



LEED Certification Challenge Northland Pines High School, Eagle River, Wisconsin

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Dear Messrs. Lentz and Spielvogel,

Northland Pines High School in Eagle River, Wisconsin, was awarded 40 points and a Gold LEED certification from the U.S. Green Building Council on May 9, 2007.

On December 23, 2008, you filed a formal challenge to the award of NPHS's LEED certification. This challenge was submitted at the request of Ronald Ritzer, Roderick McKinnon, Patrick Smith, Kevin Branham, and Curt Hartwig.

The two primary issues cited in the challenge document were non-compliance with two LEED prerequisites: Energy and Atmosphere prerequisite 2, Minimum Energy Performance and Indoor Environmental Quality prerequisite 1, Minimum Indoor Air Quality Performance. Energy and Atmosphere prerequisite 1, Fundamental Building System Commissioning was also indicated as a prerequisite with which the project was not in compliance.

After a preliminary review of the challenge document, USGBC engaged two consultants to help evaluate the technical merits of the alleged violations and to assess the validity of Northland Pines High School's Gold LEED certification. The challenge document was the basis for the comprehensive investigation that followed. This investigation included additional documentation requests, interviews with project team members, and a detailed review of the project's energy model. USGBC and its consultants also performed an on-site inspection of Northland Pines High School on December 15, 2009.

USGBC's investigation of the LEED certification of Northland Pines High School is complete. After extensive review, USGBC and its consultants have no reason to believe that the project failed to meet all of the LEED prerequisites and credits that it has attempted. Thus, USGBC will not act to revoke certification or disallow any prerequisites or credits. Northland Pines High School will retain the 40 points awarded to the project in its original review. The project remains certified at the Gold level.

Attached to this letter are the itemized final reports, which include the full technical evaluation of the challenge.

April 27, 2010



I would like to thank the team that prepared this challenge for taking an active interest in protecting the integrity of the LEED program. The challenge document was comprehensive and professionally executed. USGBC takes allegations of this nature extremely seriously. It is my sincere hope that the technical expertise and resources committed by USGBC to respond to this challenge demonstrate to external stakeholders and to you both precisely how seriously the integrity of LEED certifications are taken by USGBC. USGBC's mission of market transformation and to the environmental and social benefit of green building is only enhanced by this type of vigilant attention to transparency. Thank you again for the commitment you have demonstrated here.

Sincerely,

A handwritten signature in black ink that reads "B M. Owens". The signature is written in a cursive, flowing style.

Brendan M. Owens, LEED AP, P.E.  
Vice President, LEED Technical Development

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