



GAIA *profitability through sustainability*

LEED + ENERGY MODELING + COMMISSIONING



32,560 sq ft

Construction : Retail | Type : Office / Retail / Restaurant

PROJECT TEAM

Owner : Tucker Investments

Architect : Heathcote & Associates

General Contractor : Staples Construction

MEP : ARC Engineering

Landscape Architect : Wilson Associates

LEED and Energy Modeling : Gaia

70%

of total property area dedicated to open space

45%

reduction in total energy use due to solar PV with high-efficiency mechanical and lighting systems

75%

reduction of outdoor potable water consumption using recycled water

WHIZIN MARKET SQUARE AGOURA HILLS, CA



LEED-CS v2.0 FACTS

LEED CERTIFIED

25 of 62

Sustainable Sites :	6 of 15
Water Efficiency :	3 of 5
Energy and Atmosphere :	6 of 14
Materials and Resources :	6 of 11
Indoor Environmental Quality :	1 of 12
Innovation and Design :	3 of 5

LEED ACCOMPLISHMENTS

Sustainable Sites

- Located within a dense urban area with existing infrastructure, further protecting greenfields and preserving habitat and natural resources.
- Building is located on previously developed site which required remediation of environmental contamination prior to development
- Building provides low-emitting and fuel-efficient vehicles with preferred parking for low-emitting and fuel-efficient vehicles

Water Efficiency

- Drought tolerant plants and high-efficiency irrigation fixtures were implemented to reduce the use of potable water for irrigation by 54%
- High efficiency water closets, lavatory facilities, and urinals were used to reduce annual water use for the building by over 23%

Energy and Atmosphere

- High-efficient building envelope and systems, and a computer simulated energy model were used to assess the energy performance and identify the most cost-effective energy efficiency measures to optimize performance
- Green Power purchase encourages the development and use of grid-source, renewable energy technologies on a net zero basis.

Materials and Resources

- Maintained 64% of existing building structure and envelope, reducing environmental impact
- Over 87% of construction waste diverted from landfill
- Over 21% of total building materials were harvested locally

Indoor Environmental Quality

- Measures to prohibit smoking in building minimizes exposure of building occupants, indoor surfaces, and air distribution systems to tobacco smoke.
- An Indoor Air Quality Management Plan has been provided to help sustain the comfort and well-being of construction workers and building occupants

LEED-CS SCORECARD VERSION 2.0

Project Name : Whizin Market Square

Project Address : Agoura Hills, CA

Project Address : Tucker Investments

6 0 0 9



POSSIBLE POINTS 15

Y	Y ₁	Y ₂	N	N	
					Prereq 1
Y					Credit 1
					Credit 2
					Credit 3
					Credit 4.1
					Credit 4.2
					Credit 4.3
					Credit 4.4
					Credit 5.1
					Credit 5.2
					Credit 6.1
					Credit 6.2
					Credit 7.1
					Credit 7.2
					Credit 8
					Credit 9

Construction Activity Pollution Prevention

Required

Site Selection

Development Density & Community Connectivity [EB]

Brownfield Redevelopment

Alternative Transportation, Public Transportation Access (ID) [EB]

Alternative Transportation, Bicycle Storage & Changing Rooms (ID)

Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles (ID)

Alternative Transportation, Parking Capacity (ID)

Site Development, Protect & Restore Habitat 50% (75%) [EB]

Site Development, Maximize Open Space 25% (50%)

Stormwater Design, Quantity Control [EB]

Stormwater Design, Quality Control

Heat Island Effect, Non-Roof 50% (100%) [EB]

Heat Island Effect, Green Roof 50% (100%) Cool Roof 75% [EB]

Light Pollution Reduction [EB]

Tenant Design & Construction Guidelines

3 0 0 2



POSSIBLE POINTS 5

Y	Y ₁	Y ₂	N	N	
					Credit 1.1
					Credit 1.2
					Credit 2
					Credit 3.1
					Credit 3.2

