



# Public Building Commission of Chicago

Sustainable School Symposium  
Implementing LEED in Chicago K-12 Schools





# PUBLIC BUILDING COMMISSION OF CHICAGO

Sustainable School Symposium  
Implementing LEED in Chicago K-12 Schools

## Introduction

**Deeta Bernstein,**  
LEED AP, Sustainability Manager, Public Building Commission

**Suzanne Carlson,**  
Director of Environmental Affairs, Chicago Public Schools

**Helen Kessler,**  
FAIA, LEED AP, President, HJ Kessler Associates

**Ken Schroeder,**  
FAIA, LEED AP, Senior Principal, Schroeder Murchie Niemiec Gazda-Auskanis Architects



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## Learning Objectives

- Explore logistical and design implications associated with LEED for Schools.
- Understand how an evolving prototype can support sustainable design continuous improvement.
- Understand practical implications of implementing LEED and sustainable design in a large program with established design guidelines.
- Learn what a large school district program can accomplish in terms of resource savings and ongoing environmental programs.



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## Introduction-Public Building Commission

- Established on July 25, 1956
- Authority to issue revenue bonds for the construction of government buildings
- Act as a developer with the ability to finance, design & construct government facilities
- 11 seat commission, chaired by the Mayor of the City of Chicago



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## Clients:

- City of Chicago
  - Chicago Police Department
  - Chicago Fire Department
  - Chicago Department of Environment
  - Chicago Department of Family and Support Services
  - Chicago Department of Fleet Management
  - Chicago Department of Water Management
- City Colleges of Chicago
- Chicago Public Library
- Chicago Park District
- Chicago Public Schools
- County of Cook



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## PBC Program LEED Certification

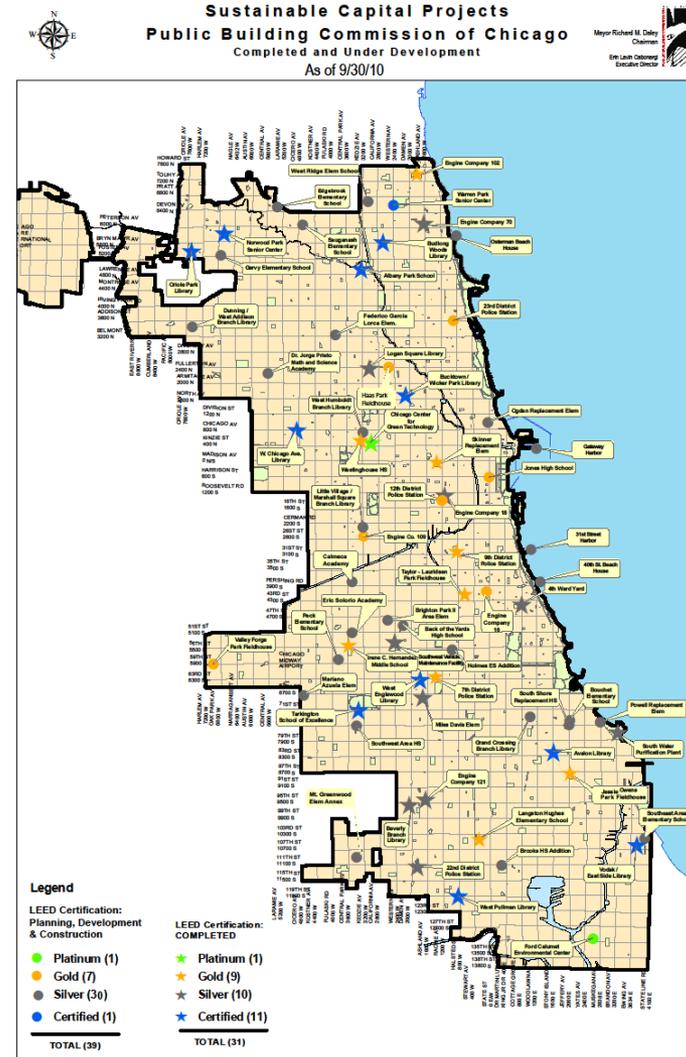
- The PBC has 38 projects registered with the USGBC
  - 21 Public Schools (All under LEED for Schools)
  - 2 Firehouses
  - 2 Police District Stations
  - 4 Branch Libraries
  - 6 Park District Fieldhouses
  - 3 other Unique City Funded Projects
- 32 additional projects have achieved LEED certification
  - 8 Public Schools (3 LFS (Gold), 5 NC (2 Certified, 1 Silver, 2 Gold))
  - 4 Firehouses
  - 3 Police District Station
  - 10 Branch Libraries
  - 2 Park District Facilities
  - 5 other Unique City Funded Projects



