

CORE & SHELL APPENDIX 3

CS APPENDIX 3

LEED FOR CORE & SHELL PROJECT SCOPE

The checklist below represents an interactive LEED Online checklist that helps project teams identify and document the scope of Core & Shell projects. The checklist is a summary description of the building occupancy and its full-time equivalent (FTE) employees and transient occupants.

The checklist also identifies who has control of each building system—that is, the party that has design control and oversight of the construction activities for a given system. The core and shell developer may have sole control over a system, or the tenant may have independent control over a system; alternatively, the tenant may have control over a system but the developer may enforce system requirements through a sales agreement or tenant lease, thereby influencing its design and/or construction. Refer to Appendix 4, Tenant Lease and Sales Agreement, for further information on this option.

Portions of systems may be controlled by both the core and shell developer and the tenant, or the systems listed may not be a part of the project at all. Complete the checklist to reflect varied conditions; a team may check zero, one, or multiple boxes for each system listed below.

Building Use and Occupancy

Project name						
Size (gross sf)						
Occupancy Type	Percentage of Total Building	Occupancy Type Area (gross sf)	Area per FTE (gross sf)	FTEs	Area per Transient (gross sf)	Transients
General office						
Retail, general						
Retail, service						
Restaurant						
Grocery store						
Medical office building						
R&D or laboratory building						
Warehouse, distribution						
Warehouse, storage						
Hotel						
Educational, daycare						
Educational, K–12						
Educational, postsecondary						
Other (specify):						
Total building occupancy						
Total FTEs						
Total transients						

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Control of Building Systems

Fill in the table below based on the division of work throughout the project. In some cases, multiple or no boxes may be checked.

	Main Lobby			Main Corridor			Secondary Lobby, Corridors			Buildouts			HVAC			Electrical			Plumbing		
Floor finishes																					
Wall finishes																					
Ceiling finishes																					
Air terminal equipment																					
Air inlets and outlets																					
Light fixtures																					
Lighting controls																					
AHUs/RTUs/ Air supply equipment																					
Chillers																					
Cooling tower																					
Boilers																					
Primary ductwork																					
Electrical panels																					
Switchgear																					
Bus duct																					
Water closets																					
Urinals																					
Showers																					
Public lavatory faucets, aerators																					
Public metering lavatory faucets, aerators																					
Kitchen sinks																					
Janitor sinks																					
Metering faucets																					
	Owner/Developer	Tenant	Lease Agreement	Owner/Developer	Tenant	Lease Agreement	Owner/Developer	Tenant	Lease Agreement	Owner/Developer	Tenant	Lease Agreement	Owner/Developer	Tenant	Lease Agreement	Owner/Developer	Tenant	Lease Agreement	Owner/Developer	Tenant	Lease Agreement