsite and treated to remove contaminants to reduce environmental impact on waterways
- A reflective "cool roof" was installed to reduce heat island effect

Water Efficiency

- Drought-tolerant plants and high-efficiency irrigation fixtures were used to reduce the use of potable water for irrigation by 62%
- High-efficiency water closets, urinals and lavatory faucets were used to reduce annual water use by over 35%

Energy and Atmosphere

- Efficient HVAC, lighting system with daylight controls and a solar photovoltaic system reduces energy consumption by 40%

Materials and Resources

- Over 25% of total building materials composed of recycled content
- Over 21% of total building materials were extracted, processed and manufactured locally (within 500 miles)
- Over 87% of wood-based materials and products are certified in accordance with the Forest Stewardship Council

Indoor Environmental Quality

- Interior finishes (paints, sealants, adhesives, coatings, carpet systems and composite wood) were selected with low levels of volatile organic compounds (VOC's) to reduce indoor air contamination
- Designed with abundant daylighting to improve energy-efficiency and occupant comfort and productivity

LEED-NC v3.0 SCORECARD



Owner : Watson Land Company

Project : Corporate Headquarters

Location : Carson, CA

Certification : LEED Platinum

22 0 4

Sustainable Sites

POSSIBLE POINTS 26

Y ? N	Prereq	Credit	Description	Required
Y	1	1	Construction Activity Pollution Prevention	Required
Y	1	1	Site Selection	Required
Y	1	1	Development Density & Community Connectivity (EB)	Required
Y	1	1	Brownfield Redevelopment	Required
Y	1	1	Credit 3	Required
Y	1	1	Credit 4.1	Required
Y	1	1	Alternative Transportation, Public Transportation Access (ID) (EB)	Required
Y	1	1	Alternative Transportation, Bicycle Storage & Changing Rooms (ID)	Required
Y	1	1	Credit 4.2	Required
Y	1	1	Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles (ID)	Required
Y	1	1	Credit 4.3	Required
Y	1	1	Alternative Transportation, Parking Capacity (ID)	Required
Y	1	1	Credit 4.4	Required
Y	1	1	Alternative Transportation, Protect & Restore Habitat 50% (75%)	Required
Y	1	1	Credit 5.1	Required
Y	1	1	Site Development, Maximize Open Space 25% (50%)	Required
Y	1	1	Credit 5.2	Required
Y	1	1	Site Development, Protect & Restore Habitat 50% (75%)	Required
Y	1	1	Credit 6.1	Required
Y	1	1	Stormwater Design, Quantity Control	Required
Y	1	1	Credit 6.2	Required
Y	1	1	Stormwater Design, Quality Control	Required
Y	1	1	Credit 7.1	Required
Y	1	1	Heat Island Effect, Non-Roof 50% (100%)	Required
Y	1	1	Credit 7.2	Required
Y	1	1	Heat Island Effect, Green Roof 50% (100%)	Required
Y	1	1	Cool Roof 75%	Required
Y	1	1	Light Pollution Reduction	Required
Y	1	1	Credit 8	Required

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Water Efficiency

POSSIBLE POINTS 10

Y ? N	Prereq	Credit	Description	Required
Y	1	1	Water Use Reduction, 20%	Required
Y	1	1	Credit 1	Required
Y	1	1	Water Efficient Landscaping, 50% (100%)	Required
Y	1	1	Credit 2	Required
Y	1	1	Innovative Wastewater Technologies, 50%, 100%	Required
Y	1	1	Credit 3	Required
Y	1	1	Water Use Reduction, 30%, 35%, 40% Reduction (45%)	Required

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Energy & Atmosphere

POSSIBLE POINTS 35

Y ? N	Prereq	Credit	Description	Required
Y	1	1	Fundamental Commissioning of the Building Energy Systems	Required
Y	1	1	Prereq 1	Required
Y	1	1	Prereq 2	Required
Y	1	1	Minimum Energy Performance	Required
Y	1	1	Prereq 3	Required
Y	1	1	Fundamental Refrigerant Management	Required
Y	1	1	Prereq 3	Required
Y	1	1	Optimize Energy Performance, 12% - 48% (50%) (EB)	Required
Y	1	1	Credit 1	Required
Y	1	1	On-site Renewable Energy, 1%-13%, (15%)	Required
Y	1	1	Credit 2	Required
Y	1	1	Enhanced Commissioning (EB)	Required
Y	1	1	Credit 3	Required
Y	1	1	Enhanced Commissioning (EB)	Required
Y	1	1	Credit 4	Required
Y	1	1	Enhanced Refrigerant Management	Required
Y	1	1	Credit 5	Required
Y	1	1	Measurement & Verification (EB)	Required
Y	1	1	Credit 6	Required
Y	1	1	Green Power, 35% (70%)	Required

