

Michigan Avenue Phase I - 14 April 2009

Owner (HP/CR) - Jim Glennon, Patrick Leary, Mike Dickens (Hospitality Partners);
 Paul Cohn (Capital Restaurants), Paul Tummonds (Attorney)
 Architect (MA/WDG) - Ted Mariani (Mariani Architects); David Habib, Sean Stadler,
 Doug James, Megan Shiley (WDG)
 MEP Engineer CE (MEP) - Lance Hinz (Century Engineering)
 Civil Engineer CE (Civil) - Brad Jones, John Rannocchia (Century Engineering)
 Landscape Architect (S&G) - Robert Good, Stephanie Robertson (Stephenson & Good)
 General Contractor (GC) - TBD
 Sustainability Consultant (GS) - Holly Jamesen Carr, Jessica Abralind (GreenShape)
 Commissioning Agent (Cx) - TBD

LEED NC 2.2 - New Construction, Major Renovations										Pts.	Review Phase	Critical Path / Next Steps	Responsibility		Due/ Priority
29	16	4	20	Total Proposed Project Score						69			Doc.	Coord.	
Certified 26 to 32 points Silver 33 to 38 points Gold 39 to 51 points Platinum 52 to 69 points											D/C				A,B,C
9	1	1	3	Sustainable Sites						14					
Y	M+	M-	N												
Y				Prereq 1	Construction Activity Pollution Prevention	0	C	Will meet credit requirements. Document.	CE (Civil)			C			
1				Credit 1	Site Selection	1	D	Site is previously developed. Will meet credit requirements.	CE (Civil)	WDG		B			
1				Credit 2	Development Density & Community Connectivity	1	D	WDG to confirm 10 basic services w/ in .5 miles and send list to GS for review.	WDG			A			
		1		Credit 3	Brownfield Redevelopment	1		Site is not a brownfield.							
1				Credit 4.1	Alternative Transportation, Public Transportation Access	1	D	Site adjacent to sufficient mass transit options. Document.	WDG			B			
1				Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rms	1	D	GS draft CIR to confirm SmartBikes in calcs. HP confirm transient peak occupancy for retail, conference and restaurant. WDG confirm # king, double rooms, then use occ. numbers to complete calculations to determine number of bike racks needed and include in plan.	MA/WDG	HP/CR		A			
1				Credit 4.3	Alternative Transportation, Low-Emitting and Fuel Eff. Vehcls.	1	D	80 spaces removed from surface lot. Confirm totals and take 5% for final preferred space numbers. Show in design.	HP/CR	WDG, GS		A			
		1		Credit 4.4	Alternative Transportation, Parking Capacity	1		Project will not meet credit requirements.							
		1		Credit 5.1	Site Development, Protect or Restore Habitat	1	C	Possible meet requirement with vegetated roof. CE to confirm with calculations. Determine LEED site boundary. GS recommends including surface parking lot but excluding easement areas that on the conference center side.	MA/WDG	CE		A			
		1		Credit 5.2	Site Development, Maximize Open Space	1	D	SG to confirm SF of all vegetated areas, including areas on roof, and pedestrian-oriented hardscapes. WDG confirm DC open space zoning req'ts.	SG	WDG		A			
		1		Credit 6.1	Stormwater Design, Quantity Control	1	D	Difficult to achieve with existing parking design.							
1				Credit 6.2	Stormwater Design, Quality Control	1	D	Stormfilter will meet credit requirements.	CE (Civil)			B			
1				Credit 7.1	Heat Island Effect, Non-Roof	1	C	Update site plan to show additional parking level and 80 fewer spaces in surface lot. Over 50% structured parking will meet requirements.	MA/WDG			B			
1				Credit 7.2	Heat Island Effect, Roof	1	D	Combination white and vegetated roof in design.	MA/WDG			B			
1				Credit 8	Light Pollution Reduction	1	D	Confirm exterior lighting plan meets credit requirements.	CE (MEP)	SG, CE, LE, WDG		B			
2	1	1	1	Water Efficiency						5					
Y	M+	M-	N												
1				Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1	D	SG to include drought tolerant plants and high efficiency irrigation system in design to earn first point.	S&G	CE (Civil)		A			
		1		Credit 1.2	Water Efficient Landscaping, No Potable Use or Irrigation	1	D	SG provide irrigation needs to CE (GS suggests excluding easement, no irrigation around surface lot). CE determine cistern sizing and cost.	S&G			A			
