Exhibit A-1:
The MRO Site

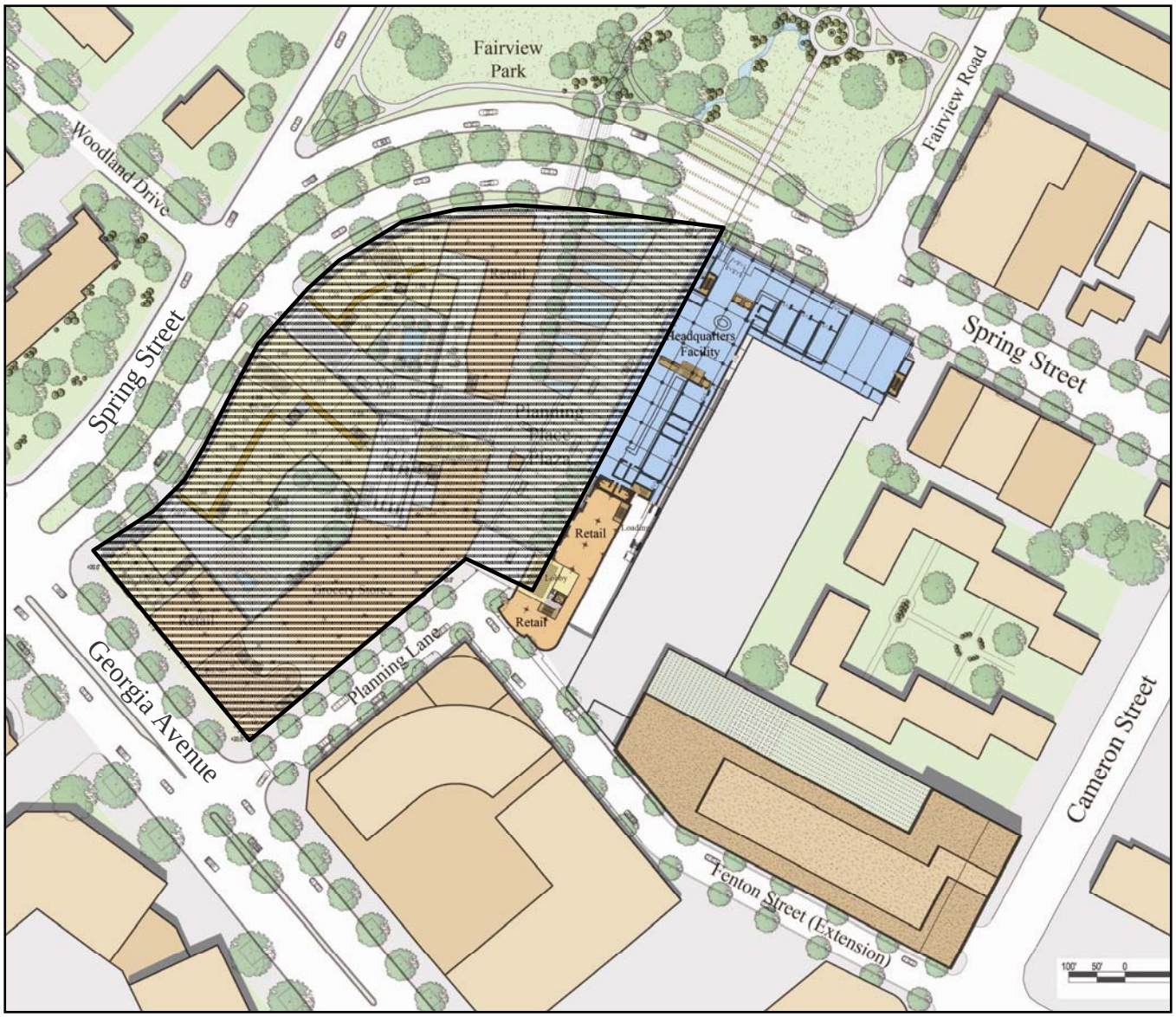
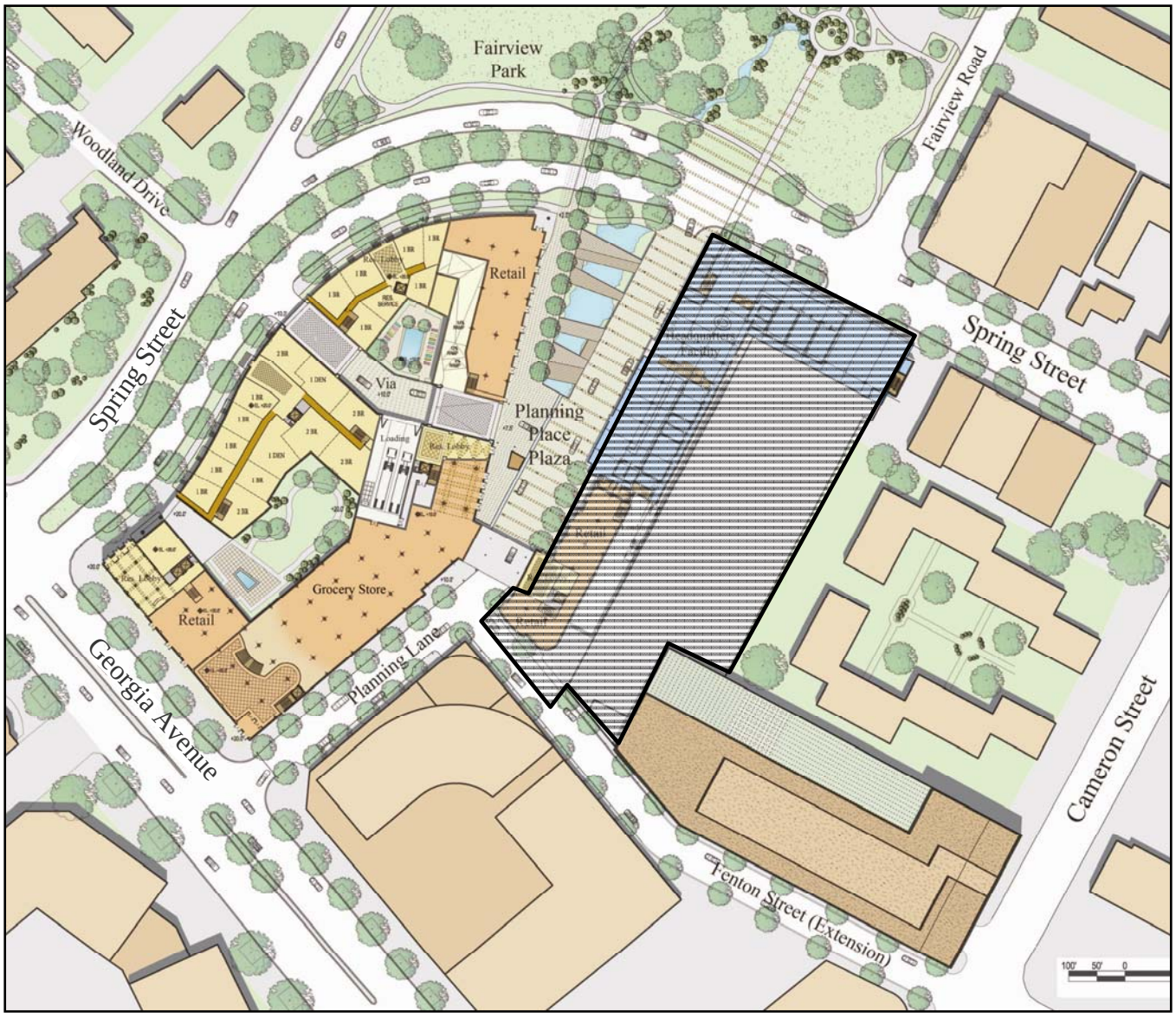


