

Section 9.0

Office of Sustainability and Environment Documents

Sustainable & Resilient Development Questionnaire

LEED Scorecard

Development Review Application

Sustainable Development LEED Affidavit



Sustainable & Resilient Development Questionnaire

The purpose of this Questionnaire is to minimize the adverse environmental impacts in the design, construction, and occupancy of development in Somerville and to ensure that the impacts of future climate conditions are carefully evaluated. Please refer to the Development Review Sustainability Submittal Requirements on the OSE website (<https://www.somervillema.gov/departments/office-sustainability-and-environment>) to determine whether your project requires a Sustainable and Resilient Development Questionnaire. It is strongly recommended that applicants meet with staff from the Office of Sustainability and Environment (OSE) prior to submitting a Development Review Application. Please contact OSE at ose@somervillema.gov to schedule a meeting.

Section 1: General Information

1.1 Project Name *

120 Middlesex

1.2 Permit # *

ZP26-000038

1.3 Project Address *

120 Middlesex Avenue

Street Address

Street Address Line 2

Somerville

City

MA

State / Province

02145

Postal / Zip Code

1.4 Project Applicant *

Nicole

First Name

LaBossiere

Last Name

1.5 Applicant Email *

nlabossiere@divcowest.com

example@example.com

1.6 Applicant Phone Number *

(o) 617.914.8644, (c) 857.300.3746

Please enter a valid phone number.

1.7 Applicant Business Address *

301 Howard Street

Street Address

Suite 2100

Street Address Line 2

San Francisco

City

CA

State / Province

94105

Postal / Zip Code

1.8 Filing Type *

Stage 1: Site Plan Approval



1.9 Is this a revised questionnaire? *

☒ Yes

☐ No

1.10 Is Massachusetts Environmental Policy Act (MEPA) approval required? *

☐ Yes

☒ No

1.11 If MEPA approval is required, why? This project triggers (per section 11.03 of MEPA): *

-
- ☐ Land Thresholds
 - ☐ State-listed Species Thresholds
 - ☐ Wetlands, Waterways, and Tidelands Thresholds
 - ☐ Water Thresholds
 - ☐ Wastewater Thresholds
 - ☐ Transportation Thresholds
 - ☐ Energy Thresholds
 - ☐ Air Thresholds
 - ☐ Solid and Hazardous Waste Thresholds
 - ☐ Historical and Archaeological Resources Thresholds
 - ☐ Areas of Critical Environmental Concern Thresholds
 - ☒ Not Applicable

For Review Purposes Only

Section 2: Building and Site Details

2.1 Building Type *

Lab Building



2.2 If you selected General Use, is the building mixed-use? *

☐ Yes

☐ No

☒ Did not select General Use

2.3 Gross Floor Area *

596,000

Including square footage of parking areas

2.4 Expected Building Life *

e.g., 23 60 years

2.5 How many housing units are included in this project? *

None

2.6 How many housing units will be designated affordable in this project? *

N/A 23

2.7 Please describe the building heating plant and distribution system. *

Hot water for building heat will be a hybrid electrification approach of air-source heat pumps and heat recovery chiller supplemented with modular high-efficiency gas fired condensing boilers located in the penthouse. The heat recovery chiller will provide an all-electric carbon friendly heating source sized to meet the summer-time heating load and the air source heat pumps will provide a 90%+ annual carbon reduction compared to a solely gas-fired boiler plant.

The primary hot water distribution loop will be variable flow, with temperature reset based upon heating demand.

2.8 Please describe the building cooling plant and distribution system. *

The chiller plant will consist of cooling towers located on the roof and high-efficiency electric centrifugal chillers and heat recovery chiller located in the penthouse.

The chilled water system will be a variable primary pumping system.

2.9 Please describe the building ventilation system. *

Each supply air handling units (AHU) will be institutional grade 100% outside air custom air handling units. Units will include supply fan array, VFD, flow measuring stations, cooling coils, glycol hot water preheat/heat recovery coils, MERV 8 pre-filters, MERV 14 final filters, intake air dampers, controls, marine lights, and access. Medium pressure (+/- 1,500 fpm) supply air will be distributed vertically in shafts to each floor and capped for future tenant connection.

2.10 Please describe the building domestic hot water system. *

New, electric, water heaters shall be provided to generate domestic hot water to feed lavatories, sinks, mop service basins for the core toilet rooms. The building domestic water heaters will be zoned to serve multiple floors: high zone, mid-zone, low zone. The domestic hot water shall be re-circulated back to the water heaters.

Each tenant shall be responsible for their own domestic hot water system within their tenant space.

2.11 Green Building Professional Name *

Brad

First Name

Newkirk

Last Name

2.12 Phone Number *

978-341-5468 0

Please enter a valid phone number.

2.13 Email *

brad@greenengineer.com

example@example.com

2.14 Certifications of Green Building Professional *

LEED AP BD+C; CPHC; CPHB

2.15 Please select all green building certifications being pursued for this project. *

- ☐ LEED Gold
 - ☒ LEED Platinum *certifiable*
 - ☐ Passive House
 - ☐ Enterprise Green Communities
 - ☐ Not applicable
 - ☐ Other
-

2.16 Does your project have a Mobility Management Plan? *

☒ Yes

☐ No

2.17 Total number of parking spaces *

520 3

2.8 Electric Vehicle (EV) Charging Station Ports (number of charging ports) *

130 spaces (25% of the total)

2.19 EV Charging Station Level *

☒ Level 2

☐ Level 3

☐ Other

2.20 Number of EV Ready Spaces *

130 spaces (25% of the total)

EV Ready means that there are no EV charging stations installed, but pre-wiring has been completed for installation of future stations.

Section 3: Net Zero Building Compliance

The City of Somerville encourages projects to eliminate fossil fuels in their building operations. A net-zero carbon building is a highly energy efficient building that does not burn fossil fuels and either produces or procures enough carbon-free electricity to meet the building's total energy demand.

3.1 Will the building be a net zero carbon building? *

☐ Yes

☒ No

3.2 If the building will not be a net-zero carbon building, provide a technical description of how the building's systems will be transitioned over time to achieve net-zero carbon emissions, including how and when systems can be transitioned in the future to carbon-free alternatives (provide timeline including 2030, 2040, and 2050 targets). Description must include whether any remaining emissions will be offset with on-site or off-site renewables and at what quantity. *

Being a research building it is not currently feasible to operate as a net zero carbon building. The building is being designed such that it will not burn fossil fuels above the heating design day referred to as hybrid electrification using a combination of air-to-water heat pumps and a heat recovery chiller. Periods where the ambient temperature drops below the heating design day temperature the fossil fuel boilers pick-up the remaining heating load. This hybrid operation drastically reduces fossil fuel consumption compared to a facility without the air-to-water heat pump configuration.