Water Efficient Landscaping, Reduce by 50%

Water Efficient Landscaping, No Potable Use or No Irrigation

Innovative Wastewater Technologies, 50%, 100%

Water Use Reduction, 20% Reduction (Process Load 10%)

Water Use Reduction, 30% Reduction (40%)

6 0 0 8



POSSIBLE POINTS 17

Y	Y ₁	Y ₂	N	N	
					Prereq 1
Y					Prereq 2
					Prereq 3
					Credit 1
					Credit 2
					Credit 3
					Credit 4
					Credit 5
					Credit 6

Fundamental Commissioning of the Building Energy Systems

Minimum Energy Performance

Fundamental Refrigerant Management

Optimize Energy Performance, 10.5% - 42.5% (45.5%) [EB]

On-site Renewable Energy 2.5%, 7.5%, 12.5%, (17.5%)

Enhanced Commissioning [EB]

Enhanced Refrigerant Management

Measurement & Verification [EB]

Green Power, 35% (70%)

6 0 0 5



POSSIBLE POINTS 11

Y	Y ₁	Y ₂	N	N	
					Prereq 1
					Credit 1.1
					Credit 1.2
					Credit 1.3
					Credit 2.1
					Credit 2.2
					Credit 3
					Credit 4.1
					Credit 4.2
					Credit 5.1
					Credit 5.2
					Credit 6

Storage & Collection of Recyclables [EB]

Building Reuse, Maintain 25% of Existing Walls, Floors and Roof

Building Reuse, Maintain 50% of Existing Walls, Floors and Roof

Building Reuse, Maintain 75% of Existing Walls, Floors and Roof

Construction Waste Management, Divert 50% from Disposal

Construction Waste Management, Divert 75% from Disposal (95%)

Materials Reuse, 1%

Recycled Content, 10% (post-consumer + 1/2 pre-consumer)

Recycled Content, 20% (post-consumer + 1/2 pre-consumer) (30%)

Regional Materials, 10% Extracted, Processed & Manufactured Regionally [EB]

Regional Materials, 20% Extracted, Processed & Manufactured Regionally (40%) [EB]

Certified Wood, FSC 50% of all wood used (95%) [EB]

1 0 0 0



POSSIBLE POINTS 12

Y	Y ₁	Y ₂	N	N	
Y					Prereq 1
					Prereq 2
					Credit 1
					Credit 2
					Credit 3
					Credit 4.1
					Credit 4.2
					Credit 4.3
					Credit 4.4
					Credit 5
					Credit 6
					Credit 7
					Credit 8.1
					Credit 8.2

Minimum IAQ Performance [EB]

Environmental Tobacco Smoke (ETS) Control [EB]

Outdoor Air Delivery Monitoring [EB]

Increased Ventilation [EB]

Construction IAQ Management Plan, During Construction

Low-Emitting Materials, Adhesives & Sealants

Low-Emitting Materials, Paints & Coatings

Low-Emitting Materials, Flooring Systems

Low-Emitting Materials, Composite Wood & Agrifiber Products

Indoor Chemical & Pollutant Source Control [EB]

Controllability of Systems, Lighting [EB]

Controllability of Systems, Thermal Comfort [EB]

Thermal Comfort, Design [EB]

Thermal Comfort, Verification [EB]

3 0 0 2



POSSIBLE POINTS 5

Y	Y ₁	Y ₂	N	N	
					Credit 1.1
					Credit 1.2
					Credit 1.3
					Credit 1.4
					Credit 2

Innovation in Design, 100% Underground Parking

Innovation in Design, 17.5% Onsite Renewable Energy

Innovation in Design, Open Space Exemplary

Innovation in Design, Alternative Transportation Exemplary

LEED Accredited Professional

25 0 0 36

Project Totals

POSSIBLE POINTS 62