

Project Score Card

Project Name: AIA Headquarters 21st Century Workplace	Yes	8
Project Size: 180,342 sq ft	Targeted	44
Project Amount: \$38,000,000	Questionable	7
	No	10
	Current Point Total (Y+T): 52	PLATINUM

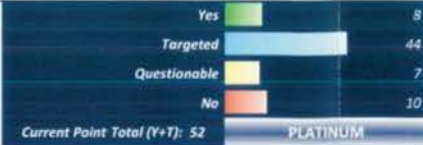
LEED® for New Construction v2.2				Potential Costs		Benefits		Point Expectations					Remarks / Action Items		Responsibility	Target Completion	Backup Collected	Last Updated	Template Submitted
				Design Cost Impacts	Construction Cost Impacts	ROM Amount Year 1	Points Required	Yes	T	?	N								
Sustainable Sites							14 Points	Y	T	?	N								
Prereq 1	Construction Activity Pollution Prevention						Required							Delon Hampton					
Credit 1	Site Selection						1	1						Studios					
Credit 2	Development Density & Community Connectivity						1	1				Option 1 for development density.		Studios					
Prereq 3	Brownfield Redevelopment						1				1								
Credit 4.1	Alternative Transportation, Public Transportation Access						1	1				Within 1/2 mile of two or more bus lines.		Studios					
Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms				\$ 30,000	\$ -	1		1			Provide 23 bike racks and minimum 2 showers, project exceeds both.		Studios					
Credit 4.3	Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles				\$ 588	\$ -	1		1			4 preferred spaces required for high efficiency vehicles.		Studios					
Credit 4.4	Alternative Transportation, Parking Capacity				\$ 588	\$ -	1		1			Option 1 or 4 will work, as we are providing no new park		Studios					
Prereq 5-1	Site Development, Protect or Restore Habitat						1				1								
Credit 5.2	Site Development, Maximize Open Space						1		1			If using pedestrian friendly hardscape, there is more than 25% softscape which allows us to use almost the entire site area, exceeding the percentage of open space requirements.		Landworks					
Credit 6.1	Stormwater Design, Quantity Control				\$ 18,240	\$ -	1		1			Design and install bio-filtration, and rainstore system in addition to designing for the 1-2 year 24 hour peak storm.		Delon Hampton					
Credit 6.2	Stormwater Design, Quality Control				\$ 60,000	\$ -	1			1		Design and install bio-filtration, and rainstore system in addition to designing for the 1-2 year 24 hour peak storm.		Delon Hampton					
Credit 7.1	Heat Island Effect, Non-Roof						1		1			Provide 100% of parking underground.		Studios					
Credit 7.2	Heat Island Effect, Roof				\$ 88,800	\$ -	1		1			(7th floor roof, penthouse, 6th floor balcony required to be SRI of 78)/.75 + (green roof)/.5 = total roof area		Studios					
Credit 8	Light Pollution Reduction						1			1		L24 - control interior lighting with control system, and provide only low level security lighting onsite. Do not incorporate the sidewalk areas in calculations.		Atelier-Ten					
							14	1	7	2	2								
Water Efficiency							5 Points	Y	T	?	N								
Credit 1.1	Water Efficient Landscaping, Reduce by 50%				\$ -	\$ -	1		1			Provide no permanent irrigation.		Landworks					
Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation				\$ -	\$ (3,500)	1		1			Provide no permanent irrigation.		Landworks					
Prereq 3	Innovative Wastewater Technologies						1				1								
Credit 3.1	Water Use Reduction, 20% Reduction				\$ 9,258	\$ (2,040)	1		1			Low flow water closets, and dual flush toilets.		Syska-Hennessy					
Credit 3.2	Water Use Reduction, 30% Reduction				\$ 6,000	\$ (937)	1		1			Low flow water closets, and dual flush toilets.		Syska-Hennessy					
							5		4		1								
Energy & Atmosphere							17 Points	Y	T	?	N								
Prereq 1	Fundamental Commissioning of the Building Energy Systems				\$ 129,000	\$ (34,182)	Required	Y				Already engaged in CxA process.		SGH					
Prereq 2	Minimum Energy Performance						Required	Y				Project has target reduction of 60% over CBECs.		Syska-Hennessy					
Prereq 3	Fundamental Refrigerant Management						Required	Y				Chillers are 134a refrigerants which will comply.		Syska-Hennessy					
Credit 1	Optimize Energy Performance						1 to 10												
Credit 1A	10.5% New Buildings or 3.5% Existing Building Renovations					\$ (42,457)	1	1						Syska-Hennessy					