Exhibit A-2:
The PLD Land



Request for Proposals
RFP No. P26-209

The Maryland-National Capital Park and Planning Commission (Commission) hereby invites submittals from the three (3) previously selected Offerors in accordance with this Request for Proposals (RFP) as set forth herein. The enclosed sections contain information related to the below Project and this information is provided to the prospective Offerors. This is part of a multi-step process, and only the three (3) previously selected Offerors may submit a proposal.

The Maryland-National Capital Park and Planning Commission

SilverPlace
M-NCPPC Headquarters and Mixed-Use Project

Written Submittals to be Received by:
11:00 AM, Tuesday, September 26, 2006 at
The Maryland-National Capital Park and Planning Commission
Purchasing Division, Suite 300
6611 Kenilworth Avenue
Riverdale, MD 20737

At the Commission's sole discretion, all submitting Offerors may be asked to give a **public presentation** to the Evaluation Committee on Saturday, October 7, 2006 in Silver Spring, Maryland at a designated venue.

All inquiries regarding this RFP are to be made by telephone to: Nancy J. Keogh, Purchasing Manager, (301) 454-1600.

Request for Proposal No: *P26-209*

Proposal Name: SilverPlace, M-NCPPC Headquarters and Mixed-Use Project

Deadline for Proposals: Tuesday, September 26, 2006
11:00 a.m.
M-NCPPC
6611 Kenilworth Avenue
Purchasing Division – Suite 300
Riverdale, Maryland 20737

Public Presentation by Developers: See Attachment A

One (1) original and fifteen (15) copies of the two separate notebooks, all bound, sealed and page numbered must be submitted. Additionally, the Offeror is required to submit at the same time as Offeror's proposal, any exhibits it intends to use in its presentation to the public.

Offerors are requested to confirm that their proposals are valid for a period of one year after submittal.

Delivery of proposals to the Purchasing Division, third floor, Suite 300, may only be made during Commission business hours, 8:00 AM to 5:00 PM, Monday through Friday. The submittal should have the Proposal No. indicated on the outside of the package envelope.

Proposals delivered to any location other than the Purchasing Division office listed above will not be considered. Oral, telephonic, telegraphic, and facsimile proposals will not be accepted. If a proposal is sent by mail or courier service, the Offeror assumes full responsibility for its timely delivery to the designated location. Proposals received after the date and time specified for receipt of proposals may be rejected and returned unopened.

Offerors are to conform to the procurement conditions as itemized in the Commission's Purchasing Manual, including those for subcontracting. The proposal shall clearly indicate the proposed subcontractors to be utilized to accomplish the Scope of Services.

_____
Nancy J. Keogh
Purchasing Manager

Attachment A

Public Presentations by Developers: Saturday, October 7, 2006

Montgomery County Regional Office Building
8787 Georgia Avenue
Silver Spring, MD 20910
Or alternate venue

Public Presentation of Competitive Proposals

Should the Commission decide to hold public presentations, each team will present their proposals to the Evaluation Committee, including options. This presentation will be in a public forum where the community will be able to observe. **There will be no discussion of Offerors' financial proposals at the public presentation.** The presentation will have four distinct phases:

1. Proposals will be submitted to the Commission on or before 11:00 a.m. on Tuesday, September 26, 2006.
    a. The Evaluation Committee will review the proposals and develop a series of questions that will be sent to all teams so that they may be addressed in the presentation.
    b. Additional questions may be developed for specific proposals.
2. Each team will present their proposals for the SilverPlace development to the Evaluation Committee in a public forum.
    a. Teams will have 60 minutes to present.
    b. There will be approximately 30 minutes for questions and answers between each Development team and the Evaluation Committee.
    c. Community members observing the presentations will be able to submit questions for clarification or understanding to the facilitator. The facilitator, with the assistance of the Commission's Purchasing Manager and the Commission's Legal Advisor, will determine if the question is appropriate to ask of the Development team at the meeting.
3. Thereafter, the Evaluation Committee will meet as necessary with each Offeror for questions and answers regarding proprietary information and final clarification on any issues raised by the Evaluation Committee.

THE PUBLIC PRESENTATION WILL BE RECORDED.

AFFIRMATION OF OFFEROR

1. Offeror agrees that the members of the Development Team proffered in its proposal, submitted in response to the Request for Qualifications, remains the same. If any proposed member is unavailable, or is being replaced, please identify such member and enclose a resume, together with supporting documentation that such proposed replacement meets the same qualifications, educational level and experience level of the prior proposed person.