A future building transition plan to implement full electrification and eliminate normal fossil fuel consumption would include:

- 1.HVAC Heating Hot Water: Install exhaust source heat pump to extract additional energy from exhaust airstream (add second exhaust coil) and add additional air source heat pumps to meet heating load on design day. Additional structural provisions would be required to accommodate additional heat pumps and exhaust air handler could be modified to accommodate second coil. Alternately, additional heat recovery chillers could be added to the building to boost heat recovery efficiency and shift excess load to chilled or hot water loops as required.
- 2.Lighting: Replace lighting with more efficient fixtures and enhanced lighting control for tenant. As tenant renovations occur, lighting and controls will be updated as technology advances.
- 3.Electrical Infrastructure: Expand electrical infrastructure to accommodate additional mechanical equipment. The project would require (1) additional 2,500kVA double-ended substation (the current electrical utility infrastructure consists of (2) 2,500kVA double-ended substations and (1) single-ended 2,500kVA substation sized to support the current building design including EV charging). The current ground floor would need to be redesigned to enlarge the electrical rooms to house the additional substation.
- 4.Renewable Energy Systems: Due to the building supporting research the roof has limited space for sufficient photo voltaic capacity to offset the electric demand of the site. Therefore the remaining electric demand would need to be procured from off-site renewable energy.
- 5.Other Strategies: Have tenants encourage occupant engagement such as "shut the sash" fume hood programs.

The intent for a future transition to a fully electrified research building is to electrify building equipment that runs during normal operation of the building. Due to the nature of its critical processes, lab buildings will always have an optional stand-by requirement for operation under loss of normal power. The assumption is that any tenant generators would remain natural gas which would have better combustion emissions than a diesel generator. In a similar vein, it is more feasible and economical for a back-up heating plant to consist of gas-fired condensing boilers under loss of power, so a building is not providing additional generator capacity to support electric resistance boilers when ultimately, both scenarios are burning fossil fuels in an emergency operating scenario.

In terms of lab process, natural gas is no longer a common lab utility (electric hot plates have replaced Bunsen burners) and any specific tenant need for fuel could be achieved by local propane or methane cylinders.

3.3 Please explain the proposed building's electric heating/cooling system capacity and efficiency. Will these systems be electric? Provide reasoning for selection of heating and cooling systems to reduce energy usage. *

See above.

If the project intends to incorporate fossil fuels or mixed fuels, please provide a rationale below and explain provisions that your project is taking to electrify base building systems in the future.

3.4 Please describe how the design team has integrated energy performance into the building design, site design, and engineering (including roof, foundations, walls and window assemblies, envelope performance, orientation, massing, mechanical systems, envelope, etc.) to reduce energy usage. *

The design has been optimized to target best in class energy performance, including ultra-low fossil fuel consumption and an overall Energy Use Intensity (EUI) of 121 kBtu/sf-yr. This is considered best in class performance for large laboratory buildings, targeting approximately 94% reduction in fossil fuel consumption and 51% reduction in overall site energy compared to the average of existing large lab buildings in nearby Boston and Cambridge built since 2012. Energy conservation measures being included in the project include:

- Roof construction assembly with effective R-40.
- Triple glazed IGUs with an assembly u-value of 0.26 and a SHGC of 0.30
- Whole-building airtightness of 0.25 cfm/sf @ 75pa
- Optimized lighting (reduced LPD, daylight dimming, occ/vac sensors)
- Dedicated outdoor air system with Konvekta energy recovery system
- Heat recovery chiller for the base heating and cooling loads, reducing fossil fuel consumption and cooling tower water consumption.
- Air-to-water heat pumps to provide the majority of heating throughout the year.
- High efficiency condensing gas-fired boilers to supplement air-to-water heat pumps.
- Premium efficiency water-cooled chiller plant.

3.5 Will any renewable energy generation be incorporated into the project? *

☐ Yes

☒ No

3.6 If yes, please describe system type and capacity. If no, could/will it be added in the future? *

There is very minimal available roof area for PV due to the mechanical equipment required which includes a significant amount of heat pumps as a result of the efforts to increase overall project electrification. Rooftop PV will not be pursued as part of the project. Future plans for rooftop PV/BIPV is TBD.

3.7 Will any off-site renewable energy be purchased? *

☐ Yes

☒ No

3.8 Describe any and all incentives, rebates, and grants provided by utilities, government organizations, and other organizations being pursued to maximize building efficiency and to reduce emissions. *

- Massave – Path 2: Whole Building Energy Use Intensity Reduction
- Eversource (EV program)

Description must include any incentives that were considered but are not being pursued, including reasoning for each decision.

Section 4: Climate Change Risk and Vulnerability

4.1 Climate Vulnerability Exposure (check all that apply). Please refer to Somerville's Climate Change Vulnerability Assessment and the Urban Flood Atlas for information and reference maps. *

- ☒ Sea Level Rise & Storm Surge
- ☒ Precipitation Induced Flooding
- ☒ Extreme Heat
- ☐ Other

Section 4.1: Managing Heat Risk

Heat Exposure risk maps can be found on pages 105 and 106 of Somerville's Climate Change Vulnerability Assessment.

4.1.1 Describe all building features that will keep building occupants safe and comfortable during extreme heat, including mechanical systems and non-mechanical design elements to cool building (orientation, envelope, operable windows, etc.). *

Mechanical strategies: The base building air handling units are sized for ASHRAE 0.4% design day condition for Boston without utilizing the energy recovery system which would normally be in operation to pre-cool the outside air.

Envelope strategies: triple-glazing, optimized opaque envelope insulation, enhanced whole building airtightness

4.1.2 How has increased demand for indoor cooling been factored into the building design and energy management strategy? *

The design team has taken measures to optimize the envelope and to push for tenants to reduce outside airflow (utilize fan coils in non-fume hood driven spaces) to lessen the impact of higher ambient temperatures on cooling capacity with the space.

4.1.3 List any indoor spaces without cooling and their uses. *

Parking garage and stairwells.

4.1.4 What design features will be implemented on site to minimize the site's contribution to the urban heat island effect? Please describe any and all design elements. *

- High albedo pavement and roof materials
- Heat resistant trees and plants
- Additional landscaped areas
- Underground parking

Strategies could include, but are not limited to, the following: High albedo pavement or roof materials, Passive cooling or increased ventilation capacity, green roofs or walls, heat resistant trees and plants, and additional landscaped areas.