		1		Credit 2	Innovative Wastewater Technologies	1	D	Unlikely to pursue due to cost.							
1	1			Credit 3	Water Use Reduction, 20% - 30% Reduction	2	D	CE to use cutsheets from P. Leary to complete calculations.	CE (MEP)			A			
3	3	1	10	Energy & Atmosphere						17					
Y	M+	M-	N												
Y				Prereq 1	Fundamental Building Systems Commissioning	0	C	Solicit commissioning proposals.	Cx	HP/CR		A			
Y				Prereq 2	Minimum Energy Performance (ASHRAE 90.1 - 2004)	0	D	Will achieve through ASHRAE compliance. CE to evaluate difference to comply with ASHRAE 90.1 2004 v. 2007.	CE (MEP)			A			

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Y				Prereq 3	Fundamental Refrigerant Management	0	D	Project will not employ CFC refrigerants. Document.	CE (MEP)		A
2	1			Credit 1	Optimize Energy Performance, Min 2 pts req'd	10	D	CE to confirm energy model percentage savings over standard. Evaluate difference to comply with ASHRAE 90.1 2004 v. 2007.	CE (MEP)		A
			3	Credit 2	On-Site Renewable Energy, 2.5%, 7.5%, 12.5%	3	D	GS to send DC subsidy program information.			
	1			Credit 3	Enhanced Commissioning	1	C	Request proposals. Cx to complete DD MEP review, Basis of Design, Owner's reqs.	Cx	HP/CR	B
1				Credit 4	Enhanced Refrigerant Management	1	D	Confirm compliance w/calculations.	CE (MEP)		B
	1			Credit 5	Measurement & Verification	1	C	GS to send contacts. HP request proposals. CE to determine if able to provide support.	CE (MEP)		C
	1			Credit 6	Green Power, 35% for 2 years	1	C	Obtain Green Power estimate when near project completion.	HP/CR		C
3	4	0	6	Materials & Resources		13					
Y	M+	M-	N								
Y				Prereq 1	Storage & Collection of Recyclables	0	D	Show recycling area in drawings. Confirm recycling contract.	MA/WDG	HP/CR	A
	1			Credit 1.1	Building Reuse, 75% existing walls, floors, & roof	1	C	No building to reuse. Not pursuing.			
	1			Credit 1.2	Building Reuse, 55% existing walls, floors, & roof	1	C	No building to reuse. Not pursuing.			
	1			Credit 1.3	Building Reuse, Maintain 65% of interior non-structural elements	1	C	No building to reuse. Not pursuing.			
1	1			Credit 2	Construction Waste Management, Divert 50-75%	2	C	Develop CWM plan. Track during construction.	GC	MA/WDG	C
		2		Credit 3	Materials Reuse, 5-15%	2	C	Will not pursue due to product availability and materials design.	GC	MA/WDG	C
1	1			Credit 4	Recycled Content, 10%-20% (p.c. + 1/2 p.l.)	2	C	Include in specs. Track in construction.	GC	MA/WDG	C
1	1			Credit 5	Local/Regional Materials, 10% - 20% manufactured, harvested regionally	2	C	Include in specs. Track in construction.	GC	MA/WDG	C