2. Offeror further affirms that the MFD sub-contractor participation in the construction phase of the SilverPlace project will meet or exceed 25%.

3. Offeror further affirms that the minority equity proffered in its proposal is and remains the same.

4. Offeror acknowledges that the Commission does not have funding for the SilverPlace project at this time.

_____
Business Entity's Name

By: _____
Authorized Signature

_____
Printed Name and Title

Part 2

CONCEPT and FINANCIAL PROPOSALS

1.0 INTRODUCTION

1.1. Maryland-National Capital Park and Planning Commission (Commission)

The Maryland-National Capital Park and Planning Commission (Commission) is a bi-county agency created by the State of Maryland in 1927 to acquire, develop, maintain and administer a regional system of parks within Montgomery and Prince George's Counties, and to prepare and administer a general plan for the physical development of the two counties. The mission of the Maryland-National Capital Park and Planning Commission is to:

- Manage physical growth and plan communities;
- Protect and steward natural, cultural and historic resources; and
- Provide leisure and recreational experiences.

The Commission consists of ten members, five appointed by Montgomery County and five by Prince George's County. The Commission coordinates and acts on matters of interest to both counties, and meets at least once a month. The members of the Commission from each county serve as separate Planning Boards to facilitate, review and administer the matters affecting their respective counties.

The Montgomery County Department of Parks (Parks Department) oversees the acquisition, development, management and operation of Montgomery County's nationally recognized, award-winning park system. The Parks Department provides and manages the County's land-use and park assets, and is responsible for natural resources stewardship.

The Montgomery County Department of Planning (Planning Department) prepares master plans for review by the Planning Board and approval by the County Council. Planning Department staff review proposed development projects to see that they conform to the Montgomery County's laws, plans and policies. Planning Department staff submit their findings to the Montgomery County Planning Board for action.

1.2. The Headquarters and Mixed-Use Project

The Commission intends to contract with an Offeror (Offeror) to plan, design, and construct a mixed-use project in Downtown Silver Spring. The Headquarters and Mixed-Use Project (Project) will consist of two integrated components: a new Headquarters Facility for the Montgomery County Department of Parks and the Montgomery County Department of Planning of approximately 120,000 square feet, subject to more specific determination and survey of use requirements; and a Residential component with a minimum of 30 percent affordable units. The Project is to reflect current planning and design principles through the use of green architecture, exemplary urban design, transportation management, mixed-income housing, and public/private joint development. In fulfilling open space requirements, the Offeror should provide a design(s) that is supportive and emblematic of the Commission's mission. The Commission seeks to leverage its existing 3.24-acre site in Downtown Silver Spring ("the MRO Site") to create an exemplary Project that satisfies the Commission's long-term facility needs and overall planning, urban design, environmental, and economic objectives.

This is a continuing procurement process, wherein three highest-ranked finalists from the Request For Qualification phase are invited to respond to this Request for Proposals. **All information provided to the Commission in response to this solicitation process will be the property of the Commission to use at its discretion.** As a result of the evaluation of responses to this RFP, the Proposals will be ranked. Commission Staff will seek Planning Board approval to advance to the next stage of the Project, and upon such approval the top-ranked Development Firm (the "Selected Offeror")

will enter into negotiations with the Commission for the exclusive right to design, construct and develop the Project.

The Selected Offeror will then enter into contracts with the Commission to review and finalize the Commission prepared Facility Program for the Headquarters Facility, as necessary, and to undertake the Schematic Design for the Project. The Commission intends to seek an appropriation of funds for the Schematic Design of the Headquarters Facility. Only upon the Commission's approval[1] of the Headquarters' and the Project's overall Schematic Design will the Commission enter into a Development Agreement with the Selected Offeror. If the Schematic Designs and terms and conditions are not agreed upon between the Selected Offeror and the Commission within a reasonable period of time, the Commission at its sole discretion will proceed to negotiate with the second-ranked Offeror.

The Selected Offeror will be the applicant for submission of the development and approval plans for the project.

It is important that each Offeror responding to this RFP acknowledge that at this time the Commission does not have funding for this Project. Should the funding not be available, this solicitation will be cancelled and no contract(s) awarded. <u>The Commission will not be liable for any costs incurred by the Offeror associated with or related to any phase of this procurement.</u>

1.3. Objectives of the RFP Process

The objective of this RFP process is to select a Development Team to achieve and deliver the following:

- A strong design inspiration and vision for the Project.
- A mixed-income Residential component on the Montgomery County Regional Office (MRO Site) that incorporates "green design" principles.
- A Headquarters building design that is cost efficient and accomplishes Silver LEED standards in the Silver Spring CBD.
- A financial Proposal that leverages the MRO Site to reduce overall Headquarters cost.
- A public open space which offers linkage among the components.

1.4. The Commission's Goals for the Project

Proposals must be responsive to the following nine Commission goals for the Project and be consistent with the surrounding neighborhood. The goals articulate what the Commission seeks to achieve as a result of the Project. Offerors must clearly describe how their development Proposal specifically satisfies these goals. In addition, the Project must be financially viable. The Offeror selected to implement this Project must establish a development program and financing structure that is financially viable and provides a balance among financial and non-financial objectives. Project goals are to:

1. Develop for the Commission a Headquarters Facility of approximately 120,000 gross square feet (gsf)[2] to house the Parks Department and Planning Department. The Headquarters Facility may be proposed at the Commission-owned MRO Site or at an alternate site located in the Silver Spring Central Business District ("Silver Spring CBD"). The Headquarters Facility must be owned by the Commission.

[1] Commission's approval is as an owner of the property and not approval in its regulatory capacity.

[2] The size of the Headquarters Facility may change as a result of more detailed space programming.

