POLY CANYON VILLAGE

- Project Facts
- LEED Points
- Questions
Poly Canyon Village

- $299 Million total project budget
- $239 Million construction budget
- 30 acre site including infrastructure
- Nine buildings (820,000 square feet)
- Two parking structures (1,900 spaces)
- 12,000 square feet of retail
- 619 Apartment units
- 2,670 beds
Poly Canyon Village

- **Miscellaneous facts**
  - 148,000 square feet of sidewalk
  - Over 40,000 cubic yards of concrete
  - Over 1,200 (low flow) toilets
  - 5,900 linear feet of countertop in the units (over a mile)
  - Almost 2,000 sinks
  - 5,600 doors
  - 3,500 windows
  - Over 450 trees planted
Poly Canyon Village

- Site
Poly Canyon Village

- Site
Poly Canyon Village
Poly Canyon Village
Two deliveries
- June 1, 2008 approximately ½ the beds
- June 1, 2009 the balance
Design-Build Process

- Bridging Documents
  - Hired LEED Consultant to review documents
  - Included “green” components in the Bridging Documents
  - LEED Certification important component of added value
Design-Build Process

- Quality Point System

<table>
<thead>
<tr>
<th>Technical Evaluation Criteria</th>
<th>Maximum Quality Points</th>
<th>Multiplier</th>
<th>Total Possible Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Design Bed Space Enhancement</td>
<td>10</td>
<td>4</td>
<td>40</td>
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<tr>
<td>2. Exterior Finish Enhancement</td>
<td>10</td>
<td>2</td>
<td>20</td>
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<tr>
<td>3. Interior Finish Enhancement</td>
<td>10</td>
<td>3</td>
<td>30</td>
</tr>
<tr>
<td>4. Mechanical System Enhancement</td>
<td>10</td>
<td>3</td>
<td>30</td>
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<td>5. Design Enhancement</td>
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<tr>
<td>6. Consideration of operational and maintenance factors; mechanical and energy efficiency.</td>
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<td>3</td>
<td>30</td>
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<tr>
<td>7. LEED Certification (Points given only for Certification of one LEED category)*</td>
<td>10</td>
<td>3</td>
<td>30</td>
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<tr>
<td>Certified (6)</td>
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<td></td>
<td></td>
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<tr>
<td>Silver (8)</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Gold (10)</td>
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<tr>
<td><strong>Grand Total Points</strong></td>
<td><strong>70</strong></td>
<td><strong>3</strong></td>
<td><strong>200</strong></td>
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</table>
Design-Build Process

- Reduction in contract price if project does not attain certification
  - If a certified level was proposed and not achieved: $1,000,000 reduction
  - If a silver level was proposed but only certified achieved: $1,000,000 reduction
  - If a silver level was proposed and no certification achieved: $2,000,000 reduction
  - If a gold level was proposed and but only silver achieved: $1,000,000 reduction
  - If a gold level was proposed and but only certified achieved: $2,000,000 reduction
  - If a gold level was proposed and no certification achieved: $3,000,000 reduction
LEED Points

- LEED 2.1

<table>
<thead>
<tr>
<th>CREDIT</th>
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<tbody>
<tr>
<td>Sustainable Sites</td>
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<td>Water Efficiency</td>
<td>2</td>
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<tr>
<td>Energy and Atmosphere</td>
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<tr>
<td>Materials and Resources</td>
<td>6</td>
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<tr>
<td>Indoor Environmental Quality (IEQ)</td>
<td>9</td>
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<tr>
<td>Innovation in Design</td>
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<table>
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<tr>
<th><strong>Total</strong></th>
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<tbody>
<tr>
<td>LEED Certified</td>
<td>26-32</td>
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<tr>
<td>LEED Silver</td>
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<tr>
<td>LEED Gold</td>
<td>39-51</td>
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<tr>
<td>LEED Platinum</td>
<td>52-more</td>
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</table>
LEED Points