Section 4.2: Managing Flood Risk

High resolution GIS maps are available through the Urban Flood Atlas at

4.2.1 Is the site susceptible to flooding from sea level rise and storm surge and/or rain events now or during the building's expected lifetime? Please refer to the Somerville Climate Change Vulnerability Assessment and Urban Flood Atlas. *

- ☐ Yes, sea level rise/storm surge
- ☐ Yes, precipitation induced flooding
- ☒ Yes, sea level rise, storm surge, and precipitation induced flooding
- ☐ No

4.2.2 Proposed Site Elevation - Low (in feet) *

e.g., 23 8.0+/-

4.2.3 Proposed Site Elevation - High (in feet) *

e.g., 23 11.0+/-

4.2.4 Lowest Elevation of Life-Safety Systems (in feet) *

e.g., 23 11.0+/-

4.2.5 Proposed First Floor Elevation (in feet) *

e.g., 23 9.7+/-

4.2.6 Nearest flood depth for the 2070 10-year storm *

e.g., 23 >3.0 feet

4.2.7 Nearest flood depth for the 2070 100-year storm *

>3.0 feet

e.g., 23

4.2.8 What are the first-floor uses of the building? *

Lobby, Active Use, Fitness, Bike Storage, Back of House, Loading

4.2.9 Are there any below ground stories of the building? *

☒ Yes

☐ No

4.2.10 If yes, what uses are located below ground? *

parking garage

4.2.11 Are there any flood-sensitive assets, utilities, mechanical equipment, or life-safety systems located in areas of the building that are at risk of flooding? *

☒ Yes

☐ No

4.2.12 If yes, what measures will protect building systems during a flood or severe storm? *

The building fuel oil storage tank will be located at grade, elevation 10.5 feet. Steel hold down straps with liners and turnbuckles will protect the tank from any flood or severe storm event. Associated pumps, polishing unit, and fill box to be raised above elevation 15.4 feet to prevent

All other life safety equipment is raised above elevation 15.4 feet.

Utilities, equipment, or critical site infrastructure will be located above the 2070 DFE unless they are (1) specifically allowed below the 2070 DFE, and (2) designed, constructed, and installed to prevent floodwaters, including any backflow through the system, from entering or accumulating within the components. Any utilities, equipment, or critical site infrastructure located below the 2070 DFE will be permitted in areas that are dry floodproofed in accordance with ASCE 24-14 Section 6.2.

These might include, but may not be limited to, the following: elevation of utilities and mechanical systems, watertight utility conduits, wastewater back flow prevention, stormwater back flow prevention, systems located above the ground floor, securing objects at risk of becoming dislodged, etc.

4.2.13 Residential and commercial buildings should be designed to maintain regular operations during a 10-year storm in 2070. Describe how the site and building have been designed to maintain regular operations - meaning all systems will remain operational and all occupied spaces are protected from flooding - during the 2070 100-year storm. Please refer to both the 2070 coastal flood probability map and the 2070 100-year storm and 1-year sea level rise scenario. *

The building will be provided with a life safety generator located on the roof and protected from flooding. Future generators for tenant optional stand-by power will also be located on the roof and protected from flooding. Life safety equipment located on the first floor are elevated above elevation 15.4 feet. Preventative measures against flooding for the generator's fuel oil system as referenced in the previous section.

Resilience measures might include, but may not be limited to, the following: elevation of the site, structural elevation of the building, non-structural elevation of the ground floor, energy storage and backup generation, wet flood-proofing (allowing water to flow through building envelope), dry flood-proofing (preventing water from entering building).

4.2.14 How will your site and building be designed to protect against the impacts of the 2070 100-year, 24-hour storm? Please evaluate impact based on both the 2070 coastal flood depth model for the 100-year storm and the 2070 100-year, 100-year sea level rise model. Summarize anticipated pre- and post-event policies, strategies, and actions necessary to facilitate post-flood recovery. *

Options under consideration include but are not limited to: automatic or deployable flood barriers, valving that prevents sewage or stormwater from getting back into building plumbing, mechanical equipment higher than flood elevation, dewatering pumps, etc.

Residential buildings should be designed to allow occupants to shelter in place during a catastrophic storm (100-year event) today and in the future. This means all life-safety systems should be above the 2070 100-year flood elevation.

4.2.15 Will hazardous or toxic material be stored on site? *

☐ Yes

☒ No

4.2.16 If yes, how will you protect hazardous or toxic material from flooding? *

TBD

4.2.17 Will the site be accessible by a typical vehicle during a 10-year event (up to 6 inches of water) and by emergency vehicles (up to 12 inches of water) during a 100-year event?

☐ Yes

☒ No

Section 5: Eversource Confirmation

This is the final section of this questionnaire. Questionnaire's will not be reviewed or accepted without the below confirmation. Electric plans from Eversource are not accepted for this item.

5.1 For buildings with more than four units or a gross floor area greater than 7,000 square feet, including parking: Per Eversource Information and Requirements for Electric Service, single phase services greater than 400amps or any 3-phase service requires private property transformation. Additionally, any building with more than four units requires Eversource review to determine the need for private property transformation. If your building is within these thresholds: Reach out to Eversource at 888-633-3797 to discuss your electrical service needs. Request, via email from Eversource, confirmation if private property transformation will be required. Attach a PDF of the email chain to this submission. *

Browse Files

Drag and drop files here

Electrical plans from Eversource will not be accepted.