2. Through quality and appearance design a facility that supports, facilitates, projects, and enhances the Commission's function and image as a Countywide planning agency committed to environmental protection and quality-of-life enhancements for the residents of Montgomery County.
3. Develop a Headquarters Facility that meets or exceeds LEED Silver Certification standards.
4. Develop the Residential component on the MRO Site to contain a minimum of 30 percent affordable units as defined herein.
5. Develop the Residential component to incorporate "green" design initiatives as exemplified in the LEED standards.
6. Develop a Project that is physically and functionally compatible and integrated with the immediate neighborhood and the Silver Spring CBD.
7. Leverage the MRO Site and the Headquarters to be advantageous to the Commission's financial position.
8. Ensure that the Project effectively addresses functional issues related to the space program, transportation management, vehicular and pedestrian circulation, safety, and parking.
9. Satisfy open space requirements by designing and developing a public space(s) that incorporates current urban design best practices and provides an environment that satisfies employees', residents' and visitors' needs.

1.5. Grants and Foundation Funding

The Offeror shall pursue all grant and foundation funding sources for all aspects of the Project[3]. The Commission will cooperate with the Selected Offeror's efforts to obtain grant and foundation funding.

This effort will involve the identification of funding sources potentially applicable to the unique attributes of the Project including, but not limited to: green design; energy conservation; affordable/ workforce housing; joint public/private development; revitalization; urban public spaces; public information technologies; transportation management; and educational opportunities.

2.0 THE OPPORTUNITIES

2.1. The MRO Site

2.1.1. ***Description***

The Commission's MRO Site is 3.239 acres. The MRO Site contains the 49,075 square foot existing MRO building and approximately 240 surface parking spaces.

The zoning for the property is CBD-1, as shown on "Map 5" within the Silver Spring Central Business District Sector Plan.

Included with this RFP is a copy of record plats of the MRO site and the County owned parking garage. The Commission does not have a detailed topographic survey of the site and envisions that GIS level topographic information will be used as the basis for submissions.

[3] Even if the Headquarters Facility is funded wholly by the Commission, the Commission would like the Offeror to pursue grants or other third party funding for the Headquarters Facility, and indicate if such funding would be more advantageous.

2.1.2. ***The Development Opportunity***

Because the MRO Site is owned outright by the Commission, the Commission expects that the value of the land asset will reduce Headquarters capital costs and enhance the potential for affordable housing on the Site. The Commission will seek its own objective appraisal of the site.

2.2. Montgomery County Parking Garage #2 and Parking Lot #2

2.2.1. ***Description***

The Silver Spring Parking District operates within the Division of Traffic and Parking Services, which is part of Montgomery County's Department of Public Works and Transportation. The basic purpose of the Silver Spring Parking District is to support comprehensive development of the central business district by providing, operating, and maintaining self sufficient parking facilities which keep pace with the needs generated by growth and evolving needs in the districts. The Montgomery County Parking Garage study has been sent to each Offeror.

The Montgomery County Garage #2 is within approximately 60 feet of the Commission-owned MRO Site's eastern property boundary. Entrances to the garage are located on Cameron and Spring Streets. Parking Garage #2 is located at 8700 Cameron Street in the Silver Spring Parking District.

The Commission received title to a portion of Lot #2 free and clear of all encumbrances. However, this transfer excluded the 60' zone around Garage #2. Montgomery County (County) owns the 70-space surface parking lot that wraps around the northern and western edge of Garage #2. The Montgomery County Department of Public Works and Division of Traffic and Parking Services will likely demand that incorporation of the County-owned portion of Lot #2, which is currently comprised of 70 metered spaces, will be held to the same standard as incorporation of Garage #2 into the Project: i) the public parking is replaced at no cost to the County, and ii) the County is compensated for the value of the air rights.

There are 1,387 spaces in the garage. The Commission does not have occupancy data but estimates that 40 percent of the garage spaces are vacant. Current parking rates in the Silver Spring Parking District are $75.00 per month.

The Garage is zoned CBD-2 per Maps 5 and 6 of the Silver Spring Central Business District Sector Plan. Parking Lot #2 is zoned CBD-1.

2.2.2. ***Background***

Concepts developed for the MRO Site within the previous Consolidated Headquarters Study placed one-third of the Headquarters parking requirement in the County Garage #2 with the remainder of the Headquarters parking in below grade structure on the MRO Site.

Previous Commission studies have envisioned the County's portion of the surface parking lot (Parking Lot #2), as well as the Commission's portion, in terms of joint use and, specifically, for shared internal vehicular access. Both of the preferred concepts within the September 2003 Consolidated Headquarters Study show this County land area used for internal access with the extension of Planning Place from Georgia Avenue to Spring Street. These concepts were developed presuming that a mutual agreement between the landowners could be made favoring this shared internal access concept.

The Commission fully acknowledges that any development concept for the Project involving or relating to Garage #2 and Parking Lot #2 must be coordinated with the County. The primary objective of the Commission regarding the Project is ultimately to achieve the best land use considering all factors involved. Based on recent discussions with the County, both the Commission and the County are interested in projects which use creativity and flexibility in the continued use or replacement of the parking garage. This creativity and flexibility could include a complete range of development options

including possible modifications to the Garage and the introduction of new uses as part of the Garage (such as air rights or as part of a reconfigured Garage façade).

The Commission envisions that a negotiated agreement will ultimately be executed between the Commission and the County relative to the land use and design solutions for the two separately owned abutting properties at the MRO Site. The Commission will work with the Selected Offeror to reach an agreement with the County. The ultimate decision or use of the parking garage will be based on the proposed project, together with its pros and cons, as well as the plan to make the Parking Lot District whole.

Should the Offeror propose that the Headquarters Facility be developed on another Silver Spring CBD Site (not on the MRO Site), County parking requirements must be satisfied in such a manner so as to be cost effective and provide appropriate ingress and egress, both for the Headquarters component, as well as for the residential component on the MRO site.

2.2.3. ***The Development Opportunities***

1. The Commission expects that the opportunity to park Commission–related users in Garage #2 (or the replacement for Garage #2) will reduce Headquarters Facility capital costs.

2. Montgomery County has agreed to review and consider development Proposals contemplating the demolition of Garage #2 as long as the public parking is replaced in the development program at no cost to Montgomery County.

3. To the best of the Commission's knowledge the garage is not designed to support air-rights development. However, Offerors can consider the use of air-rights over the garage in their development Proposal as long as the following factors are addressed:

    - Montgomery County must be compensated for the value of the air rights. (As owner of the air rights, the value of the air-rights will go to Montgomery County, not to the Commission.)

