

STATEMENT OF MAYORAL FINDINGS PERTAINING TO THE *NYC GREEN SCHOOLS RATING SYSTEM*

Pursuant to Charter §224.1(b)(1) and Executive Order No. 97 of 2006, the Office of Environmental Coordination (OEC) is publishing findings relating to the LEED® equivalency of the New York City School Construction Authority's (SCA) NYC Green Schools Rating System as described in SCA's *NYC Green Schools Guide* (NYC GSG).

The SCA, with the New York City Department of Education (DOE), developed the NYC Green Schools Rating System to guide the sustainable design, construction and operation of new schools, modernization projects and school renovations and to achieve compliance with Local Law 86 of 2005. This rating system is designed to meet the specific sustainability needs of New York City schools in a cost effective manner and is based on the LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™, developed by the U.S. Green Building Council. The NYC Green Schools Rating System also includes best practices for schools adopted from the Collaborative for High Performing Schools, Inc. rating system, as well as SCA best practices. The SCA has requested a determination of whether the NYC Green Schools Rating System is “not less stringent” than the LEED® Green Building Rating System for a LEED® Certified rating.

The Mayor's Office retained the services of the consulting firm Davis Langdon to perform an independent review of the NYC Green Schools Rating System in order to evaluate whether it is not less stringent than the LEED® Green Building Rating System. The consultant analyzed each of the 54 required credits in the *NYC Green Schools Guide* to determine whether the LEED®-based system included a comparable credit and, if so, whether the requirement of the NYC GSG was at least as stringent as the comparable LEED® requirement. A review of the results of the independent consultant shows that 40 of the requirements of the SCA's NYC GSG have an existing LEED® counterpart and that the NYC GSG requirement is at least as stringent as the corresponding LEED® requirement. Of the 40 LEED®-based credits, 38 are credits with points and two are “no point” credits. (The latter are equivalent to LEED® prerequisites, which also carry no points). The two no point credits and 26 of the 38 credits with points are required to be incorporated into all applicable SCA school design projects. The remaining 12 credits are required to be included in all projects if feasible given site or program-specific constraints. The 26 point-bearing credits are sufficient to earn the equivalent of a LEED® Certified rating. In the unlikely event that one of the 26 credits that are required for all projects cannot be achieved for any particular project, the designer may substitute one of the 12 required if feasible credits in order to reach the 26 credits for a rating equivalent to LEED® Certified as required by the SCA.

Further, the NYC GSG contains 14 additional credits that are not addressed by LEED®, but are derived from either the Collaborative for High Performance Schools, Inc. (CHPS) or from SCA existing best practices. Of these, seven are no point credits required for all projects, two are credits with points required for all projects, and five are credits with points required if feasible for a particular project. There are also eleven optional credits, at least seven of which are LEED®-based and as stringent as the respective LEED® credit, which may be used with the approval of the SCA.

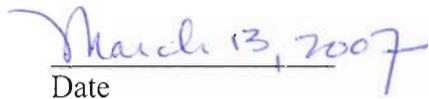
The consultant noted that the most significant difference between the *NYC Green Schools Guide* and LEED® is how the two guidelines address energy efficiency. Where LEED® is a performance-based system, the NYC GSG is a prescriptive system. LEED® awards points based on how much more energy-efficiently a building will operate in terms of cost; the NYC GSG prescribes specific Energy Efficiency Measures (EEMs) that are required in NYC School designs to achieve energy cost savings. The consultant concluded that the NYC GSG prescriptive strategy would meet both the LL86 energy cost reduction requirement and the LEED® prerequisite (which bears no points toward certification) for Energy and Atmosphere.

Therefore, the independent review concluded that the NYC GSG will be no less stringent than the current version of LEED® for New Construction, version 2.2, in terms of processes and procedures required to limit the environmental impacts of NYC school construction projects. The consultant further noted that if future regulatory changes or future changes in utility rates render the NYC GSG non-compliant with LL86, the SCA has established procedures to address such changes and to update the NYC GSG accordingly.

Based on careful consideration of the analysis and conclusions of the independent review dated March 12, 2007 of the *NYC Green Schools Guide*, the Director of the Office of Environmental Coordination, on behalf of the Mayor, finds that the SCA's NYC Green Schools Rating System will be no less stringent than LEED® New Construction, version 2.2, for the achievement of a LEED® Certified rating.

Copies of the *NYC Green Schools Guide* can be downloaded from the SCA's website at <http://schools.nyc.gov/Offices/SCA/DoingBusiness/AE/NYCGreenSchoolsGuide/default.htm> starting on March 19, 2007. Copies of the independent review and this Statement can be downloaded from the Office of Environmental Coordination website at www.nyc.gov/oec.


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Date