LEEDv4 BD+C: Core and Shell (LEEDv4 CS) Project Scorecard

Project: 120 MX

Date: 03/23/2026

The Green Engineer
Sustainable Design Consulting

Y	?	N			
1	0	0	INTEGRATIVE PROCESS		1
1			IPc1	Integrative Process	1
16	1	3	LOCATION & TRANSPORTATION		20
		N	LTc1	LEED for Neighborhood Development Location	20
2			LTc2	Sensitive Land Protection	2
2	1		LTc3	High Priority Site	2-3
6			LTc4	Surrounding Density and Diverse Uses	1-6
3		3	LTc5	Access to Quality Transit v4.1	1-6
1			LTc6	Bicycle Facilities v4.1	1
1			LTc7	Reduced Parking Footprint v4.1	1
1			LTc8	Electric Vehicles v4.1	1
9	0	2	SUSTAINABLE SITES		11
Y			SSpr1	Construction Activity Pollution Prevention	Required
1			SSc1	Site Assessment	1
1		1	SSc2	Site Development - Protect or Restore Habitat v4.1	1-2
		1	SSc3	Open Space	1
3			SSc4	Rainwater Management v4.1	2-3
2			SSc5	Heat Island Reduction	1-2
1			SSc6	Light Pollution Reduction	1
1			SSc7	Tenant Design and Construction Guidelines	1
10	1	0	WATER EFFICIENCY		11
Y			WEpr1	Outdoor Water Use Reduction v4.1	Required
Y			WEpr2	Indoor Water Use Reduction	Required
Y			WEpr3	Building-Level Water Metering	Required
2			WEc1	Outdoor Water Use Reduction v4.1	1-2
6			WEc2	Indoor Water Use Reduction	1-6
1	1		WEc3	Optimize Process Water Use v4.1	1-2
1			WEc4	Water Metering	1
21	7	5	ENERGY & ATMOSPHERE		33
Y			EApr1	Fundamental Commissioning and Verification	Required
Y			EApr2	Minimum Energy Performance	Required
Y			EApr3	Building-Level Energy Metering	Required
Y			EApr4	Fundamental Refrigerant Management	Required
6			EAc1	Enhanced Commissioning	2-6
12	3	3	EAc2	Optimize Energy Performance	1-18
	1		EAc3	Advanced Energy Metering	1
		2	EAc4	Demand Response	1-2
	3		EAc5	Renewable Energy Production	1-3
1			EAc6	Enhanced Refrigerant Management	1
2			EAc7	Green Power and Carbon Offsets	1-2

Y	?	N			
7	3	4	MATERIALS & RESOURCES		14
Y			MRpr1	Storage and Collection of Recyclables	Required
Y			MRpr2	Construction and Demolition Waste Management Planning	Required
1	2	3	MRc1	Building Life-Cycle Impact Reduction v4.1	2-6
2			MRc2	Building Product Disclosure and Optimization - EPD v4.1	1-2
	1	1	MRc3	Building Product Disclosure and Optimization - Sourcing of Raw Materials v4.1	1-2
2			MRc4	Building Product Disclosure and Optimization - Material Ingredients v4.1	1-2
2			MRc5	Construction and Demolition Waste Management	1-2
7	2	1	INDOOR ENVIRONMENTAL QUALITY		10
Y			IEQpr1	Minimum Indoor Air Quality Performance	Required
Y			IEQpr2	Environmental Tobacco Smoke Control v4.1	Required
2			IEQc1	Enhanced Indoor Air Quality Strategies	2
3			IEQc2	Low-Emitting Materials v4.1	3
1			IEQc3	Construction Indoor Air Quality Management Plan	1
	2	1	IEQc7	Daylight v4.1	3
1			IEQc8	Quality Views	1
6	0	0	INNOVATION		6
1			INc1.1	Innovation: Purchasing Lamps (Low Mercury Lighting)	1
1			INc1.2	Exemplary Performance: EPDs	1
1			INc1.3	Exemplary Performance: Material Ingredients	1
1			INc1.4	Pilot Credit: Procurement of Low-Carbon Construction Materials.	1
1			INc1.5	Pilot Credit: Integrative Analysis of Building Materials	1
1			INc2	LEED Accredited Professional	1
4	0	0	REGIONAL PRIORITY (underlined)		4
1			RPc1	<u>LTc3 High Priority Site (2 pts)</u>	1
1			RPc2	<u>SSc4 Rainwater Management (2 pts)</u>	1
1			RPc3	<u>WEc2 Indoor Water Use Reduction (4 pts)</u>	1
1			RPc4	<u>EAc2 Optimize Energy Performance (8 pts)</u>	1
			RPcX	<u>EAc5 Renewable Energy Production (5%/2 pts)</u>	1
			RPcX	<u>MRc1 Building Life-Cycle Impact Reduction (2 pts)</u>	1

81	14	15	PROJECT TOTALS (Certification Estimates)		110
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Certified: 40-49 points Silver: 50-59 points Gold: 60-79 points Platinum: 80+ points

120 Middlesex

120 Middlesex Avenue Somerville, MA 02145

Development Review Application

Chapter 10.11: 'Sustainable Development'



Rendering by Perkins & Will

LEED Scorecard

120 Middlesex (the "Project") was reviewed for compliance using the USGBC's LEED for Core & Shell (LEED-CS), version 4 rating system. The Project is targeting **81** out of a possible 110 credit points with an additional **14** credit points still undergoing evaluation to determine feasibility of achievement. By targeting **81** credit points, the Project anticipates meeting the City of Somerville requirement to be LEED v4 Platinum 'certifiable'.

The team will continue to evaluate design options against LEED requirements with the goal to design and construct a building that minimizes its impact on the environment, creates an engaging and healthy space for occupants and reduces operating costs. Several credits remain designated as 'Maybe' due to the uncertainty of future design decisions, which is common at this phase of the Project. The team will continue to evaluate LEED credits to pursue to ensure enough of a "point cushion" to ensure the LEED Platinum 'certifiable' requirement is met.

Guidance issued by the USGBC allows LEEDv4 projects to substitute any prerequisite or targeted credit for the LEEDv4.1 equivalent. Credits these buildings intend to pursue using the LEED v4.1 criteria have been denoted with **(LEEDv4.1)** adjacent to the credit name within the scorecard below and ensuing credit narratives.

Y	M	N			
1	0	0	Integrative Process		
1			Credit 1	Integrative Process	1
16	1	3	Location and Transportation		
		N	Credit 1	LEED for Neighborhood Development Location	
2			Credit 2	Sensitive Land Protection	2
2	1		Credit 3	High Priority Site	3
6			Credit 4	Surrounding Density and Diverse Uses	6
3		3	Credit 5 (LEEDv4.1)	Access to Quality Transit	6
1			Credit 6 (LEEDv4.1)	Bicycle Facilities	1
1			Credit 7 (LEEDv4.1)	Reduced Parking Footprint	1
1			Credit 8 (LEEDv4.1)	Electric Vehicles	1
9	0	2	Sustainable Sites		
Y			Prereq 1	Construction Activity Pollution Prevention	Required
1			Credit 1	Site Assessment	1
1		1	Credit 2 (LEEDv4.1)	Site Development - Protect or Restore Habitat	2
		1	Credit 3	Open Space	1
3			Credit 4 (LEEDv4.1)	Rainwater Management	3
2			Credit 5	Heat Island Reduction	2
1			Credit 6	Light Pollution Reduction	1
1			Credit 7	Tenant Design and Construction Guidelines	1
10	1	0	Water Efficiency		
Y			Prereq 1	Outdoor Water Use Reduction	Required
Y			Prereq 2	Indoor Water Use Reduction	Required
Y			Prereq 3	Building-Level Water Metering	Required
2			Credit 1	Outdoor Water Use Reduction	2
6			Credit 2	Indoor Water Use Reduction	6