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## Sustainable Project Map





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## PBC Program

- 8 LEED Certified Schools (5 Gold)
- 24 in development

## CPS Programs

- Environmental Action Plan
- Energy Shared Savings
- Recycling Rewards



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## Shared Commitment with CPS

- Leadership
- Interagency Coordination
- Goal Setting
- Cross Pollination



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## Why Go Green? Why LEED?

- Aligns with Chicago's Climate Action Plan
  - [www.chicagoclimateaction.org](http://www.chicagoclimateaction.org)
- Reduces Contributions to Climate Change
- Improves Chicago's Quality of Life
- Creates Excellent Places





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## Making Green Routine - Chicago Green Requirements

City of Chicago  
Stormwater Management Ordinance Manual

February 2008

Dept. of Water Management  
John F. Spatz  
Commissioner

City of Chicago  
Richard M. Daley  
Mayor



GUIDE TO THE  
CHICAGO LANDSCAPE ORDINANCE

*Regulations and guidelines relating to Title 10, Chapter 32 and  
Title 17, Chapter 194A of the Chicago Municipal Code*

City of Chicago  
Richard M. Daley, Mayor

CONSTRUCTION & DEMOLITION  
DEBRIS RECYCLING



RECYCLE LIKE THIS

CONSTRUCTION AND DEMOLITION  
SITES GENERATE A GREAT DEAL OF  
WASTE. A LARGE PERCENTAGE OF  
THIS MATERIAL CAN EASILY BE  
RECYCLED OR REUSED.

For 2007  
City of Chicago ordinance  
requires 50% recycling

City of Chicago  
Richard M. Daley  
Mayor

DCAP  
Richard L. Rodriguez  
Executive Director

STREET DEPARTMENT  
Michael J. Francis  
Commissioner



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## Making Green Routine— Implementation Techniques for Successful Project Delivery

- Standard Processes
- A/E Service Contract Language
- Contract Requirements for Builders
- Standard Tracking and Reporting Forms

**SCHEDULE A**  
**SCOPE OF SERVICES**

[ INSERT PROJECT NAME ]  
CHICAGO, ILLINOIS

**SCOPE OF SERVICES**  
**[ MODIFY THIS SCHEDULE A AS REQUIRED ]**

The Architect will provide all Services required to complete the coordinated design of the Project. The term of this Agreement will terminate when all Services required have been completed to the reasonable satisfaction of the Commission.

**Commencement Date of Services: March 2, 2007**

The Services are separated into two parts: Design/Engineering for Site Preparation and Design/Engineering for Vertical (Building) Construction. Phase I and Phase II are, in turn, each divided into phases: Schematic Design Phase; Design Development Phase; Construction Documents Phase; Bidding Phase; Construction Phase and Close Out Phase. The Deliverables (and any other work product) of each of the phases must be approved by the Authorized Commission Representative in writing before commencement of the subsequent or dependent phase.

**The Architect will perform its Services promptly, with sufficient staffing to achieve the dates in Schedule C, Project Schedule.**

The Authorized Commission Representative will assist the Commission in managing the Project and will have the authority, as specifically directed by the Executive Director, to act on its behalf.

