



LEED 2009 for Existing Buildings: Operations & Maintenance

SS CREDIT 4: ALTERNATIVE COMMUTING TRANSPORTATION

Project # 1000002893 Crawford House Office Building

All fields and uploads are required unless otherwise noted.

THRESHOLD ATTEMPTED

Points Attempted: 10 37.5% Reduction

ALL OPTIONS

Performance period start: May 1, 2012

Performance period end: Dec 31, 2012

The project team has achieved a reduction in conventional commute trips based on the following metric:

- Percentage trip reduction from a worst-case baseline.
- Average Vehicle Ridership (AVR) as defined by SCAQMD.

PERCENTAGE TRIP REDUCTION

The project team has achieved a percentage trip reduction of: 37.5 %

The regular building occupants have achieved a reduction in the number of conventional commuting round trips through participation in the following:

- Option 1.** A formal, local or regional commute reduction program which adheres to data collection and analysis procedures of the South Coast Air Quality Management District (SCAQMD).
- Option 2.** A formal, local or regional commute reduction program that uses procedures other than SCAQMD.
- Option 3.** An informal commute reduction program.

Note: For projects using the survey approach, survey non-responders are considered conventional commuters unless the survey response rate is 80% or higher. For response rates of 80% or more, the survey results may be extrapolated to the non-responders.

INFORMAL COMMUTE REDUCTION PROGRAM

Upload SSc4-7. Upload a summary table of employee commute data collected via the survey methodology outlined by the South Coast Air Quality Management District (SCAQMD) Rule 2202 Program (Feb 2004) during the performance period. Alternatively, if the project team has performed ongoing formal tracking of employee participation in any alternative commuting modes, these results can also be used to document compliance. Reconfirmation of these modes via survey is unnecessary.

Upload

Files: 2

Identify the appropriate approach and provide the following information for the commute reduction program in the textbox below:

Methodology

Describe the commute reduction data collection methodology and protocols used, confirming their compliance with SCAQMD Rule 2202 Program (Feb 2004) procedures. Justify any deviations from this methodology. Alternately, if providing existing literature that describes these issues, upload a document with this information and enter "See upload" in the narrative below.

In June 2012, an electronic commuter survey was distributed to all building occupants. As defined for this credit, regular building occupants are those individuals that work 10 hours or more per week at the project building. For the Crawford House Office Building, the total number of regular building occupants (which includes part time and full time employees) is equal to 6. This would make the total number of possible commuting trips for a typical week equal to REG BLDG OCCUPANTS * 2 TRIPS PER DAY * 5 DAYS = 60 commuting trips per week. Since some employees marked on their surveys, the number of days that they work and do not work during the week, a total of 10 possible commuting trips were counted as ABSENCES (due to part time hours of those individuals). All survey data has been compiled into the Excel spreadsheet provided by LEEDonline as a SSc4 Credit Resource.

Upload SSc4-8. Upload the existing literature that describes these issues. (optional)

Upload

Files: 0

Describe any corrections to the data based on seasonality, if necessary, and the rationale for those corrections. (Optional)

The offices of Mountain Challenge, LLC, which are located in the LEED project building called Crawford House Office Building, see fluctuations in visitors to the building, but no fluctuations in staffing. The company employees two full-time employees and then part-time employees whose hours total 1 FTE. Therefore, the number of people surveyed equals 6. The offices are usually closed for 2 weeks at Christmas. During the summer, even though the college campus where this building is located does not offer summer courses for students, Mountain Challenge still employs student workers to help with managing the Ropes course and other adventures offered to businesses, sports groups, etc. The business is open year-round independent of the college schedule.

ADDITIONAL DETAILS

- Special circumstances preclude documentation of credit compliance with the submittal requirements outlined in this form.
- The project team is using an alternative compliance approach in lieu of standard submittal paths.

SUMMARY

SS Credit 4: Alternative Commuting Transportation Points Documented:

9

SS Credit 4: Alternative Commuting Transportation Exemplary
Performance Documented:

N

- The project team reserves one point in the Innovation in Operations credit category for exemplary performance in SS Credit 4.