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MEMORANDUM

Date: February 14, 2008
To: FRP PUD Team
From: Davis Buckley, FAIA
Thomas J. Striegel, AIA, LEED AP
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.”

On November 10, 2006 all four buildings were registered with the United States Green Building Council (USGBC) to obtain LEED certification. The East Office Building and West Office Building were each registered under the LEED-CS: Core and Shell, Version 2.0 rating system. The Residential Building and Hotel were each registered under the LEED-NC: New Construction, Version 2.2 rating system.

Background

Davis Buckley Architects and Planners (DBA) is a member of the USGBC, and initially looked at this issue in November 2003. At that time 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
LEED-EB: Existing Buildings, Version 2.0
LEED-CI: Commercial Interiors, Version 2.0
LEED-CS: Core and Shell, Version 2.0
LEED for Schools.
LEED-H: Homes (Launch 2008)
LEED-ND: Neighborhood Development (Pilot to launch in 2009)
LEED for Retail-NC: New Construction (Pilot out for comment)
LEED for Retail-CI: Commercial Interiors (Pilot out for comment)

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 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 distinct and individual building sites, the hotel and residential building could be addressed under the LEED-NC (New Construction) category and the east and west office buildings could be addressed under the LEED-CS (Core and Shell) category. However, the four buildings share one common site with integrated site features.

LEED-NC would be appropriate for the hotel and residential building because these types of buildings typically feature full build-outs, with all point categories applicable. LEED-CS would be appropriate for the office buildings because this category 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.

As noted above, the Multiple Buildings and On-Campus Building Projects Application Guide can be applied to address projects which share site integral features. However, 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 initially the Core and Shell rating system should be targeted for the office buildings, and then proposals could be made to the USGBC on how the Multiple Buildings Guide could be applied to address the 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.

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Phase I:

Preliminary LEED-CS Point Analysis for the East 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	5
Project Totals:	61	5	25-29

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	5
Project Totals:	69	5	28-32

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	5
Project Totals:	61	5	25-29

Rating Levels: CERTIFIED = 23 - 27 Silver = 28 - 33 Gold = 34 - 44 Platinum = 45 - 61

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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	5
Project Totals:	69	5	28-30

Rating Levels: CERTIFIED = 26 - 32 Silver = 33 - 38 Gold = 39 - 51 Platinum = 52 - 69