

Transwestern's "Good, Better, Best" Rating System

	Not rated	Good	Better	Best/LEED Certified
Energy	Not benchmarked or Energy Star score < 50	Energy Star score of 51- 65 and data are current	Energy Star score of 66 - 74 and data are current and water is metered	LEED CERTIFIED Energy Star labeled (score of 75 or above); and water is metered
Water	Aerators: > 1.5 gpm Toilets: > 3.5 gpf Urinals: > 1.5 gpf	Aerators — 1.5 gpm Toilets — 3.5 gpf Urinals — 1.5 gpf	Aerators — 1.0 gpm Toilets — 1.6 gpf Urinals — 1 gpf Must achieve 2 of 3	LEED CERTIFIED Aerators — 0.5 gpm Toilets — 1.28 gpf Urinals — 0.5 gpf Water Systems Submetered
Operations and Maintenance	No documented Building Operations Plan, no documented Preventive Maintenance Program	Documented Building Operations Plan OR Preventive Maintenance Program	Documented Building Operations Plan AND Preventive Maintenance Program	LEED CERTIFIED Documented Building Operations Plan AND Preventive Maintenance Program
Indoor Air Quality	No Green Cleaning Program implemented	Green Cleaning Program implemented OR Integrated Pest Management Program (IPM) implemented	Green Cleaning AND IPM Programs implemented WITH contracts	LEED CERTIFIED Includes Better plus Regular Tenant Communication Programs implemented
Resources and Materials	Recycling Rate: ≤ 25%. Has a current recycling-hauler OR waste-hauler contract	Recycling Rate: 26% - 50%. Includes paper and cardboard AND has current recycle-hauler AND waste-hauler contracts	Recycling Rate: 26% - 50%. Includes Good plus 3 of these 4: plastics 1&2, glass, mercury lamps, batteries. Has current contracts with waste-, recycling-, battery/lamps- and lighting haulers	LEED CERTIFIED Recycling Rate: > 51% Includes Better plus recycling metal and E-wastes, or a co-mingled pick-up AND tenant participation in outreach programs related to sustainability

