MINUTES

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Implementation Advisory Committee
Meeting date: November 11, 2010
Time: 2 pm ET (Conference Call)
Minutes approved: Approved 12/9/10

Member	Organization	Present
David Sheridan (Chair)	Aqua Cura	
Brenda Morawa (Vice Chair)	BVM Engineering	X
Richard Schneider	U.S. Army Engineer Research and Development Center	X
Brad Pease	Paladino and Co., Inc.	
William Worthen	Simon & Associates, Inc.	X
Natalie Terrill	Viridian Energy & Environmental, LLC	
Max Zahniser	Praxis | Building Solutions, LLC	X
Adam Fransen	CB Richard Ellis	X
Subject Matter Expert		
Gregory Shank	CTG Energetics, Inc.	X
Michelle Malanca	Michelle Malanca Sustainability Consulting	X
Kenneth Potts	McGough	X
USGBC Staff		
Mike Opitz	USGBC	X
Stefanie Young	USGBC	X
Chris Law	USGBC	X
Cara Mae Cirignano	USGBC	X
Courtney Yan	USGBC	
Chrissy Macken	USGBC	
Emily Kirk Willson	USGBC	
Kartiki Deshpande	USGBC	X

Staff member Mike Optiz called the meeting to order at 2:05pm with the following agenda:

1. Roll Call and Conflict of Interest Declaration
2. Update: IAC Sub Committees (Recurring)
    1. LEED Volume/ Campus – Mike Opitz
3. EBOM SSc4: Alternative Transportation Credit
4. Discuss: Rating System Selection Guidance
5. Discuss: Unfinished spaces in Non-Core and Shell Projects, cont'd
6. Discuss: MPRs for the Next Version of LEED, cont'd

A quorum was present.

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1. Roll Call and Conflict of Interest Declaration

1. Brenda Morawa declared a perceived conflict of interest in the discussion of Item 5, Discuss: Unfinished spaces in Non-Core and Shell Projects, as BVM Engineering works with LEED projects that would be affected by the outcome of this decision.
2. Adam Fransen declared a perceived conflict of interest in the discussion of Item 3, EBOM SSc4: Alternative Transportation, as CB Richard Ellis works with LEED projects that may be affected by the outcome of this decision.
3. Bill Worthen declared a perceived conflict of interest in the discussion of Item 3, EBOM SSc4: Alternative Transportation, as Simon and Associates works with LEED projects that may be affected by the outcome of this decision.
4. Brenda Morawa declared a perceived conflict of interest in the discussion of Item 6, MPRs for the Next Version of LEED, as she has a client in manufacturing that may be affected by a change in MPRs.
5. The Committee has identified the need to exercise awareness in the discussion of Item 6, MPRs for the Next Version of LEED, as the work of many members involves LEED projects.

2. Update: IAC Sub Committees (Recurring)

1. LEED Volume/ Campus – Mike Opitz
    1. New content for the LEED Volume program is available at usgbc.org. The program will officially launch at Greenbuild.

3. EBOM SSc4: Alternative Transportation

1. Adam Fransen declared a perceived conflict of interest in the discussion of Item 3, EBOM SSc4: Alternative Transportation, as CB Richard Ellis works with LEED projects that may be affected by the outcome of this decision.
2. Bill Worthen declared a perceived conflict of interest in the discussion of Item 3, EBOM SSc4: Alternative Transportation, as Simon and Associates works with LEED projects that may be affected by the outcome of this decision.
3. A modified version of EBOM SSc4: Alternative Transportation has been finalized in conjunction with the LP TAG. The document will be distributed to the IAC via email for an offline vote to formally recommend the LEED Steering Committee approve the alternative calculation method.

4. Rating System Selection Guidance

1. Cara Mae from staff presented the Committee with an updated document of RSS guidance. In addition to revisions for clarity, language for LEED for Healthcare and LEED for Retail was added to the guidance. The Committee expressed interest in expanding guidance for Core and Shell projects as well as learning if there have been any situations in which GBCI has instructed a project team to switch rating systems. Discussion will continue. No formal action taken.

5. Unfinished Spaces in Non-Core and Shell Projects, cont'd

1. Brenda Morawa declared a perceived conflict of interest in the discussion of Item 5, Discuss: Unfinished spaces in Non-Core and Shell Projects, as BVM Engineering works with LEED projects that would be affected by the outcome of this decision.

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2. The Committee discussed how to address unfinished spaces for projects in rating systems other than Core and Shell. Occasionally, project teams seek to certify a building with a construction scope that restricts them from using LEED for Core & Shell, but nonetheless includes unfinished spaces that are intended for fit-out by future tenants or building owners. Committee conversation focused on how to make binding future tenant agreements as well as incentivize additional green practices by the tenant. Discussion will continue on a forthcoming call.

6. <u>MPRs for the Next Version of LEED, cont'd</u>

1. Brenda Morawa declared a perceived conflict of interest in the discussion of Item 6, MPRs for the Next Version of LEED, as she has a client in manufacturing that may be affected by a change in MPRs.
2. The Committee has identified the need to exercise awareness in the discussion of Item 6, MPRs for the Next Version of LEED, as the work of many members involves LEED projects.
3. The Committee continued its discussion on MPRs, and particular attention was given to the LEED eligibility of various building types.
    1. Manufacturing
        1. The Committee discussed how to address manufacturing in LEED rating system, with potential ideas including creating baselines for manufacturing projects and otherwise mirroring certain approaches that may be found in the Core and Shell rating system.
    2. Stand-Alone Bathrooms
        1. Currently in LEED rating systems, if you meet minimum square foot and FTE requirements it is possible to certify stand-alone bathrooms. The Committee discussed how to ensure stringency in MPRs for such topics but recognized the unique opportunities to incentivize green practices in transient buildings.
    3. Boats
        1. The Committee discussed whether boats (in particular, permanently-moored boats) should be allowed to achieve LEED certification. These vessels do not currently qualify for LEED registration per MPR #2. The Committee generally recommended that only structures that have to apply for building permits should be considered buildings, and were concerned about the ability to account for the whole materials and energy cost entailed in operation.

Call ended at 3:03 pm ET. The next IAC meeting will take place on Thursday, December 9th 2010 at 2pm ET.