    - Air rights development cannot interfere with the existing or future operation of Garage #2.

2.2.4. ***Development Constraints***

For purposes of the Proposals, Offerors must satisfy through programming, design, costing and financing the following Montgomery County requirements regarding development on or around Parking Garage #2 and Parking Lot #2:

1. At a minimum, the Montgomery County Parking District must remain in a revenue- and parking supply neutral position regarding the existing garage and surface lot;

2. The Montgomery County Parking District has to be compensated fair-market value for the sale, easement, air-rights or use of any of its property or assets;

3. All public parking spaces must be built to Montgomery County Parking Facility Design Criteria (as applied in Bethesda);

Any additional costs to the County Parking District as a result of a development Proposal (for example, a sprinkler system for the garage, higher maintenance costs associated with underground parking) must be borne by the Project, not the County Parking District.

3.0. DEVELOPMENT REQUIREMENTS

This Section of the RFP summarizes the Commission's minimum development requirements.

3.1. Headquarters Office Facility

3.1.1. ***Location***

The Commission has determined that a Silver Spring CBD location for its Headquarters will best serve its mission and support on-going revitalization efforts. The Consolidated Headquarters Study demonstrated that the MRO Site can accommodate the Headquarters space requirements, the residential component, as well as open space requirements. To expand the opportunity for creativity and flexibility, and to maximize the Headquarters' potential for positive impact to the ongoing revitalization of Silver Spring, this RFP allows Offerors to submit a Proposal for the project to be placed on the MRO site, and/or a proposal for the Headquarters on an alternative site in the Silver Spring CBD; that is, other than the MRO Site.

If the Development Proposal with the Headquarters located at an alternative site in the Silver Spring CBD satisfies the objective and requirements of this RFP the Commission will consider the alternative proposal. To propose such an option, the Offeror must demonstrate that it has control of the proposed alternative site.

The following requirements must be met for any Site proposed for the Headquarters Facility:

- Conforms to the Commission's enabling legislation;
- Satisfies the Commission's requirement to own the Headquarters Facility;
- Is located in the Silver Spring Central Business District;
- The design and construction timeline satisfies the Commission's timing;
- Proximity to mass transit and accessible to all modes of transportation;
- Headquarters must be compatible with adjacent neighborhoods and uses.
- Satisfy open space requirements by designing and developing a public space(s) that incorporates current urban design best practices and provides an environment that satisfies employees' and visitors' needs.
- Provides an overall financial and business plan for the Commission.

3.1.2. ***Headquarters Space Program***

A history of documented facility inadequacies have resulted in the Commission's determination that a new Headquarters facility for the Department is necessary for continued effective delivery of its mission.

The latest Consolidated Headquarters Study generally validated the initial assumption by recommending approximately 120,000 gsf. The Commission is in the process of finalizing the Headquarters Space Program which will be provided prior to submission of schematic design.

Of the 120,000 gsf, 98,000 gsf was projected for office space and 22,000 gsf was estimated for public service space. The Headquarters Facility is envisioned as a specialized building with the 22,000 gsf of public service space incorporating at least a 300-seat auditorium; reception and security space; public meeting rooms; a park permitting center; and a technologically advanced and accessible Public Information and Resource Center. The public service space should function as a model for planning agencies by providing security for the workforce while allowing access for the public.

3.1.3. ***Headquarters Access***

The access to the Headquarters must be excellent for all modes of transport: transit, walking, biking, and driving. While security factors must be incorporated, the traffic pattern leading up to the main entrance of the Headquarters should allow for smooth entry and exit of vehicles at all times of facility operation. The access plan and patterns must encourage pedestrian movement within the site and provide strong linkages among the Project components (if developed on the MRO Site) and to the adjacent properties. To the extent possible, pedestrian pathways should not intersect with vehicular flows.

Conceptual plans will be required for the MRO Site as well as, if applicable, an alternative site. Conceptual plans for the Project will be required to propose future access and development solutions for the mutual benefit of both property owners.

The concept plan must depict the overall transportation plans, which will be required with the submittals in response to the RFP.

3.1.4. ***Headquarters Parking Requirements***

The Headquarters Facility will require employee, Commissioner, visitor and Commission-owned vehicle parking. For planning purposes, the new Headquarters Facility is projected to require 338 parking spaces.

Of the 338 parking spaces required for the new Headquarters building, 216 will be for employees, 56 spaces for Commission-owned vehicles, 22 spaces for the Commissioners (and/or otherwise reserved), and 44 spaces are for visitors.

The employee and commissioned-owned vehicle spaces may be on- or off-site. No employee or Commission-owned vehicle parking should be more than 2,000 feet from the Headquarters building.

The Commissioner/reserved spaces and the visitor parking spaces should be on the Headquarters site. Access to the Headquarters from these parking spaces must be weather protected and handicapped accessible.

As will be discussed in Section 4.3 of this RFP, the development plans and illustrative sketches must clearly label the location of parking for each of the Headquarters user groups referenced in this section of the RFP. In addition, the costs associated with the provision of Headquarters Facility parking shall be incorporated into the Offeror's financial proposal. To the extent that the provision of Headquarters parking requires land acquisition and/or demolition, these costs are to be estimated and included.

3.1.5. ***Open Space Requirements***

The plan for the Headquarters Facility must incorporate County open space requirements. The open space requirements will be consolidated into a park-like setting which should be located and designed to a level that is reflective of the Commission's mission. The Open Space must reflect best practices, new urbanism and landscape architecture.

Use of special financing programs to reduce the Commission's costs associated with the open space are encouraged. The open space (Park) must be designed to minimize maintenance costs, and responsibility for such maintenance must be clearly delineated in the proposal, if the costs are to be borne by the Commission.

The open space design concept includes but is not limited to: innovative, attractive, landscaped sitting areas; lunchtime eating/relaxing areas; a connector and circumferential path/sidewalk system demonstrating connectivity in and through the site; and public gathering spaces appropriate for food festivals, food markets, picnics, meetings, and similar uses by designated groups.

