

MEMORANDUM

Date: November 9, 2006
To: FRP PUD Team
From: Davis Buckley, FAIA

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Project: FRP PUD Modification
Regarding: Design to Achieve LEED Certification

Under paragraph 6, e of the FRP-PUD Modification Guidelines, LEED certification is to be provided as a proffered amenity:

“e. Sustainable Design - All buildings on the PUD site shall be designed to achieve USGBC LEED certification. Including state-of-the-art best practices for all open spaces and amenity areas.”

When we initially looked at this issue in November 2003, the USGBC had in place two rating systems: LEED-NC: New Construction and LEED-EB: Existing Buildings. They were looking at trial or “pilot” programs for Core and Shell and Residential projects and had not yet addressed the matter of multiple buildings developed on one site.

Current LEED Rating Systems

The USGBC now has the following rating systems or “standards” in place or as “pilot” programs:

LEED-NC: New Construction, Version 2.2 (October 2005)
LEED-EB: Existing Buildings, Version 2.0 (July 2005)
LEED-CI: Commercial Interiors, Version 2.0 (June 2005)
LEED-CS: Core and Shell, Version 2.0 (July 2006)
LEED-H: Homes, Pilot (September 2005)
LEED-ND: Neighborhood Development (Pilot to launch in 2006)

Application Guides

The USGBC has also developed LEED Application Guides to address technical features of buildings or building processes that may demand special treatment. LEED Application Guides provide specific advice on how to apply LEED in these cases, and on any special exceptions or interpretations. The following application guides are currently available:

LEED-NC Multiple Buildings and On-Campus Building Projects provides direction in applying LEED-NC to projects in a campus or multi-building setting, such as corporate campuses, college campuses, and government installations (i.e. a single owner or common property management and control). It is intended for projects where:

- a) several buildings are constructed at once or in phases, or
- b) a single building is constructed in a setting of existing buildings with common ownership or planning with the ability to share amenities or common design features.

LEED-NC for Retail is a Pilot (trial) program and addresses the unique challenges and opportunities of implementing green building strategies into retail projects.

LEED Applied to the FRP PUD

Currently, the USGBC does not have a rating system that exactly fits the scope of the PUD. If the four buildings were to be built on individual building sites, the hotel and residential building could be addressed under LEED-NC (New Construction), as these types of buildings typically feature full build-outs, with all points categories applicable. As noted above, the Multiple Buildings and On-Campus Building Projects Application Guide can be applied to buildings which share site features.

The east and west office buildings will likely be addressed under the LEED-CS (Core and Shell) category. LEED-CS recognizes the unique nature of core and shell development, and acknowledges the limited sphere of influence over which a developer can exert control in a speculatively developed building. LEED-CS encourages the implementation of green design and construction practices in areas where the developer has control, and excludes some key building areas such as interior space layout, interior finishes, lighting, mechanical distribution, and other tenant-related systems that are outside the direct control of the developer.

At this time, the Multiple Buildings and On-Campus Building Projects Application Guide applies only to LEED-NC projects and does not address Core and Shell Buildings. When we consulted the USGBC on this issue, they indicated that this would need to be a "hybrid" project and would require special interpretations. The USGBC suggested that we initially target the Core and Shell rating system for the office buildings, and then make proposals to the USGBC on how to apply the Multiple Buildings Guide to them for shared site features.

Conclusion

We have registered the East Office Building, Residential Building, West Office Building, and Hotel with the USGBC. Consistent with the FRP PUD Modification Guidelines and comments from the Commission, below is a detailed proposal of the approach that will be used to provide a design that can achieve USGBC LEED Certification.

Phase I:

<i>Preliminary LEED-CS Point Analysis for the East Office Building:</i>			
CATEGORY	TOTAL POINTS POSSIBLE	CANNOT BE EARNED	POTENTIAL TARGETED POINTS
Sustainable Sites	15	2	8
Water Efficiency	5	0	2
Energy & Atmosphere	14	0	3-5
Materials & Resources	11	3	1
Indoor Environmental Air Quality	11	0	7-8
Innovation & Design	5	0	2-3
	61	5	23-27
Rating Levels: CERTIFIED = 23 - 27 Silver = 28 - 33 Gold = 34 - 44 Platinum = 45 - 61			

Phase II:

Preliminary LEED-NC Point Analysis for the Residential Building:

CATEGORY	TOTAL POINTS POSSIBLE	CANNOT BE EARNED	POTENTIAL TARGETED POINTS
Sustainable Sites	14	2	8
Water Efficiency	5	0	2
Energy & Atmosphere	17	0	3-6
Materials & Resources	13	3	1
Indoor Environmental Air Quality	15	0	9-10
Innovation & Design	5	0	3
	69	5	26-30
Rating Levels: CERTIFIED = 26 - 32 Silver = 33 - 38 Gold = 39 - 51 Platinum = 52 - 69			

Phase III:

Preliminary LEED-CS Point Analysis for the West Office Building:

CATEGORY	TOTAL POINTS POSSIBLE	CANNOT BE EARNED	POTENTIAL TARGETED POINTS
Sustainable Sites	15	2	8
Water Efficiency	5	0	2
Energy & Atmosphere	14	0	3-5
Materials & Resources	11	3	1
Indoor Environmental Air Quality	11	0	7-8
Innovation & Design	5	0	2-3
	61	5	23-27
Rating Levels: CERTIFIED = 23 - 27 Silver = 28 - 33 Gold = 34 - 44 Platinum = 45 - 61			

Phase IV:

Preliminary LEED-NC Point Analysis for the Hotel Building:

CATEGORY	TOTAL POINTS POSSIBLE	CANNOT BE EARNED	POTENTIAL TARGETED POINTS
Sustainable Sites	14	2	6
Water Efficiency	5	0	2
Energy & Atmosphere	17	0	5-6
Materials & Resources	13	3	1
Indoor Environmental Air Quality	15	0	9-10
Innovation & Design	5	0	3
	69	5	26-28
Rating Levels: CERTIFIED = 26 - 32 Silver = 33 - 38 Gold = 39 - 51 Platinum = 52 - 69			