**I. SCHEMATIC DESIGN**

During the Schematic Design phase, the Architect shall provide the following Services:

consultation with the Commission, the User Agency and others, as appropriate, regarding the Project, including the total Project Budget (comprised of the Design and Building Construction scope of work).

confirmation of the established

of the Commission





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## Lessons Learned Process & Bi-Annual Report

### LEED STRATEGY

Belmont Cragin Area Elementary School  
Grand and Central



Available Goal	SUSTAINABLE SITES	Available Goal	WATER EFFICIENCY	Available Goal	ENERGY & ATMOSPHERE	Available Goal	MATERIALS & RESOURCES	Available Goal	INDOOR ENVIRONMENTAL QUALITY	Available Goal	INNOVATION & DESIGN PROCESS
Y R	Construction Activity Pollution Prevention	1 1	Water Efficient Landscaping, Reduce potable water use by 50%	Y R	Fundamental Commissioning of the Building Energy Systems	Y R	Storage & Collection of Recyclables	Y R	Minimum IAQ Performance	1 1	Innovation in Design: Green cleaning
Y R	Environmental Site Assessment	1 1	Water Efficient Landscaping, No Potable Use or No Irrigation	Y R	Minimum Energy Performance	X 1	Building Reuse, Maintain 75% of Existing Walls, Floors & Roof	Y R	Environmental Tobacco Smoke (ETS) Control	X 1	Innovation in Design:
1 1	Site Selection	X 1	Innovative Wastewater Technologies	Y R	Fundamental Refrigerant Management	X 1	Building Reuse, Maintain 100% of Existing Walls, Floors & Roof	Y R	Minimum Acoustical Performance	X 1	Innovation in Design:
X 1	Development Density & Community Connectivity	1 1	Water Use Reduction, 20% Reduction	6 10	Optimize Energy Performance (2 pt minimum)	X 1	Building Reuse, 50% of Interior Non-Structural Elements	1 1	Increased Ventilation	X 1	Innovation in Design:
1 1	Brownfield Redevelopment	X 1	Water Use Reduction 30%	X 3	On-Site Renewable Energy, 2.5%, 7.5%, or 12.5%	1 1	Construction Waste Management, Divert 50% from Disposal	1 1	Construction IAQ Management Plan, During Construction	X 1	Innovation in Design:
1 1	Alternative Transportation, Public Transportation Access	X 1	Water Use Reduction 40%	1 1	Enhanced Commissioning	1 1	Construction Waste Management, Divert 75% from Disposal	4 1	Low-Emitting Materials	1 1	LEED Accredited Professional
1 1	Alternative Transportation, Bicycle Use	X 1	Process Water Use Reduction	1 1	Enhanced Refrigerant Management	X 1	Materials Reuse, 5%	1 1	Indoor Chemical & Pollutant Source Control	X 1	School as a Teaching Tool
1 1	Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles			1 1	Measurement & Verification	X 1	Materials Reuse, 10%	1 1	Controllability of Systems, Lighting		
X 1	Alternative Transportation, Parking Capacity			X 1	Green Power		Recycled Content, 10% (post-consumer + 1/2 post-industrial)	1 1	Controllability of Systems, Thermal Comfort		
1 1	Site Development, Protect or Restore Habitat						1 1	Thermal Comfort, Design			
1 1	Site Development, Maximize Open Space						1 1	Thermal Comfort, Verification			
X 1	Stormwater Design, Quantity Control						1 1	Daylight & Views:			
X 1	Stormwater Design, Quality Control						1 1	Daylight 75% of Classrooms			
1 1	Heat Island Effect, Non-Roof						1 1	Daylight 90% of Classrooms			
1 1	Heat Island Effect, Roof						1 1	Daylight 75 of Other Spaces			
1 1	Light Pollution Reduction						1 1	Daylight & Views, Views for 90% of Spaces			
X 1	Site Master Plan						X 1	Enhanced Acoustical Performance			
1 1	Joint Use of Facilities						1 1	Mold Prevention			
	<b>SUBTOTAL: 10 of 16 possible</b>		<b>SUBTOTAL: 3 of 7 possible</b>		<b>SUBTOTAL: 9 of 17 possible</b>		<b>SUBTOTAL: 6 of 13 possible</b>		<b>SUBTOTAL: 16 of 20 possible</b>		<b>SUBTOTAL: 2 of 6 possible</b>

**STL Architects**  
808 N. Dearborn St.  
Chicago, IL 60610  
p: 312-644-9850  
f: 312-644-9846

Certified: 29-36 points, Silver: 37-43 points, Gold: 44-57 points, Platinum: 58-79 points

**Project Phase:** Design  
**Target Rating:** LEED for Schools Silver  
**Target Credits:** 46  
**Date of Registration:** 8/23/07  
**Date of Issue:** 11/1/07