1	1		Credit 3 (LEEDv4.1)	Optimize Process Water Use	2
1			Credit 4	Water Metering	1

21	7	5	Energy and Atmosphere			33
Y			Prereq 1	Fundamental Commissioning and Verification	Required	
Y			Prereq 2	Minimum Energy Performance	Required	
Y			Prereq 3	Building-Level Energy Metering	Required	
Y			Prereq 4	Fundamental Refrigerant Management	Required	
6			Credit 1	Enhanced Commissioning		6
12	3	3	Credit 2	Optimize Energy Performance		18
	1		Credit 3	Advanced Energy Metering		1
		2	Credit 4	Demand Response		2
	3		Credit 5	Renewable Energy Production		3
1			Credit 6	Enhanced Refrigerant Management		1
2			Credit 7	Green Power and Carbon Offsets		2

7	3	4	Materials and Resources			14
Y			Prereq 1	Storage and Collection of Recyclables	Required	
Y			Prereq 2	Construction and Demolition Waste Management Planning	Required	
1	2	3	Credit 1 (LEEDv4.1)	Building Life-Cycle Impact Reduction		6
2			Credit 2 (LEEDv4.1)	BPDO – EPD		2
	1	1	Credit 3 (LEEDv4.1)	BPDO - Sourcing of Raw Materials		2
2			Credit 4 (LEEDv4.1)	BPDO – Material Ingredients		2
2			Credit 5 (LEEDv4.1)	Construction and Demolition Waste Management		2

7	2	1	Indoor Environmental Quality			10
Y			Prereq 1	Minimum Indoor Air Quality Performance	Required	
Y			Prereq 2 (LEEDv4.1)	Environmental Tobacco Smoke Control	Required	
Y			Prereq 3	Minimum Acoustic Performance	Required	
2			Credit 1	Enhanced Indoor Air Quality Strategies		2
3			Credit 2 (LEEDv4.1)	Low-Emitting Materials		3
1			Credit 3	Construction Indoor Air Quality Management Plan		1
	2	1	Credit 4 (LEEDv4.1)	Daylight		3
1			Credit 5	Quality Views		1

6	0	0	Innovation			6
1			Credit 1	Innovation: Purchasing - Lamps		1
1			Credit 2	Exemplary Performance: Material Ingredients		1
1			Credit 3	Exemplary Performance: EPDs / Material Ingredients		1
1			Credit 4	Pilot Credit: Procurement of Low-Carbon Construction Materials		1
1			Credit 5	Pilot Credit: Integrative Analysis of Building Materials		1
1			Credit 6	LEED Accredited Professional		1

4	0	0	Regional Priority (earn up to 4 points)			4
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1			Credit 1	Regional Priority Credit: LTc3 High Priority Site (2 points)	1
1			Credit 2	Regional Priority Credit: SSc4 Rainwater Management (2 points)	1
1			Credit 3	Regional Priority Credit: WEc2 Indoor Water Use Reduction (4 points)	1
1			Credit 4	Regional Priority Credit: EAc2 Optimize Energy Performance - 17% (8 points)	1

81	14	15	TOTALS	Possible Points:	110
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LEED Narrative

Pursuant to Chapter 20.11 of the Somerville Zoning Ordinance, the Project meets the LEEDv4 Core & Shell Minimum Program Requirements, required, Prerequisites, and targeted Credits through the following strategies:

Integrative Process (IP)

IP Credit 1 Integrative Process

1 credit point

The Project will meet the intent of this credit through identification of cross discipline opportunities to design a sustainable building project. Sustainable design focused meetings will be conducted in early design to assist the team in establishing shared sustainable design and energy / water efficiency goals for the project. Early design phase energy modeling is being conducted to review systems synergies and assess areas where energy loads may be significantly reduced. A water use analysis will be conducted to aid in establishing water use reduction targets.

The Project will continue to conduct interdisciplinary early meetings focusing on sustainability. These meetings will include the ownership group, architect, MEP engineer, energy analyst, and sustainability expert.

Location and Transportation (LT)

LT Credit 2 Sensitive Land Protection

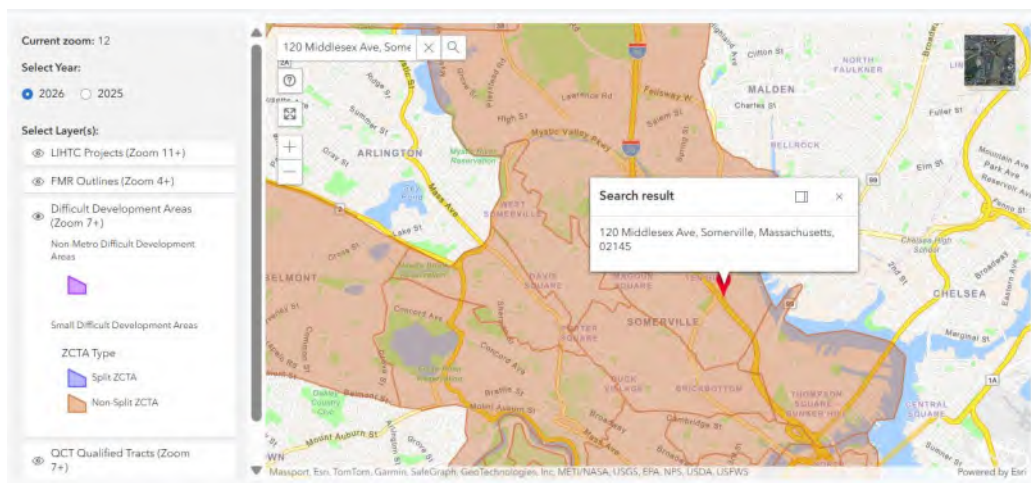
2 credit points

The Project will meet the credit requirements by locating the building on land that has been previously developed.

LT Credit 3 High Priority Site

3 credit points

The Project will meet Option 2 requirements by being located on a site in a U.S. Department of Housing and Urban Development's Difficult Development Area as shown in the map below.



The Project team is still determining if the site soils and/or groundwater are contaminated and require remediation.

LT Credit 4 Surrounding Density and Diverse Uses (LEEDv4.1)

6 credit points

The Project meets Option 1 for Surrounding Density by being located in an area with an average density greater than 35,000 sf/acre. The Project meets Option 2 for Diverse Uses by being located



within ½ mile walking distance of at least 8 publicly available diverse uses in at least three separate use categories.