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Materials & Resources

POSSIBLE POINTS 14

Y ? N	Prereq	Credit	Description	Required
Y	1	1	Storage & Collection of Recyclables	Required
Y	1	1	Prereq 1	Required
Y	1	1	Credit 1.1	Required
Y	1	1	Building Reuse, Maintain Existing Walls, Floors & Roof 55%, 75%, 95%	Required
Y	1	1	Credit 1.2	Required
Y	1	1	Building Reuse, Maintain Interior Nonstructural Elements, 50%	Required
Y	1	1	Credit 2	Required
Y	1	1	Construction Waste Management, 50%, 75%, (95%)	Required
Y	1	1	Credit 3	Required
Y	1	1	Materials Reuse, 5%, 10%, (15%)	Required
Y	1	1	Credit 4	Required
Y	1	1	Recycled Content, 10%, 20% (30%) (EB)	Required
Y	1	1	Credit 5	Required
Y	1	1	Regional Materials, 10%, 20%, (30%) (EB)	Required
Y	1	1	Credit 6	Required
Y	1	1	Rapidly Renewable Materials, 2.5% (5%) (EB)	Required
Y	1	1	Credit 7	Required
Y	1	1	Certified Wood, FSC 50% of All Wood Used (95%) (EB)	Required

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Indoor Environmental Quality

POSSIBLE POINTS 15

Y ? N	Prereq	Credit	Description	Required
Y	1	1	Minimum IAQ Performance	Required
Y	1	1	Prereq 1	Required
Y	1	1	Prereq 2	Required
Y	1	1	Environmental Tobacco Smoke (ETS) Control	Required
Y	1	1	Credit 1	Required
Y	1	1	Outdoor Air Delivery Monitoring (EB)	Required
Y	1	1	Credit 2	Required
Y	1	1	Increased Ventilation	Required
Y	1	1	Credit 3.1	Required
Y	1	1	Construction IAQ Management Plan, During Construction	Required
Y	1	1	Credit 3.2	Required
Y	1	1	Construction IAQ Management Plan, Before Occupancy	Required
Y	1	1	Credit 4.1	Required
Y	1	1	Low-Emitting Materials, Adhesives & Sealants	Required
Y	1	1	Credit 4.2	Required
Y	1	1	Low-Emitting Materials, Paints & Coatings	Required
Y	1	1	Credit 4.3	Required
Y	1	1	Low-Emitting Materials, Flooring Systems	Required
Y	1	1	Credit 4.4	Required
Y	1	1	Low-Emitting Materials, Composite Wood & Agrifiber Products	Required
Y	1	1	Credit 5	Required
Y	1	1	Indoor Chemical & Pollutant Source Control	Required
Y	1	1	Credit 6.1	Required
Y	1	1	Controllability of Systems, Lighting	Required
Y	1	1	Credit 6.2	Required
Y	1	1	Controllability of Systems, Thermal Comfort (EB)	Required
Y	1	1	Credit 7.1	Required
Y	1	1	Thermal Comfort, Design (EB)	Required
Y	1	1	Credit 7.2	Required
Y	1	1	Thermal Comfort, Verification (EB)	Required
Y	1	1	Credit 8.1	Required
Y	1	1	Daylight & Views, Daylight 75% of Spaces (95%) (EB)	Required
Y	1	1	Credit 8.2	Required
Y	1	1	Daylight & Views, Views 90% of Spaces (ID) (EB)	Required

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Innovation & Design

POSSIBLE POINTS 6

Y ? N	Credit	Description	Required
Y	1.1	Exemplary Performance, SS Credit 7.1 (100%)	Required
Y	1.2	Exemplary Performance, EA Credit 2 (22%)	Required
Y	1.3	Exemplary Performance, EQ Credit 6 (70%)	Required
Y	1.4	Innovation in Design, Public Education & Awareness Outreach Program	Required
Y	1.5	Innovation in Design, Green Cleaning Program	Required
Y	2	LEED Accredited Professional	Required

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Regional Priority (based on zip Code)

POSSIBLE POINTS 4

Y ? N	Credit	Description	Required
Y	1	SS Credit 4.3	Required
Y	1	WE Credit 3	Required
Y	1	EA Credit 2	Required
Y	1	EQ Credit 8.1	Required

86 0 24

Project Totals

POSSIBLE POINTS 110

(EB) - Credit Can Assist in Certification Under LEED for Existing Buildings