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## Sustainable Development “Harvest”

**486,439**

TOTAL GALLONS OF STORMWATER DIVERTED FROM SEWERS PER YEAR

**1,718**

TOTAL TREES ON NEW CONSTRUCTION SITES TO DATE

**16,526,653**

TOTAL GALLONS OF POTABLE WATER SAVED PER YEAR

**\$32,985,636**

TOTAL AMOUNT OF RECYCLED MATERIALS PURCHASED TO DATE

**\$925,297**

TOTAL ENERGY SAVINGS PER YEAR

**\$63,989,511**

TOTAL AMOUNT OF REGIONAL MATERIALS PURCHASED TO DATE

**492,972**

TOTAL SQUARE FEET OF GREEN ROOF AREA

**53,765**

TONS CONSTRUCTION AND DEMOLITION WASTE DIVERTED FROM LANDFILLS



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## Green Schools Are...

- Good Neighbors
- Water Savers
- More Energy Efficient
- Great Places to Learn & Work





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## Program Approach

- Design for Green
- Focus on Excellent Classroom Environments
- Resource (Energy & Water) Efficiency
- Commissioning



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## Prototype Facilities-Elementary Schools





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## Prototype Facilities-High Schools





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## CPS Environmental Action Plan

- Transportation and Air
- Energy
- Waste
- Land
- Water
- Engagement

Learn more at

[www.cps.edu/gogreen](http://www.cps.edu/gogreen)



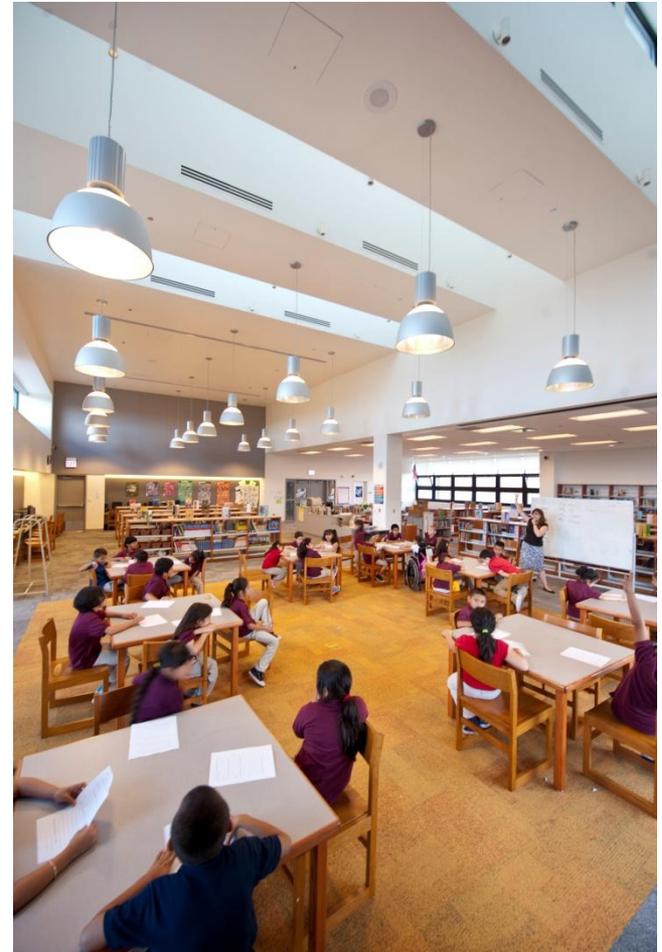


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## CPS Environmental Action

- Green School Orientation for LEED sites
- Smart Scheduling
- Renewable Energy as add-on and Green-e Power Purchase
- Waste Separation Station





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## CPS Environmental Action

- Gardens and Landscaping
  - Green Roofs
  - Native Gardens
  - Educational signage





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## CPS Environmental Action

- Maintenance & Use
  - Green Cleaning
  - Integrated Pest Mgmt
  - Transportation Choices