- Sustainable Sites
  - SS-3.0 Brownfield Redevelopment - Rehabilitate damaged sites where development is complicated by real or perceived environmental contamination
  - SS-4.1 Alternative Transportation - Locate within ¼ mile of two or more bus lines
  - SS-4.2 Alternative Transportation - Provide suitable means for securing bicycles for 15% or more of building occupants
LEED Points

- Sustainable Sites (cont.)
  - SS-4.4 Alternative Transportation – Size parking to meet, but not exceed, minimum local zoning requirements
  - SS-6.1 Stormwater Management – No net increase in the rate or quantity of stormwater runoff from existing to developed conditions
  - SS-6.2 Stormwater Management – Treatment system designed to remove 80% of the average annual post development total suspended solids and 40% of the average annual post development total phosphorus
LEED Points

- Sustainable Sites (cont.)
  - SS-7.1 Reduce Heat Island Effect – Provide shade on at least 30% of non-impervious surfaces (within 5 years) and/or 50% of parking in covered structure
  - SS-8.0 Light Pollution Reduction – Provide full cutoff light fixtures
LEED Points

- Water Efficiency
  - WE - 3.1 Water Use Reduction - use 20% less water
  - WE - 3.2 Water Use Reduction - Exceed the potable water use reduction by another 10% (30% total efficiency increase)
LEED Points

- Energy and Atmosphere
  - EA - 1.1 Exceed Title 24 by (2.5 - 7.5%)
  - EA - 4.0 Elimination of HCFC’s and Halon used in the building Systems
LEED Points

- Materials and Resources
  - MR - 2.1 Construction Waste Management – Recycle and/or salvage 50% of construction demolition and land clearing waste
  - MR - 2.2 Construction Waste Management – Recycle and/or salvage an additional 25%
  - MR - 4.1 Recycled Content – at least 5% of the total value of materials
  - MR - 4.2 Recycled Content – At least 10% of the total value of materials
LEED Points

- Materials and Resources (cont.)
  - MR-5.1 Local and Regional Materials - 20% of the materials manufactured within 500 miles of the project site
  - MR-5.2 Local and Regional Materials - of the regionally manufactured materials 50% are extracted, harvested or recovered within 500 miles of the project site
**LEED Points**

- **Indoor Environmental Quality**
  - IEQ - 3.1 Construction Indoor Air Quality (IAQ) Management Plan - Develop and implement an IAQ Management plan for the construction and preoccupancy phases
  - IEQ - 3.2 Construction IAQ Management Plan - Develop and implement an IAQ for pre-occupancy phases
  - IEQ - 4.1 Low-Emitting Materials - Adhesives and sealants must meet or exceed limits
LEED Points

- Indoor Environmental Quality (cont.)
  - IEQ -4.2 Low-Emitting Materials – Paint and coatings
  - IEQ -4.3 Low-Emitting Materials – Carpet systems
  - IEQ -4.4 Low-Emitting Materials – Composite wood products
  - IEQ -5.0 Indoor Chemical and Pollutant Source Control – Permanent entry system
LEED Points

- Indoor Environmental Quality (cont.)
  - IEQ -8.1 Daylight and Views – Achieve a minimum daylight factor of 2% in 75% of space occupied for critical tasks
  - IEQ -8.2 Daylight and Views – Direct line of sight to vision glazing while seated from 90% of all regularly occupied spaces
LEED Points

- Innovation & Design Process
  - Student/community education program
  - Reduced traffic impact
  - Reduced built area
  - Co-generation system
  - LEED Certified Professional
LEED Points

- A few additional measures not accounted for under LEED
  - Removal of existing antiquated agricultural facilities from creek corridor thereby reducing pollution (TMDL’s)
  - Re-vegetation of the creek corridor area with appropriate plant types
  - New Feed Mill meeting today’s air pollution standards
  - New Beef Center meeting new water quality regulations
  - Removal of evasive plant species
  - Obstructions to Steelhead trout from within the creek
Questions?

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