

## OFFICE BUILDING

### Definite Items to be included

#### Sustainable Sites

- Site Selection
- Development Density  
88% of the site is occupied by the office/residential building
- Alternative Transportation (Public Transportation Access)  
Site adjacent to WMATA metro station and bus stop
- Alternative Transportation (Bicycle Storage and Changing Rooms)  
Bicycle rack will be added, however we do not have changing rooms, this will impact LEED point.
- Landscape and Exterior Design to Reduce Heat Islands, Roof  
DDOT will have an impact, since they can determine the number of light fixtures.
- Heat Island Effect  
Green-roof is an integral part of the design and meets the 51% requirement.

#### Water Efficiency

- Water Efficient Landscaping-(No Potable Use or No Irrigation)  
No Irrigation system include in project
- Water Use Reduction  
Restroom fixtures will be water saver type as a basis of design. Additional points can be earned using more expensive fixtures that result in further water reduction

#### Energy & Atmosphere

- Minimum Energy Performance  
Systems are being designed to meet minimum qualifying standard
- Optimize Energy Performance (3 points).  
System will be able to achieve 1 point. More than 1 point becomes expensive and systems may have to change

#### Materials & Resources

- Storage & Collection of recyclables  
The building user (Radio One) will be required to execute, they must agree.
- Construction Waste Mgt (Divert 50%)  
Turner will provide recycling , waste management , storage and smoke control during construction).
- Recycled Content, 10%  
Recycled products such as fly ash in concrete, ceiling tiles, carpeting, tile and other similar finishes
- CO2 Monitoring  
Office building yes but adds costs in HVAC controls, does have a payback. Garage absolutely yes, Apartments no.

ZONING COMMISSION  
District of Columbia

- Construction IAQ Mgt Plan  
Turner has stated their construction management plan
- Low-Emitting Materials (Paints)
- Low-Emitting Materials (Adhesives and Sealants)
- Low-Emitting Materials (Carpet)
- Low-Emitting Materials (Composite Wood and Agrifiber)  
Low-Emitting products (paint, carpeting, wood) will be included in plans/specs

## **Innovation of Design Process**

- LEED Accredited Professional  
D&P/META has LEED certified staff

## **Undetermined Items**

### **Sustainable Sites**

- Alternative Transportation (Alternative Fuel Vehicles)  
Electric car stations to be located in parking garage is considered a cost savings to the project, however, we suggest it be included

### **Energy & Atmosphere**

- Fundamental Building Systems Commissioning  
Owner must act now to obtain this point. It will have a schedule impact since design is underway
- CFC Reduction in HVAC&R Equip  
This is a maybe - cost implication
- Optimize Energy Performance (3 points)  
Obtaining more than 1 point will be more expensive
- Additional Commissioning  
Since an Agent was not added to the team during the initial design it will require additional time by the design team and an added cost to the project. **It may be too late.**
- Ozone Depletion  
No points available without changing HVAC systems, no way to contain or recover refrigerant in the event of a discharge

### **Materials & Resources**

- Construction Waste Mgt (Divert 50%)
- Construction Waste Mgt (Divert 75%)  
**Turner to respond to 50-75% range. A cost is associated with this item.**
- Recycled Content, 20%  
Additional cost will be incurred to obtain the 20%, however it is possible
- Environment Tobacco Smoke Control  
Owner must declare building smoke free and designate a smoking area (roof top is a suggested location). This may be added for minimum cost.
- Daylight & Views, 75% of space  
We currently comply with this item on the office building, however, if the proposed interior design layout does not include an open plan design this item will be impacted

## Not Possible Items

- Additional Commissioning  
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## RESIDENTIAL BUILDING

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- Alternative Transportation (Bicycle Storage and Changing Rooms)  
Bicycle rack will be added, however we do not have changing rooms, this will impact LEED point.
- Landscape and Exterior Design to Reduce Heat Islands, Roof  
DDOT will have an impact, since they can determine the number of light fixtures.
- Heat Island Effect  
Green-roof is an integral part of the design. However it does **not** meet the 51% requirement to obtain a LEED point.

#### Water Efficiency

- Water Efficient Landscaping (No Potable Use or No Irrigation)  
No Irrigation system include in project
- Water Use Reduction  
Restroom fixtures will be water saver type as a basis of design. Additional points can be earned using more expensive fixtures that result in further water reduction

#### Energy & Atmosphere

- Minimum Energy Performance  
Systems are being designed to meet minimum qualifying standard
- Optimize Energy Performance (3 points).  
System will be able to achieve 1 point. More than 1 point becomes expensive and systems may have to change

#### Materials & Resources

- Storage & Collection of recyclables  
The building users will be required to execute, they must agree.
- Building Reuse  
Existing structures are being reused.
- Construction Waste Mgt (Divert 50%)  
Turner will provide recycling , waste management , storage and smoke control during construction).
- Recycled Content, 10%  
Recycled products such as fly ash in concrete, ceiling tiles, carpeting, tile and other similar finishes

- CO2 Monitoring  
Only in the parking garage
- Construction IAQ Mgt Plan  
Turner has stated their construction management plan
- Low-Emitting Materials (Paints)
- Low-Emitting Materials (Adhesives and Sealants)
- Low-Emitting Materials (Carpet)
- Low-Emitting Materials (Composite Wood and Agrifiber)  
Low-Emitting products (paint, carpeting, wood) will be included in plans/specs

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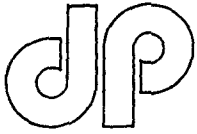
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- Innovation of Design Process  
Green Education Programs (marketing and signage)  
Water saving appliances (this can add significant cost)  
Green Housekeeping (budget as marketing materials)

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