# The US Green Building Council and LEED

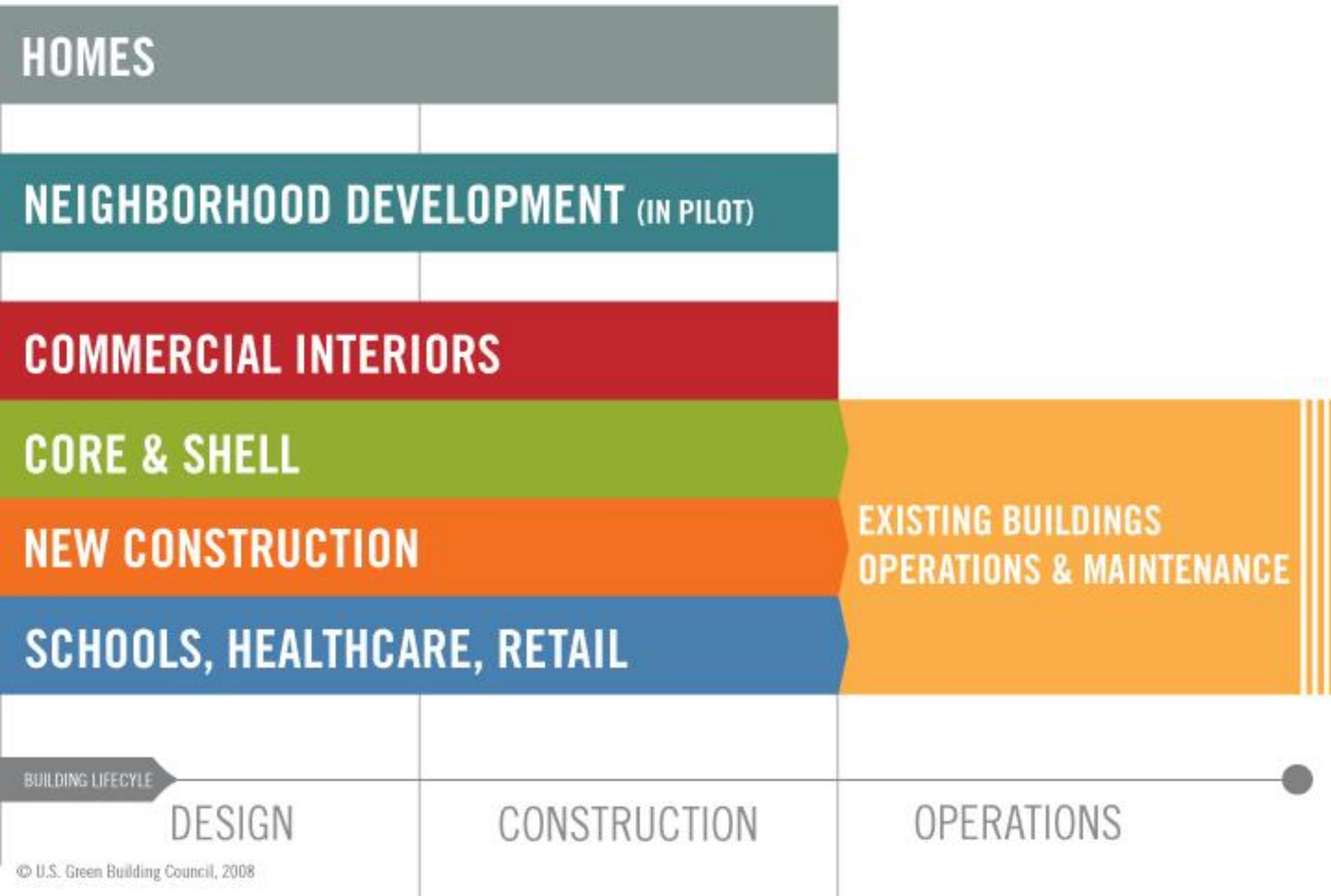


# What is green building?

Design and construction practices that meet specified standards, resolving much of the negative impact of buildings on their occupants and on the environment.