LT Credit 5 Access to Quality Transit (LEEDv4.1)

3 credit points

The project is within ½ mile walking distance from the Assembly Row Orange Line station which provides access to the subway. The project is also within ¼ mile of bus stops that are served by MBTA bus routes 90 & 95. Collectively, the access to public transportation provides a total of 193 weekday trips and 154 weekend trips which is greater than the 144 weekday and 108 weekend trips required for 3 points.

LT Credit 6 Bicycle Facilities (LEEDv4.1)

1 credit point

Short term and long-term bike storage will be provided for the building occupants and visitors. To achieve the point, a minimum of 4 total exterior short-term and 78 total covered long-term bicycle storage spaces are needed for visitors and regular occupants of the Project. Additionally, 8 total shower and changing facilities will need to be provided for use by building occupants. The immediate neighborhood provides a direct connection to a local bicycle network that links to a variety of services with pedestrian and cyclist access.

LT Credit 7 Reduced Parking Footprint (LEEDv4.1)

1 credit point

A new, underground parking garage is proposed to provide on-site parking for employees and visitors. The new parking garage will provide up to 520 parking spaces for the Project which results in a 67% reduction to the baseline number of parking spaces calculated from the ratios set forth in the LEED reference guide.

LT Credit 8 Electric Vehicles (LEEDv4.1)

1 credit point

The Owner has committed to provide EV charging stations to satisfy the LEED credit and City of Somerville requirements by providing EV charging stations for 50% of the total parking capacity. There are 520 parking spaces that will be provided. For those spaces, the Owner will outfit 25% as electric vehicle charging stations (130) and the remaining 75% with electric vehicle charging station infrastructure (390).

Sustainable Sites (SS)

SS Prerequisite 1: Construction Activity Pollution Prevention

Required

The construction manager will be required to submit and implement an appropriate SWPPP/Erosion and Sedimentation Control (ESC) Plan for construction activities related to the construction of the Project. The ESC Plan will conform to the erosion and sedimentation requirements of the applicable NPDES regulations and specific municipal requirements for the City of Somerville. Additionally, the ESC Plan will address management and containment of dust and particulate matter generated by on site demolition and construction activities.

SS Credit 1: Site Assessment

1 credit point

A comprehensive site assessment was completed as part of the Project. The design team will continue to study topography, hydrology, climate, vegetation, soils, human use, and human health effects specific to the Project to inform the design.

SS Credit 2: Site Development – Protect or Restore Habitat (LEEDv4.1)

1 credit point

The Owner will donate to a qualified Land Trust equivalent to \$0.20 per square foot of project site area as long as the point is needed to maintain Platinum certifiable status.

SS Credit 4: Rainwater Management (LEEDv4.1)

3 credit points

The 90th percentile stormwater event will be managed onsite using rainwater capture and reuse for flushing, irrigation, and/or cooling tower makeup water.

SS Credit 5 Heat Island Reduction

2 credit points

The roof and non-roof hardscape materials will include light-colored surfaces to reduce the overall heat island effect impact on the project site. The roof membrane will be a high albedo roof product with an initial SRI value of 82 minimum. Paving materials will target an initial SR value of 0.28 minimum. Most of the parking associated with the Project will be located undercover.

SS Credit 6 Light Pollution Reduction

1 credit point

The Project will meet uplight and light trespass requirements by complying with the LEED v4 BUG Rating method. To meet credit requirements, the site lighting will not exceed the LEEDv4 allowable luminaire backlight, uplight and glare ratings for Lighting Zone 3.

SS Credit 7 Tenant Design and Construction Guidelines

1 credit point

Tenant Design and Construction Guidelines will be developed outlining the sustainable design and energy efficiency measures in the core and shell phases and providing detailed guidance for the future tenants to design and build in alignment with the project sustainability goals. Information will also be included to assist tenants in pursuing LEED certification for their spaces. The team will encourage tenants to pursue LEED and/or WELL certification as part of their build out.

Water Efficiency (WE)WE Prerequisite 1 Outdoor Water Use Reduction, 30%

Required

The Project will meet the minimum requirement of a 30% reduction in potable water use for irrigation. The Project is still evaluating if permanent irrigation will be included as part of the Project. If permanent irrigation is included for the Project, it will use efficient technology such that water use will show a minimum 30% reduction against a LEED baseline.

WE Prerequisite 2 Indoor Water Use Reduction, 20% Reduction

Required

Through the specification of low flush and flow and high efficiency plumbing fixtures, the Project will reduce potable water consumption by at least 20% over the baseline calculated for the building (not including irrigation) after meeting Energy Policy Act of 1992 fixture performance requirements.

WE Prerequisite 3 Building Level Water Metering

Required

The Project will meet the requirements of this prerequisite by installing permanent water meters that measure the total potable water use of the building and associated grounds. In addition to installing the meters, The Owner will commit to sharing water usage data with the USGBC for a five-year period beginning on the date the Project accepts LEED certification or typical occupancy, whichever comes first.

WE Credit 1 Outdoor Water Use Reduction

2 credit points

The landscape design will incorporate native and adaptive plantings and the design of the irrigation system will target a 100% reduction (2 points) in potable water use when compared to a mid-summer baseline using high controller efficiency and moisture sensors along with rainwater capture and reuse.

WE Credit 2 Indoor Water Use Reduction

6 credit points

Through the specification of low flow and high efficiency plumbing fixtures and rainwater capture/reuse for flushing, the Project will implement water use reduction strategies that at a minimum result in a 50% reduction in potable water use annually when compared to EPA baseline fixtures for the building (not including irrigation) after meeting Energy Policy Act of 1992 fixture performance requirements.

WE Credit 3 Optimize Process Water Use (LEEDv4.1)

1 credit point, 1 maybe point

The Project will conduct a one-time potable water analysis for the cooling tower water and calculate the cycles of concentration. Through increasing the level of treatment in the make-up and/or

condenser water, the Project will achieve the calculated maximum number of cycles before any of the parameters analyzed exceed their maximum allowable levels of concentration. The control parameters that are required to be assessed are: Ca, total alkalinity, SiO₂, Ci, and conductivity.

The team will analyze the potential for using non-potable water for cooling tower makeup and/or increasing the treatment of the cooling tower makeup water to achieve 25% more cycles.

WE Credit 4 Water Metering

1 credit point

To support water management and identify opportunities for additional water savings, the Project will include permanent water meters for domestic hot water usage and irrigation.

Energy and Atmosphere (EA)

EA Prerequisite 1 Fundamental Commissioning and Verification

Required

ICO Energy and Engineering, Inc. was engaged by the Owner for purposes of providing fundamental commissioning services for the building energy-related systems prior to the end of Design Development. ICO will perform the scope of work required to comply with the prerequisite in accordance with ASHRAE Guideline 0-2005 and ASHRAE Guideline 1.1-2007 for HVAC & R systems.