The open space must be designed to serve the occupants of the Headquarters building, the Residential component and the neighborhood at large. The Offeror shall consider and include amenities which will fulfill and satisfy the needs of all Park users. If the Headquarters is proposed on an alternative Site, open space requirements must be satisfied on both the MRO Site and the alternative Site.

3.1.6. ***Headquarters Facility Design Considerations***

3.1.6.1. Image

The Commission's defined mission is to *"improve the quality of life by conserving and enhancing the natural and developed environment for current and future generations*." The Project must reflect this mission.

3.1.6.2. State-of-the-Art

Leadership in planning for private and public sector entities and citizens demands a facility that incorporates state-of-the art planning and design principles. The facility is intended to be functionally and technically efficient as well as demonstrating leadership in environmental design. A facility that leverages technology and is environmentally responsive to create a cost controlled and productive work environment is desired, as well as designed to provide exceptional customer services.

3.1.6.3. Environmentally Responsive Design - LEED Silver Requirement

In keeping with the Commission's mission statement, the planned facility must incorporate technologically current environmental design. As a planning and regulatory agency, the Commission provides land-use stewardship and through its activities seeks to safeguard Montgomery County's environment through planning, development review, and conservation activities. This Project is an opportunity to provide an example of how environmental ethics can be applied and implemented throughout the planning, design, and construction process.

The LEED Rating System will be used for the Headquarters Facility and the minimum level of Certification will be "Silver". This should in no way limit the environmental design effort to the Silver level or even to the specific items on the LEED checklist. Innovation and creative thinking relative to environmental design objectives are encouraged. The Commission will cooperate with the Selected Offeror in their search for grant and foundation funding for LEEDs-related initiatives.

3.1.7. ***Headquarters Ownership and Financing***

Regardless of its site, the Commission requires that it own the new Headquarters Facility, and, preferably, the Headquarters Facility land. The timing of the Commission's land ownership is flexible and there is some flexibility in how the Commission would hold the ownership interest. Commission-issued tax exempt Certificates of Participation (COPs) are currently being considered as the most advantageous financing mechanism available for the Headquarters component; however, Offerors are encouraged to recommend alternative financing mechanisms, if they are more advantageous. The Commission considers the Commission's long-term occupancy of the Headquarters as a major asset to the Project's overall financing.

The Commission seeks a Project that optimizes the relationship between value and cost.

3.1.8. ***Estimated Project Timeline***

With the Project approach as described herein, and understanding that there are many unpredictable variables inherent in such a Project and the importance of the need for flexibility, it is the intent of the Commission to seek beneficial occupancy as early as possible. The Offeror is expected to pursue an aggressive schedule, but do not assume any preferential or expedited treatment in the approval and regulatory phases.

3.1.9. ***Additional Headquarters Assumptions for Development Proposals***

Because the Headquarters' program is not finalized, the total cost of the Headquarters Facility is not known. **For planning purposes, the Commission has assumed likely costs will be $140 to $150 per square foot for core and shell and $75 per square foot for tenant improvements. In the financing strategy submission Offerors will be asked to estimate core and shell costs and tenant improvement costs based on their experience and the character of the building they envision.** The Commission does not know whether the Silver LEED requirement will impact costs and Offerors will be asked to address this question in their Submission.

The Commission shall formulate (with Selected Offeror input) the development of a furniture, fixtures and equipment budget as design and facility utilization plans proceed.

3.2. Residential Component

3.2.1. ***Residential Location***

The Residential component of the Project must be developed on the MRO Site.

3.2.2. ***Residential Program***

The Residential portion of the Project should be a model for the provision of affordable and workforce housing in a public/private, mixed-use development. The Commission's goal is to have at least 30 percent of the residential units "affordable".

For this Project, affordable units are defined as (1) Moderately Priced Dwelling Units (MPDU); i.e., those captured within the current minimum 12.5 percent of the total units definition, tax credit eligible, and public subsidized units, etc., and, (2) Workforce affordable, and employer-assisted housing (EAH) program affordable units.

Market Rate units are to comprise no more than 70 percent of the total number of units, as indicated in category (3) in the following residential program summary table. An annotated version of this table is attached to this RFP as Attachment A-1.

Residential Program Summary Table/
Percent of Total Units by Income Category
(Refer to Attachment A-1 for Added Detail)

Housing Mix	Housing Categories		Approximate Household Income Guidelines[i]
30%, Minimum	(1) Traditional Affordable	Low and very low Income, Public Subsidies, HCVs, BMR, Rent supplementation, MPDUs, and other subsidized housing programs[iv]	< $56,000
	(2) Expanded Affordable	Workforce Housing and Creative Employer Assisted Workforce Housing, HCVs, BMRs, HOME, and others	>$56,000 to $102,000
70%, Maximum	(3) Market Rate	All other income categories, other than (1) and (2)	> $102,000

As part of the 30-percent affordable requirement, Proposals must satisfy the requirements of the MPDU Program. The MPDU program requires that a minimum of 12.5 percent of the housing units satisfy MPDU rent limitations in projects over 35 units.

Under MPDU requirements (refer to Montgomery County Code, Chapter 25A), developers have the option to contribute to the Housing Initiatives Fund rather than develop the units. Unlike the MPDU program, for this Project the Commission requires that all MPDU's and other affordable housing proposed be developed as part of the Project. **Proposals contemplating payments into the Housing Initiative Fund as a way to satisfy the Commission's affordable housing objectives will not be considered. However, density bonus, if applicable, will be allowed.**

3.2.3 *Open Space Requirements*

The plan for the Residential component must incorporate Montgomery County open space requirements that should incorporate current urban design best practices and be highly attractive and comfortable for various users. Innovative Park design concepts that vary from conformance with the existing Park System descriptions must be deemed superior to existing definitions as determined by the Evaluation Committee.

The open space park should incorporate current urban design best practices and be highly attractive and comfortable for various users. The open space should be noteworthy in terms of design quality and "green design". The open space should be designed to incorporate elements and amenities to satisfy user needs. The open space should provide strong linkages among Project components and between the Project and adjacent land uses. The open space must satisfy the two objectives of: (1) comfortable, high amenity environment and (2) an economically and environmentally efficient development plan.

Rooftop recreation may be considered only as ancillary to the ground level open space requirements.