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Credit 1B	14% New Buildings or 7% Existing Building Renovations					\$ (14,152)		1	1							Syska-Hennessy					
Credit 1C	17.5% New Buildings or 10.5% Existing Building Renovations				\$-	\$ (14,152)		1		1						Syska-Hennessy					
Credit 1D	21% New Buildings or 14% Existing Building Renovations					\$ (14,152)		1		1						Syska-Hennessy					
Credit 1E	24.5% New Buildings or 17.5% Existing Building Renovations					\$ (14,152)		1		1						Syska-Hennessy					
Credit 1F	28% New Buildings or 21% Existing Building Renovations					\$ (14,152)		1		1						Syska-Hennessy					
Credit 1G	31.5% New Buildings or 24.5% Existing Building Renovations					\$ (14,152)		1		1						Syska-Hennessy					
Credit 1H	35% New Buildings or 28% Existing Building Renovations					\$ (14,152)		1		1						Syska-Hennessy					
Credit 1I	38.5% New Buildings or 31.5% Existing Building Renovations					\$ (14,152)		1		1						Syska-Hennessy					
Credit 1J	42% New Buildings or 35% Existing Building Renovations					\$ (14,152)		1		1						Syska-Hennessy					
Credit 2	On-Site Renewable Energy							1 to 3													
Credit 2A	2.5% Renewable Energy					\$ -		1			1					Syska-Hennessy					
Credit 2B	7.5% Renewable Energy					\$ -		1				1									
Credit 2C	12.5% Renewable Energy					\$ -		1					1								
Credit 3	Enhanced Commissioning			\$	31,000	\$ (11,394)		1		1						CxA already involved and is third party.	SGH				
Credit 4	Enhanced Refrigerant Management							1		1						Syska-Hennessy					
Credit 5	Measurement & Verification							1		1						Provide complete level of Measurement and Verification, team to develop M&V plan.	Syska-Hennessy				
Credit 6	Green Power							1		1						AIA is currently purchasing wind power, continue to purchase power upon completion.	AIA				
								17	2	12	1	2									

*Note for EAC1: All LEED® for New Construction projects registered after June 26th, 2007 are required to achieve at least two (2) points under EAC1.

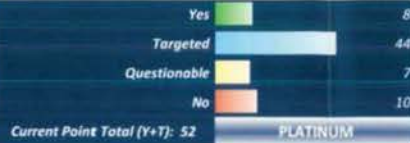
Materials & Resources				13 Points				Remarks / Action Items	Responsibility	Target Completion	Backup Collected	Last Updated	Template Submitted
				Required	Y	T	7	N					
Prereq 1	Storage & Collection of Recyclables												
Credit 1.1	Building Reuse, Maintain 75% of Existing Walls, Floors & Roof			1	1								
Credit 1.2	Building Reuse, Maintain 95% of Existing Walls, Floors & Roof			1	1								
Credit 1.3	Building Reuse, Maintain 50% of Interior Non-Structural Elements			1				1					
Credit 2.1	Construction Waste Management, Divert 50% from Disposal			1		1							
Credit 2.2	Construction Waste Management, Divert 75% from Disposal			1		1							
Credit 3.1	Materials Reuse, 5%			1				1					
Credit 3.2	Materials Reuse, 10%			1				1					
Credit 4.1	Recycled Content, 10% (post-consumer + % pre-consumer)			1		1							
Credit 4.2	Recycled Content, 20% (post-consumer + % pre-consumer)			1		1							
Credit 5.1	Regional Materials, 10% Extracted, Processed & Manufactured Regionally			1		1							
Credit 5.2	Regional Materials, 20% Extracted, Processed & Manufactured Regionally			1			1						
Credit 6	Rapidly Renewable Materials			1				1					
Credit 7	Certified Wood			1		1							
				13	2	6	1	4					