ICO is independent of the project's design and construction management teams and will report findings to the Owner. The Owner's Project Requirements and the Basis of Design documents will be provided to the CxA for review.

The following systems will be included in the Commissioning scope of work:

- Heating, ventilating, air conditioning and refrigeration (HVAC&R) systems
- HVAC controls
- Lighting controls
- Electrical systems
- Domestic hot water systems
- Plumbing and pumps
- Building Automation System
- PV (if applicable)

EA Prerequisite 2 Minimum Energy Performance

Required

To meet the prerequisite, the Project's building performance will demonstrate a minimum of 2% improvement in energy use by cost when compared to a baseline building's performance as calculated using the rating method in Appendix G of ANSI/ASHRAE/IESNA Standard 90.1-2010. The Project is also required to meet the MA Energy Code and MA Stretch Energy Code requirements. Comprehensive, iterative energy modeling will be used to explore design options to meet all Code requirements and to provide substantiation for the LEED application. Energy performance goals have been established and will be monitored throughout the design phase.

EA Prerequisite 3 Building Level Energy Metering

Required

To meet the requirements of this prerequisite, the Project will install whole building energy meters for gas and electricity. In addition to installing the meters, the Project will commit to sharing energy usage data with the USGBC for a five-year period beginning on the date it accepts LEED certification or typical occupancy, whichever comes first.

EA Prerequisite 4 Fundamental Refrigerant Management

Required

CFC based refrigerants will not be used in the Project's HVAC & R systems.

EA Credit 1 Enhanced Commissioning

6 credit points

In addition to EA Prerequisite Fundamental Commissioning and Verification requirements, Option 1 Path 2 Enhanced and Monitoring-Based Commissioning and Option 2 Building Envelope Commissioning will be pursued by the Project. The Owner has engaged ICO to review the proposed design and verify the building systems meet the Owner's expectations and requirements. SGH has been engaged to perform building envelope commissioning services.

The following commissioning process activities in addition to those required under EA Prerequisite Fundamental Commissioning and Verification will be completed by the commissioning agent, in accordance with ASHRAE Guideline 0–2005 and ASHRAE Guideline 1.1–2007 for HVAC&R systems, as they relate to energy, water, indoor environmental quality, and durability:

- Review contractor submittals.
- Verify inclusion of systems manual requirements in construction documents.
- Verify inclusion of operator and occupant training requirements in construction documents.
- Verify systems manual updates and delivery.
- Verify operator and occupant training delivery and effectiveness.
- Verify seasonal testing.
- Review building operations 10 months after substantial completion.
- Develop an on-going commissioning plan.

Requirements for enhanced and monitoring-based commissioning will be included in the OPR and BOD.

EA Credit 2 Optimize Energy Performance12 credit points, 3 *maybe points*

Based on the current energy modeling results, the Project is carrying an estimate that the building will perform 27% better on an annual source energy & carbon emission basis than the ANSI/ASHRAE/IESNA Standard 90.1-2010 baseline building. Please see the DD Energy Model report for more information.

The team recognizes the importance of energy efficiency and will continue to evaluate opportunities reduce energy use and increase points within the Energy & Atmosphere category, specifically within the Optimize Energy Performance credit.

EA Credit 3: Advanced Energy Metering1 *maybe point*

Advanced energy meters will be considered for installation as part of the base building. If this credit is pursued, tenants would be capable of independently measuring energy consumption for all systems dedicated to their space (electricity, chilled and or condenser water for cooling, hot water for heating, etc.) on a floor-by-floor basis.

EA Credit 5: Renewable Energy Production1 *maybe point*

On-site renewable energy systems (i.e. PV) are being considered to potentially offset 1% (1pt) to 5% (3pts) of the predicted annual energy costs for the Project. Additional analysis is required to determine if the installation of PV is cost-effective.

EA Credit 6 Enhanced Refrigerant Management

1 credit point

The HVAC equipment installed in the base building uses low-impact refrigerants that have low global warming and ozone depletion potential. Calculations will be run to confirm compliance once final equipment selections have been made.

EA Credit 7: Green Power and Carbon Offsets

2 credit points

The Owner will purchase green power and carbon offsets through a 5-year contract to offset a minimum of 100% of the Project's energy use with renewable sources as long as the point are needed to maintain Platinum certifiable status.

Materials and Resources (MR)

MR Prerequisite 1 Storage and Collection of Recyclables Required
Storage of collected recyclables will be accommodated in a designated recycling area within the Project. Recyclable materials collected will include mixed paper, corrugated cardboard, glass, plastics, and metals, and the safe disposal of batteries and electronic waste.

MR Prerequisite 2 Construction and Demolition Waste Management Planning Required
The Project will meet the requirements of this prerequisite by including a Construction Waste Management section in Division 1 of the project manuals. The specifications will include direction for the construction manager to submit and implement a compliant waste management plan for the duration of construction. Waste diversion goals for the Project will include at least five materials targeted for diversion.

MR Credit 1 Building Life-Cycle Impact Reduction (LEEDv4.1) 1 credit point; 2 *maybe points*
The Owner has engaged Thornton Tomasetti to conduct a whole-building life-cycle assessment (LCA) for the Project. If feasible, the results of the LCA will be used to refine the design accordingly such that it demonstrates that the structures and enclosures achieve at least a 5% reduction in a minimum of three of the six impact categories when compared to a baseline building. One of the impact categories must be global warming potential. The remaining impact categories that would be assessed are depletion of the stratospheric ozone layer, acidification, eutrophication, formation of tropospheric ozone and depletion of nonrenewable energy resources.

MR Credit 2 BPDO: Environmental Product Declarations (LEEDv4.1) 2 credit points
The Project will achieve this credit via Option 1 and Option 2. The technical specifications will include direction for the construction manager and their sub-contractors to provide and submit materials and products Environmental Product Declarations that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930 and have at least a cradle to gate scope. The team will work to provide documentation for 10 different permanently installed products sourced from at least 3 different manufacturers. Additionally, Option 2: Embodied Carbon/LCA Optimization will be met by using at least 5 products from three manufacturers that have a compliant embodied carbon optimization report or action plan separate from the LCA or EPD.

MR Credit 3 BPDO: Sourcing of Raw Materials (LEEDv4.1) 1 *maybe point*
The technical specifications will include information for applicable products and materials to meet one of the following extraction criteria (as applicable): Extended producer responsibility, Bio-Based materials, FSC wood, Materials reuse, Recycled Content, and/or regionally extracted and manufactured (within 100 miles of the project site). The Project will attempt this credit, but compliance cannot be assured until well into construction of the building.