# LEED address the complete lifecycle of buildings:



# USGBC has four levels of LEED:





## Nutrition Facts

Serving Size 8 crackers (28g)  
Servings Per Container About 12

### Amount Per Serving

**Calories** 120      Calories From Fat 30

**% Daily Value\***

**Total Fat** 3.5g      5%

Saturated Fat 1g      5%

Trans Fat 0g

Polyunsaturated Fat 1.5g

Monounsaturated Fat 0.5g

**Cholesterol** 0mg      0%

**Sodium** 140mg      6%

**Total Carbohydrate** 22g      7%

Dietary Fiber Less than 1g      3%

Sugars 7g

**Protein** 2g

Vitamin A 0%      • Vitamin C 0%

Calcium 10%      • Iron 4%

\* Percent Daily Values are based on a 2,000 calorie diet.

**CONTINUED ON OTHER SIDE**



# Leadership in Energy and Environmental Design

A leading-edge system  
for certifying the  
greenest performing  
buildings in the world

**LEED® Facts**  
Building size 12,500 square ft  
Type of building  
LEED for Core & Shell Development  
Certification awarded July 27, 2006

<b>Platinum</b>	<b>49*</b>
Sustainable Sites	13/15
Water Efficiency	5/5
Energy & Atmosphere	12/15
Materials & Resources	6/9
Indoor Environmental Quality	10/13
Innovation & Design	3/5

\*Out of a possible 62 points

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## Skinner Elementary School