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Indoor Environmental Quality							15 Points	Y	T	?	N							
Prereq 1	Minimum IAQ Performance						Required					no problems with new MEP system.	Syska-Hennessy					
Prereq 2	Environmental Tobacco Smoke (ETS) Control						Required					Npn-smoking building.	Syska-Hennessy					
Credit 1	Outdoor Air Delivery Monitoring						1		1			Dedicated outdoor air handling unit for outside air requirement. Co2 sensors included.	Syska-Hennessy					
Credit 2	Increased Ventilation						1				1							
Credit 3.1	Construction IAQ Management Plan, During Construction						1		1				DPR					
Credit 3.2	Construction IAQ Management Plan, Before Occupancy						1			1		Testing method prior to occupancy.	DPR					
Credit 4.1	Low-Emitting Materials, Adhesives & Sealants						1		1				DPR					
Credit 4.2	Low-Emitting Materials, Paints & Coatings						1		1				DPR					
Credit 4.3	Low-Emitting Materials, Carpet Systems						1		1				DPR					
Credit 4.4	Low-Emitting Materials, Composite Wood & Agrifiber Products						1		1				DPR					
Credit 5	Indoor Chemical & Pollutant Source Control						1		1			Copy center negative air, janitors closets, walk-off mats for main entryways, fitness center should be evaluated as well. MERV 13 filter prior to occupancy	Syska-Hennessy					
Credit 6.1	Controllability of Systems, Lighting						1		1			Intense lighting control system, as was as individual task lighting to be provided.	Atelier-Ten					
Credit 6.2	Controllability of Systems, Thermal Comfort						1		1			Natural ventilation with operable windows.	Syska-Hennessy					
Credit 7.1	Thermal Comfort, Design						1				1	Air temp, radiant temp, relative humidity and air speed - Develop criteria to meet AIA's needs and goals for the project. Does expanded thermal range meet requirments?	Syska-Hennessy					
Credit 7.2	Thermal Comfort, Verification						1		1			AIA to perform survey of occupants.	AIA					
Credit 8.1	Daylight & Views, Daylight 75% of Spaces						1				1	Team to perform analysis of daylighting at 2% for open office layout, and areas of enclosed offices.	Studios					
Credit 8.2	Daylight & Views, Views for 90% of Spaces						1		1			Views from all angles.	Studios					
							15			11	3	1						
Innovation & Design Process							5 Points	Y	T	?	N							
Credit 1.1	Innovation in Design: Exemplary Performance for optimize energy Performance						1		1				Syska-Hennessy					
Credit 1.2	Innovation in Design: Provide Specific IPD Approach						1		1				AIA					
Credit 1.3	Innovation in Design: Enclosure Commissioning Program						1		1				SGH					
Credit 1.4	Innovation in Design: Carbon Reduction Plan for 2030, and Jobsite Tracking						1		1				DPR					
Credit 2	LEED® Accredited Professional						1		1				DPR					
							5		1	4								
Certified: 26-32 points, Silver: 33-38 points, Gold: 39-51 points, Platinum: 52-69 points							69 Points	8	44	7	10	PLATINUM						

EXHIBIT D

ENVIRONMENTAL ANALYSIS

1. Water Demand

The average daily water demand for this project can be met by the existing District water system. The connection for the fire and office water supply will remain the same.

2. Sanitary Sewer Demand

The connection for the sanitary sewer line will remain the same. Any changes to the existing distribution system and will be coordinated with the D.C. Department of Public Works.

3. Stormwater Management

The requisite system will be designed and constructed in compliance with the standards set by the D.C. Department of Public Works, the Department of Health, and the D.C. Water and Sewer Authority. The inclusion of the green roof and other design measures will allow the project to exceed these standards.

4. Solid Waste Services

Solid waste and recycling materials generated by the project will be collected by a private trash collection contractor.

5. Electrical Services

Electricity will be provided by the Potomac Electric Power Company (PEPCO) in accordance with its usual terms and conditions of service. All electrical systems will be designed

to comply with the D.C. Energy Code. Any new transformers will be installed on the Subject Property in accordance with PEPCO's design guidelines.

6. Energy Conservation

The project will be constructed in full compliance with Article 24 (Energy Conservation) of the District of Columbia Building Code. The project will exceed code standards and will minimize the amounts of energy needed for the heat, ventilation, hot water, electrical distribution, and lighting systems contained in the building.

7. Erosion Control

During excavation and construction, erosion on the Subject Property will be controlled in accordance with District of Columbia law.