		1		Credit 6	Rapidly Renewable Materials, 2.5%	1	C	Will not pursue due to product availability and materials design.			
	1			Credit 7	Certified Wood	1	C	Include in specs. Track in construction.	GC	MA/WDG	C
7	7	1	0	Indoor Environmental Quality		15					
Y	M+	M-	N								
Y				Prereq 1	Minimum IAQ Performance	0	D	Will achieve through ASHRAE compliance. CE to evaluate difference between ASHRAE 62.1-2004 and 2007.	CE (MEP)		A
Y				Prereq 2	Environmental Tobacco Smoke (ETS) Control	0	D	Project will be non-smoking.	HP/CR		A
	1			Credit 1	Outdoor Air Delivery Monitoring	1	D	Confirm costs to install CO2 monitors to meet credit requirements.	CE (MEP)		B
	1			Credit 2	Increased Ventilation	1	D	Confirm in space planning.	CE (MEP)		C
1				Credit 3.1	Construction IAQ Management Plan, During Construction	1	C	Develop Construction IAQ Management Plan.	GC		C
	1			Credit 3.2	Construction IAQ Management Plan, Pre-Occupancy	1	C	Get cost information on testing when nearer to construction phase.	GC		C
	1			Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	1	C	Include in specs. Track in construction.	GC	WDG	C
1				Credit 4.2	Low-Emitting Materials, Paints & Coatings	1	C	Include in specs. Track in construction.	GC	WDG	C
1				Credit 4.3	Low-Emitting Materials, Carpet Systems	1	C	Include in specs. Track in construction.	GC	WDG	C
	1			Credit 4.4	Low-Emitting Materials, Composite Wood & Agrifiber	1	C	Include in specs. Track in construction.	GC	WDG	C
	1			Credit 5	Indoor Chemical & Pollutant Source Control	1	D	Include deck to deck partitions & door partitions for shop, kitchen, laundry & janitorial spaces in drawings. Confirm MERV 13 filter will fit in system.	CE (MEP)	MA/WDG	B
1				Credit 6.1	Controllability of Systems, Lighting	1	D	Design to meet credit requirements. Task lighting will suffice.	CE (MEP)		B
1				Credit 6.2	Controllability of Systems, Thermal Comfort	1	D	Confirm 50% of all occupants have comfort controls.	CE (MEP)		B
1				Credit 7.1	Thermal Comfort, Design (ASHRAE 55-2004)	1	D	Project will be designed to comply.	CE (MEP)		B
				Credit 7.2	Thermal Comfort, Verification Survey	1	D	P. Leary to send Marriott survey to GS to review.	HP/CR		C
	1			Credit 8.1	Daylight & Views, Daylight 75% of Spaces	1	D	WDG to confirm with calcs. Unlikely to earn due to siting area in back of suite.	MA/WDG		B
	1			Credit 8.2	Daylight & Views, Views for 90% of Spaces	1	D	WDG to confirm with calculations.	MA/WDG		B
5	0	0	0	Innovation in Design		5					
Y	M+	M-	N								
1				Credit 1.1	Innovation in Design: Ecosuites	1	D/C	HP to confirm amenities included in Ecosuite.	HP		C
1				Credit 1.2	Innovation in Design: Transportation Management Plan	1	D/C	GS to provide credit requirements.	Gorode-	GS	B
1				Credit 1.3	Innovation in Design: Process Water innovation (LEED for Schools, WE c4)	1	D/C	GS to send credit requirements.	CE	GS	C
1				Credit 1.4	Innovation in Design: Energy Efficient Operations	1	D/C	GS to review Marriott energy efficiency best practices document.	HP/CR	GS	C
	M+			Prereq 1	Innovation in Design: Hypoallergenic Floor with HEPA filter	0		May be part of the Ecosuites Innovation package.	HP		C
Y				Prereq 2	Innovation in Design: Education and Outreach Program	0		Develop program if additional innovation point is needed.	HP/CR	GS	C
Y				Prereq 3	Innovation in Design: Green Housekeeping	0		Develop program if additional innovation point is needed.	HP/CR		C
	M+			Prereq 4	Innovation in Design: Exemplary Performance EA c6, 70% Green Power	0		Purchase additional green power if Innovation point is needed.	HP/CR		C
1				Credit 2	LEED™ Accredited Professional	1	C	Holly Jamesen Carr and others are LEED accredited professionals.	GS		C