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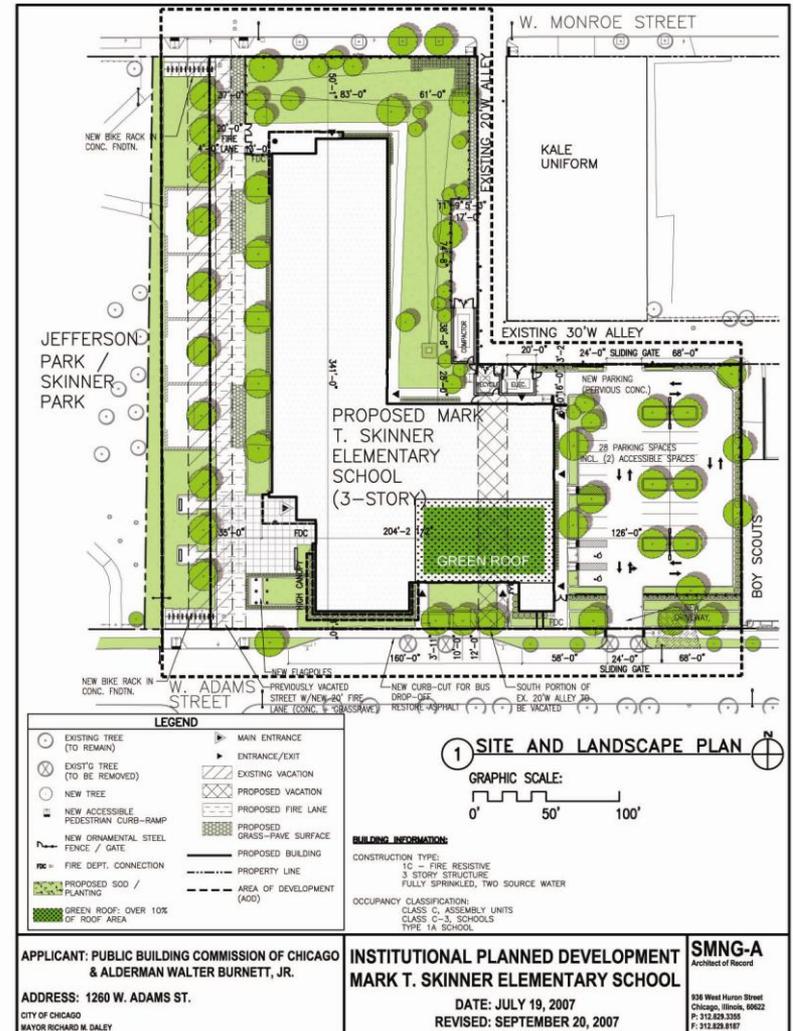
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3	12.5% Renewable Energy	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4	Enhanced Commissioning	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5	Enhanced Refrigerant Management	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6	Measurement & Verification	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6	Green Power	1
continued...					
Yes		No			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>7   0   6</b>	<b>Materials &amp; Resources</b>
					<b>13 Points</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 1	<b>Storage &amp; Collection of Recyclables</b>	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.1	<b>Building Reuse, Maintain 75% of Existing Walls, Floors &amp; Roof</b>	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.2	<b>Building Reuse, Maintain 100% of Existing Walls, Floors &amp; Roof</b>	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.3	<b>Building Reuse, Maintain 50% of Interior Non-Structural Elements</b>	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2.1	<b>Construction Waste Management, Divert 50% from Disposal</b>	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2.2	<b>Construction Waste Management, Divert 75% from Disposal</b>	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.1	<b>Materials Reuse, 5%</b>	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.2	<b>Materials Reuse, 10%</b>	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.1	<b>Recycled Content, 10% (post-consumer + ½ pre-consumer)</b>	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.2	<b>Recycled Content, 20% (post-consumer + ½ pre-consumer)</b>	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5.1	<b>Regional Materials, 10% Extracted, Processed &amp; Manufactured Regionally</b>	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5.2	<b>Regional Materials, 20% Extracted, Processed &amp; Manufactured Regionally</b>	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6	<b>Rapidly Renewable Materials, 2.5%</b>	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7	<b>Certified Wood, 50% of new wood</b>	1
Yes		No			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>12   3   5</b>	<b>Indoor Environmental Quality</b>
					<b>20 Points</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 1	<b>Minimum IAQ Performance</b>	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 2	<b>Environmental Tobacco Smoke (ETS) Control</b>	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 3	<b>Minimum Acoustical Performance</b>	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1	<b>Outdoor Air Delivery Monitoring</b>	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	<b>Increased Ventilation</b>	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.1	<b>Construction IAQ Management Plan, During Construction</b>	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.2	<b>Construction IAQ Management Plan, Before Occupancy</b>	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4	<b>Low-Emitting Materials</b>	1 to 4
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5	<b>Indoor Chemical &amp; Pollutant Source Control</b>	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6.1	<b>Controllability of Systems, Lighting</b>	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6.2	<b>Controllability of Systems, Thermal Comfort</b>	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7.1	<b>Thermal Comfort, Design</b>	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7.2	<b>Thermal Comfort, Verification</b>	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 8.1	<b>Daylight &amp; Views, Daylighting</b>	1 to 3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> 75% of classrooms (required for either points below)	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> 90% of classrooms	2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> 75% of other spaces	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 8.2	<b>Daylight &amp; Views, Views for 90% of Spaces</b>	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 9	<b>Enhanced Acoustical Performance</b>	1 to 2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 10	<b>Mold Prevention</b>	1
Yes		No			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4   2   0</b>	<b>Innovation &amp; Design Process</b>
					<b>6 Points</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.1	<b>Innovation in Design: Green Cleaning</b>	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.2	<b>Innovation in Design: Integrated Pest Management</b>	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.3	<b>Innovation in Design: Transit density - SSc4.1 exemplary performance</b>	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.4	<b>Innovation in Design: SSc5.2</b>	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	<b>LEED® Accredited Professional</b>	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3	<b>School As A Teaching Tool</b>	1
Yes		No			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>48   9   22</b>	<b>Project Totals (pre-certification estimates)</b>
					<b>79 Points</b>
Certified: 29-36 points, Silver: 37-43 points, Gold: 44-57 points, Platinum: 58-79 points					



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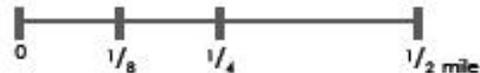
## SSc2 – Community Connectivity

Skinner Elementary School

Sustainable Site Credit 2



- ① Washington Mutual Bank, Bank
  - ② Notre Dame De Chicago, Place of Worship
  - ③ White Hen, Convenience Grocery
  - ④ Madison Cleaners, Cleaners
  - ⑤ Solo Salon, Beauty
  - ⑥ University of Illinois Chicago Library, Library
  - ⑦ UIC Medical Center Hospital: Eye & Ear Infirmary, Medical
  - ⑧ West Loop Dental Associates, Dental
  - ⑨ Monroe Pavilion, Senior
  - ⑩ Skinner Park, Park
  - ⑪ Ben's Pharmacy, Pharmacy
  - ⑫ The Beer Bistro, Restaurant
  - ⑬ Amore Restaurant, Restaurant
  - ⑭ Whitney Young High School, School
  - ⑮ West Loop Conditioning Club, Fitness Center
  - ⑯ Museum of Holography Chicago, Museum
-  Residential Area with 10 units per Acre or more



