

**LEED “GOLD” PROGRESS UPDATE
+OPTIONS FOR LEED SUSTAINABLE
SITES (SS) CREDIT 5.2
STUDENT SERVICES BUILDING**

Ohlone Community College District
April 8, 2009 Board Meeting

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Measure A Bond Program Manager

CURRENT LEED “GOLD” PROGRESS

- As shown on the next slide, we are currently tracking ways to obtain 42 LEED points, which is 3 more than the 39 minimum required to achieve a “Gold Certification”
- The 3 “buffer” points are highly recommended as it is entirely possible that all points will not be accepted during the formal Certification process (for example, we lost one point during the Newark Certification process). In addition, it is looking like we might not obtain one of the assumed “Innovation” points due to programming difficulty. 3 “buffer” points are considered the minimum number of “buffer” points when applying, and 4 are better.
- The 42 points shown currently assumes 1 point for SS Credit 5.2 “Reduced Site Disturbance-Development Footprint”, which is the topic of the remainder of this presentation. SS Credit 5.2 can (and should) also be expanded to allow another point in the “Innovation and Design Process” section of the scoring. We will especially need this if certain other Innovation points do not become available.

WHY WE NEED LEED SS CREDIT 5.2

- Given the way points are working out, we need to implement LEED SS Credit 5.2 in order to have sufficient “buffer” to obtain our LEED Gold Certification. In addition, we need the exemplary performance point that is available.
- Thus, we are presenting implementation options as an information item for consideration by the Board. We will bring a formal action at a future Board meeting based on your input.

WHAT IS LEED CREDIT SS 5.2?

The intent of LEED SS Credit 5.2 is to “Provide a high ratio of open space to development footprint to promote biodiversity”

In a campus situation such as Ohlone, the credit can be obtained by “providing vegetated open space area adjacent to the building that is equal to the building footprint”. In addition, “Wetlands or naturally designed ponds may count as open space if the side slope gradients average 1:4 (vertical:horizontal) or less and are vegetated”.

According to Kathleen Smith, our LEED consultant, “adjacent” can mean any location “on campus”.

An additional Innovation point is possible if open space that is double the footprint is provided

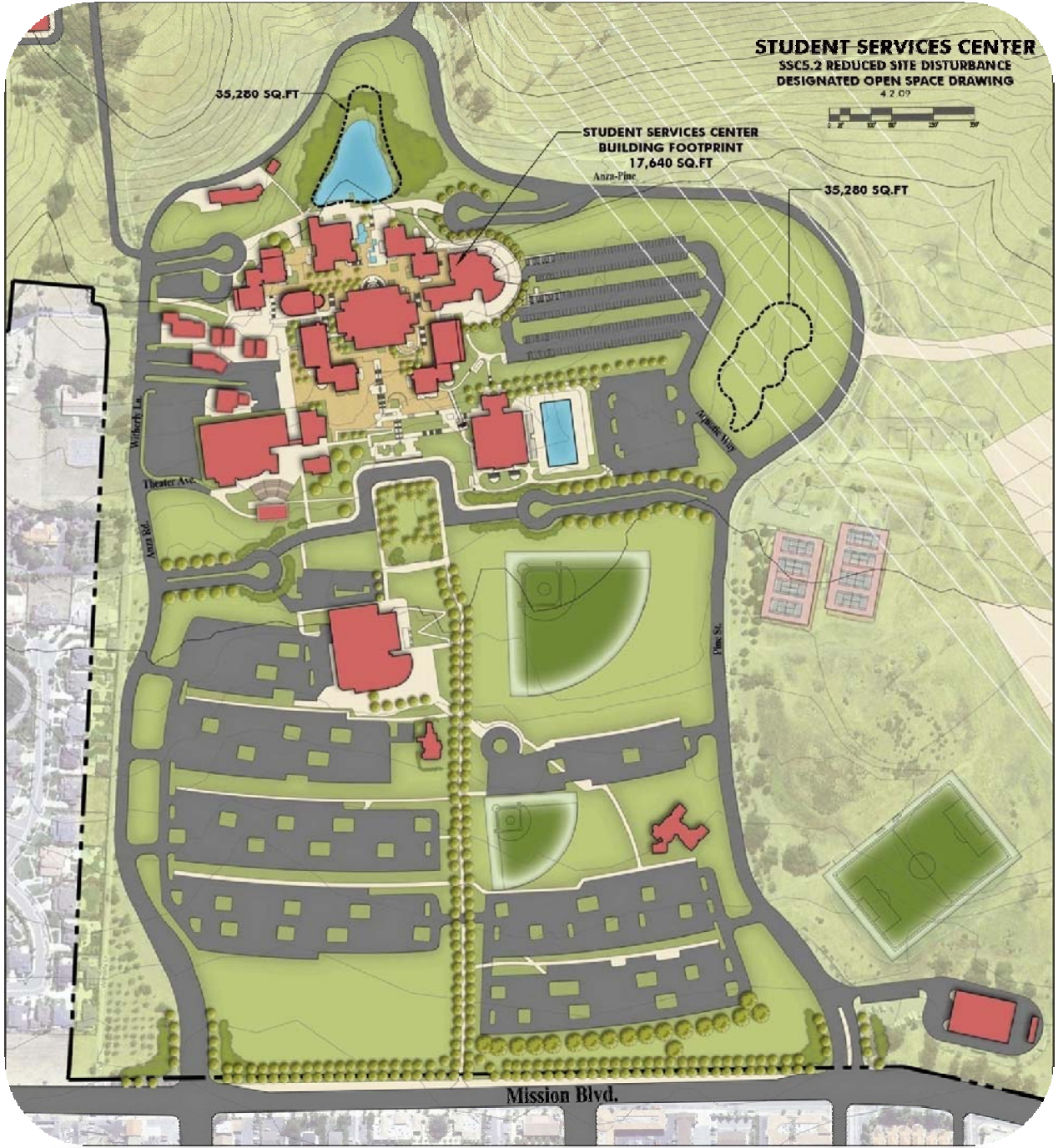
The Board will recall that we provided this at the Newark Center project as part of our Platinum LEED Certification process (by overlaying the Wetlands area at the back of the site), so there is precedent for this action

RECOMMENDED OPTIONS

Based on the technical requirements of the credit, and the desire to avoid interference with potential future building sites on campus, we are recommending 2 locations for consideration:

- #1-The “Pond”
- #2-The “Wetlands”

The next slide shows how these options might work. Either is sufficient to dedicate the “double” square footage required to obtain 2 points. We recommend that enough open space be dedicated to obtain the 2 points that are possible.



STUDENT SERVICES CENTER

SSCS.2 REDUCED SITE DISTURBANCE
DESIGNATED OPEN SPACE DRAWING

4.2.09



35,280 SQ. FT.

STUDENT SERVICES CENTER
BUILDING FOOTPRINT
17,640 SQ. FT.

Anza-Pine

35,280 SQ. FT.

Mission Blvd.

DISCUSSION AND GUIDANCE