3.2.4. *Environmentally Responsive Design*

The Residential component is to be designed to comply with LEED-NC criteria so as to achieve, at a minimum, a "Certified" rating. If the Residential component is proposed to be three stories

or less, the LEED-H Rating system is to be applied (Version 1.72) for the Proposal to achieve a "Certified" rating.

3.2.5. ***Residential Component Ownership and Financing***

The Residential component is expected to be a private-sector development endeavor. The Commission will not be funding any portion of the Residential component.

The Commission acknowledges that the Residential component's mixed-income requirement may involve the employment of specialized and creative financing techniques such as low-income tax credits. Offerors are expected to demonstrate their expertise in structuring and implementing mixed income Residential components that involve the use of financing techniques designed to increase project affordability. If necessary, as owner of the MRO Site, the Commission will work with the Selected Offeror's affordable housing specialists to pursue financing vehicles to enhance Project affordability and feasibility, should the financing vehicle require an agency sponsorship.

The Commission's financial objective is to leverage the market value and/or cash flow derived from the Residential portion of the Project to defray capital and/or operating costs associated with the Headquarters Facility. The Commission wants maximum leverage from its land to reduce the cost of the Headquarters Facility.

The Commission will consider the possibility of selling or leasing a portion of the MRO Site, and encourages Proposals with alternative ownership and financing arrangements. However, any creative financing or ownership structure must comport with the Commission's enabling laws and statutory purposes, as well as laws and regulations applicable to tax-exempt debt issued in connection with the Headquarters. During this RFP process, the Commission will provide an opportunity for each Offeror to receive specific feedback concerning the legal viability of any structure they intend to propose in advance of the closing date for submittal of Proposals.

3.2.6. ***Additional Residential Assumptions for the RFP***

For purposes of the RFP, Offerors are to assume that an affordable rent is 30 percent (30%) of a household's total gross income. Rent and pricing categories for the market rate units are at the discretion of the Offeror. The Residential portion of the Project should be a model housing development with a full mix of unit types and income levels.

3.3. Additional Project Components (or Other Land Uses)

While the Commission's priority uses are the Headquarters Facility and the Residential component, Offerors may propose complementary land uses. However, these land uses are of interest to the Commission only to the extent that they enhance the Project. Other land uses are acceptable provided that they do not i) reduce the minimum requirements of the other components, or ii) increase the Commission's cost.

4.0 SUBMISSION FORMAT AND REQUIREMENTS

Any and all documents materials or data, developed and submitted in response to this RFP shall become the property of the Commission. The Commission has the right to use such documents, materials and data for its own purposes. The Offeror warrants that the Commission has title to or right to use of all documents, materials or data used or developed in connection with the response to this RFP.

An original and fifteen copies of the Proposal must be submitted. Proposals must be concise and clear. Unnecessarily elaborate representations beyond that sufficient to present a complete and effective Proposal are not desired. In the event that an Offeror wishes to submit two Proposals; that is, one Proposal with the Headquarters on the MRO Site and one Proposal

with the Headquarters on another CBD Site, each Proposal must be complete within itself, separately bound, independent and fulfill all of the requirements in this RFP.

To assist the Evaluation Committee in its evaluation of the Proposals, the Proposals must have page numbers and be separated into two separate submittals. The first submittal (Part 1) will include the Development Proposal and Design with no financial information. In Part 2, Offerors are to submit development costs and their financing strategy. Each page of the Part 2 Submission should be marked "Confidential". In Part 3, Offerors are asked for additional supplemental information about the proposed team. Each Part of the submission must be separately bound.

The Part 1 submission is to be presented in a bound document with six tabs:

Tab 1: Cover Letter
Tab 2: Development Concept Overview
Tab 3: Headquarters Facility Program and Design
Tab 4: Residential Component Program and Design
Tab 5: Open Space Program and Design
Tab 6: Additional Project Components Program and Design

The Part 2 submission will consist of five tabs:

Tab 1: Financing Strategy Overview
Tab 2: Headquarters Financing Strategy
Tab 3: Residential Component Financing Strategy
Tab 4: Additional Project Components Financing Strategy
Tab 5: Open Space Costs: Financing Strategy

The Part 3 submission will consist of three tabs:

Tab 1: Relevant Experience and Qualifications of Proposed Team
Tab 2: Experience with Office and Residential Projects
Tab 3: Experience with low-income residential projects

In addition, the affidavit regarding minority participation, equity, subcontracting and other compliance information must be completed and included in the cover letter in Tab 1 of Part One.

4.1 PART 1 Tab 1: Cover Letter

A cover letter, duly signed by a principal of the Offeror is required to acknowledge that the Offeror understands and agrees to be bound by the conditions set forth in the Proposal for one year. **Each Offeror must confirm in writing that it understands that the Commission does not have complete funding for the Project at this time.** Where costs are to be itemized, such costs should be reflected in current dollar (2006 dollars) value.

Offerors are to provide a narrative describing the Offeror's ability and willingness to:

- Develop for the Commission a Headquarters Facility of approximately 120,000 gross square feet (gsf). The Headquarters Facility may be proposed at the Commission-owned MRO Site or at an alternate site located in the Silver Spring Central Business District ("Silver Spring CBD"). The Headquarters Facility must be owned by the Commission.
- Through quality and appearance design a facility that supports, facilitates, projects, and enhances the Commission's function and image as a Countywide planning agency

committed to environmental protection and quality-of-life enhancements for the residents of Montgomery County.

- Develop a Headquarters Facility that meets or exceeds LEED Silver Certification standards.
- Develop the Residential component on the MRO Site to contain a minimum of 30 percent affordable units as defined herein.

- Develop a Residential project that meets or exceeds LEED Certified standards, as exemplified in the LEED.
- Develop a Project that is physically and functionally compatible and integrated with the immediate neighborhood and the Silver Spring CBD.
- Leverage the MRO Site and the Headquarters to be advantageous to the Commission's financial position.
- Ensure that the Project effectively addresses functional issues related to the space program, transportation management, vehicular and pedestrian circulation, safety, and parking.
- Satisfy open space requirements by designing and developing a public space(s) that incorporates current urban design best practices and provides amenities and an environment that satisfies employees', residents' and visitors' needs.