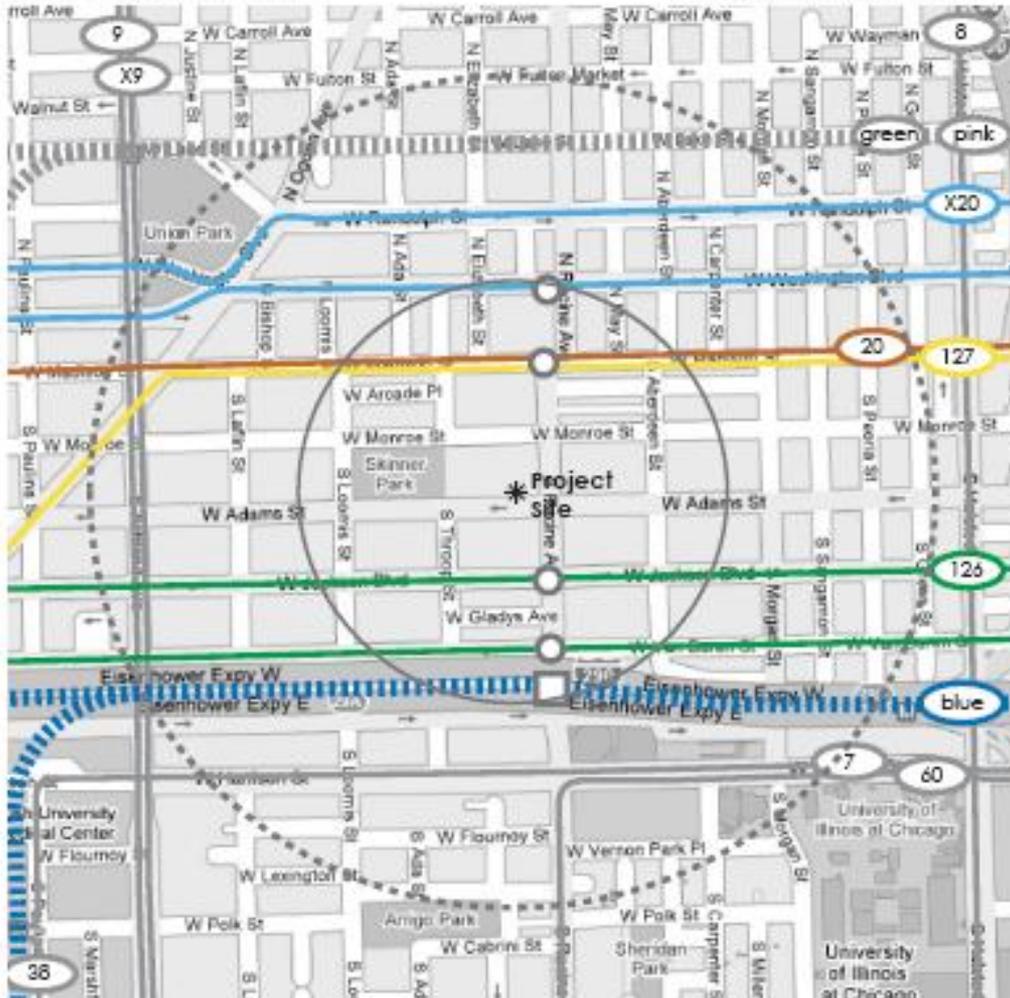


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Sustainable Site Credit 4.1



## SSc4.1 – Public Transportation Access

- Bus Route
- Bus Stop
- Train Route
- Train Station
- 1/4 Mile Radius
- 1/2 Mile Radius



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## Historic Water Tank





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Insulation / Building  
Envelope



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Storage and Collection  
of Recyclables



# PUBLIC BUILDING COMMISSION OF CHICAGO

Sustainable School Symposium  
Implementing LEED in Chicago K-12 Schools



## Construction IAQ Management Plan





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Indoor  
Environmental  
Quality –  
Skinner Library





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Q & A