MR Credit 4 BPDO: Material Ingredients (LEEDv4.1) 2 credit points
The Project will pursue Option 1 and Option 2 for product and material disclosure, and by selecting products and materials with third party confirmation of reduced hazardous substances. The project manuals will include the information and direction for the construction manager and their sub-contractors to provide and submit materials and products documentation identifying the chemical make-up. The documentation may be Health Product Declarations, Cradle-to-Cradle or Declare certification. The team will provide documentation for 10 different permanently installed products sourced from at least 3 different manufacturers. To comply with Option 2: Material Ingredient Optimization, the Project will use at least 5 products from three manufacturers that have a compliant material ingredient optimization report or action plan.

MR Credit 5 Construction & Demolition Waste Management 2 credit points
The Project will meet the requirements of this credit by including a Construction Waste Management section in Division 1 of the project manuals. The specifications will include direction for the construction manager to attempt to divert a minimum of 75% of the demolition and construction waste

generated on site from area landfills with at least four separate waste streams. On-site separation of waste will be prioritized as part of the strategy to meet this credit.

Indoor Environmental Quality (IEQ)

IEQ Prerequisite 1 Minimum IAQ Performance Required

The Project's mechanical systems are being designed to exceed the requirements of ASHRAE Standard 62.1-2010 sections 4 through 7. BR+A will complete a ventilation rate procedure (VRP) calculator to verify compliance for the Project. Outdoor airflow monitors will be included in the Project.

IEQ Prerequisite 2 Environmental Tobacco Smoke Control (LEEDv4.1) Required

Smoking will be prohibited in the Project and within 25' of the building. Signage will be posted within 10' of all building entrances to indicate the interior and exterior no-smoking policy.

IEQ Credit 1 Enhanced Indoor Air Quality Strategies 2 credit points

The Project is being designed to incorporate permanent entryway systems, properly enclosed and ventilated chemical use/storage areas, and compliant filtration media (MERV 13+).

Additionally, the Project includes densely occupied spaces that will be equipped with compliant CO2 monitors.

IEQ Credit 2 Low Emitting Materials 3 credit points

The Project will achieve this credit through meeting the compliance criteria for the following compliant categories: interior paints and coatings, adhesives and sealants, flooring, ceilings, insulation, wall panels and composite wood. The Project intends to achieve at least 4 of these categories for 3 points.

IEQ Credit 3 Construction Indoor Air Quality Management Plan 1 credit point

The project manual includes direction for the Construction Manager to develop and implement an Indoor Air Quality Management plan in compliance with applicable control measures as stated in the SMACNA IAQ Guidelines for Occupied Buildings under construction 2nd Edition, 2007 ANSI/SMACNA 008-2008 Chapter 3. Additional measures will be implemented to ensure absorptive materials will be protected from moisture damage.

IEQ Credit 4 Daylight 2 maybe points

The Owner is still considering engaging someone to perform a daylight simulation for the Project. Even if the analysis is performed, there is no guarantee that the credit criteria will be met.

IEQ Credit 5 Quality Views 1 credit point

A direct line of sight to the outdoors and/or atrium will be provided for 75% of the regularly occupied floor area of the Project. 75% of the regularly occupied floor area will also have quality views to the outdoors which will include multiple lines of sight; unobstructed views; views to landscaped areas, sky, pedestrian walkways, and streetscapes.

Innovation (IN)

INc1 Innovation: Purchasing - Lamps 1 credit point

The Project will achieve one innovation point by complying with LEED Innovation Credit: Purchasing – Lamps, which requires that the calculated average mercury content for the Project be below 35 picograms of Hg per lumen hour. The Project will be 100% LED.

INc2 Exemplary Performance: EPDs 1 credit point

The Project will use at least 20 products from five manufacturers that have compliant EPDs.



INc3 Exemplary Performance: Material Ingredients

1 credit point

The Project will use at least 20 products from five manufacturers that have compliant material ingredient disclosure reports.

INc4 Pilot: Procurement of Low-Carbon Construction Materials

1 credit point

The Project will calculate the embodied carbon intensity baseline (bECI_b) and will utilize lower embodied carbon materials in the construction of the project and document a verified reduction in the project's embodied carbon intensity.

INc5 Pilot: Integrative Analysis of Building Materials

1 credit point

The Project will specify, purchase, and install three different permanently installed products that have a documented qualitative analysis of potential health, safety, and environmental impacts of the product over its life cycle.

INc6 LEED Accredited Professional

1 credit point

Many members of the team are LEED Accredited Professionals (APs).

Regional Priority (RP)

Regional Priority Credits (RPCs) are established by the USGBC to have priority for a particular area of the country. When a project team achieves one of the designated RPCs, an additional credit is awarded to the project. LEEDv4 RPCs applicable to the Cambridge area include: LTc3 High Priority Site (2 points), SSc4 Rainwater Management (2 points), WEc2 Indoor Water Use Reduction (4 points), EAc2 Optimize Energy Performance (17%/8 points), EAc5 Renewable Energy Production (3%/2 points), and MRc1 Building Life-Cycle Impact Reduction (2 points).

The Project is currently tracking the following RPCs:

LTc3 High Priority Site

1 credit point

SSc4 Rainwater Management

1 credit point

WEc2 Indoor Water Use Reduction

1 credit point

EAc2 Optimize Energy Performance

1 credit point

Somerville Office of Sustainability and Environment
City Hall Annex
50 Evergreen Ave
Somerville, MA 02155

March 20, 2026

RE: 120 Middlesex Article 10 - Sustainable Development LEED Affidavit

I, Bradley Newkirk, do hereby affirm that I have thoroughly reviewed the supporting documents for the LEEDv4 Core and Shell rating system and confirm that the 120 Middlesex building is targeted to meet the requirements for LEED Platinum certifiability with **81** points identified as 'Yes'. The 120 Middlesex building, located in Somerville, MA and is designed to meet the green building requirements under Article 10 of the Somerville Zoning Ordinance.



GREEN BUSINESS CERTIFICATION INC. CERTIFIES THAT

Bradley Newkirk

HAS ATTAINED THE DESIGNATION OF

LEED AP[®] Building Design + Construction

by demonstrating the knowledge and understanding of
green building practices and principles needed to
support the use of the LEED[®] green building program.



PETER TEMPLETON
PRESIDENT & CEO
U.S. GREEN BUILDING COUNCIL & GREEN BUSINESS CERTIFICATION INC.

Bradley Newkirk, LEED AP BD+C is a Senior Sustainability Consultant and Owner at The Green Engineer, Inc., a sustainable design consulting firm located in Concord, MA.