4.2 PART 1 Tab 2: Development Concept

4.2.1. Overview: Program

4.2.1.1. Overall Development Program

Offerors must provide a narrative describing their proposed development program and how it satisfies the Commission's objectives. The narrative must be accompanied by a Project site plan. The overall development program narrative should explain how the Offeror's proposed development program and associated plan satisfies each of the Commission's goals. If an alternative location to the MRO Site is proposed for the Headquarters Facility a map is required to clearly identify the alternative site(s). Evidence that the Offeror "controls" the site must be provided in this part of the Submission.

Of particular interest to the Commission is how the overall development program proposed will be implemented. One central question that the narrative must answer is whether interim office space will be required to implement the Project. If so, the narrative must explain how the Offeror proposes to address this issue. In addition, the Commission is interested in how the project will be phased.

Table 1 must accompany the overall development program narrative. Offerors are to assume that the Headquarters Facility is 120,000 square feet. Tab 2 Table 1: Development Program must be submitted in the following format.

PART 1 TAB 2: TABLE 1		
Development Team Name **PROJECT OVERVIEW** **DEVELOPMENT PROGRAM**		
Headquarter's Facility	**GSF**	**Location /1**
Office Space	98,000	
Public Service Space	22,000	
Total	120,000	
Residential Project	**Units**	**Location /1**
Market Rate		
MPDU		
Workforce		
Other		
Other		
Total		
Other Private Use (Please Describe)	**GSF**	**Location /1**
Total		

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4.2.1.2. Overview: Parking and Transportation Management Strategy

Offerors shall detail the parking plan for the Project. The number of spaces required for each land use must be identified as well as the location of parking. Offerors must identify how many spaces are used in each lot (by lot name or location [on-site, new garage, etc.) for each development component. The conceptual site development plans and illustrative sketches must be in enough detail for the Evaluation Committee to locate the proposed parking for each development component. In addition, Tab 2 Table 2: Parking Plan must be presented in the format provided below.

PART 1
TAB 2: TABLE 2

Development Team Name
PROJECT OVERVIEW
PARKING

Headquarter's Facility	Spaces	Type *Surface/Structure/ Underground*	Location [1]
Employees	216		
Reserved Vehicles	22		
Commission/Reserved	56		
Visitors	44		
Total	338		

Residential	Units	Parking Spaces	Type *Surface/Structure/ Underground*	Location [1]
Market Rate				
MPDU				
Workforce				
Other				
Total				

Other Private Use (Please Describe)	GSF/Units	Parking Spaces	Type *Surface/Structure/ Underground*	Location [1]
Total				

1. Please note "MRO Site" or name of alternative location. The name of alternative parking locations should be consistent with labels on the conceptual site plan.

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A conceptual transportation plan addressing issues such as the Project's access from all modes of transportation as well as circulation and security provisions must be provided in this section of the Proposal.

4.2.2 Overview: Open Space Requirements

Offerors are to describe how the plan satisfies Montgomery County open space requirements and achieves the Commission's objectives with regard to open space.

Respondents must provide a summary description explaining how the open space and network will operate within the site boundaries and how it functionally and physically links with adjacent off-site areas. Proposals must demonstrate how the open space meets the two objectives of: a comfortable, high amenity and quality environment; and an economically efficient development plan and maintenance program.

4.2.3. Overview: Project Schedule

Offerors will be required to submit a detailed schedule of their proposed development process, assuming standard approval processes. This schedule shall identify commencement and completion dates of various tasks. Offerors should assume that a contract would be executed with the Selected Offeror to prepare a schematic design of the Headquarters building in consideration of a detailed facility/space program prepared by the Commission. Following the acceptance of the schematic design, a Final Development Agreement will be negotiated and executed. For purposes of this Proposal, Offerors should assume that all public financing will be available at the time of Final Development Agreement execution. If utilizing only the MRO Site, Offerors should also assume that all actions required of the Commission will be complete at this time.

An overall schedule for the Project must demonstrate how and when each component of the Project is planned, designed and constructed. At a minimum the schedules must detail the time necessary to complete the following tasks for each component of the Project:

- Review Headquarters Facility Space Program
- Design
    - Schematic Design
    - Design Development Drawings
    - Construction Documents
- Permitting and Approvals
- Commission Interim Move (if appropriate)
- Construction
- Certificate of Occupancy

The overall schedule must be presented on a Gant chart applying a monthly basis at a minimum.

4.2.4. Overview: Design Approach

4.2.4.1. Design Description

Offerors are to describe how the Project's design helps to accomplish the Commission's goals. Offerors are to highlight key aspects and unique features of the Project's planning and design.

4.2.4.2. Site Plan

Proposals must include conceptual site development plans, elevations, and illustrative sketches depicting the residential development, headquarters facility and open space component. Plans and graphical submittals must be of sufficient detail and clarity to allow the evaluation panel to envision the project layout and character while displaying realistic relationships among the components. It is preferable that submittals be on 8.5x11 size, however, larger sizes may be used for graphics or items that can not be clearly detailed on 8.5x11 size; including fold-out 11x17 or folded and inserted 24x36 drawings.

Conceptual Floor plans depicting the location and relationship of major functional areas including the office space, public service space, 300 seat auditorium, reception and security, as well as a public information space must be provided. It is anticipated that the final space program will provide some separation between the Parks Department and the Planning Department as well as shared space areas (e.g. library, conference rooms).

Parking, vehicular and pedestrian access must be identified. Landscaping treatments, "green design" attributes, paving treatments, public seating, focal points, building materials, pedestrian walkways and open space areas must be labeled clearly. The Evaluation Committee will evaluate each site plan with regard to its internal functional efficiency and integration with neighboring properties. If the Offeror proposes additional uses and components, each must be identified on the site plan(s).

If an Offeror proposes to develop the Headquarters Facility on a site other than the MRO Site, the conceptual and site plan depicting all uses on the Headquarters Site and a site plan depicting the land uses on the MRO Site are required.

4.2.5. Overview: Green Design

Offerors are to describe their Green Design program and how they propose to satisfy the Commission's goal of "Silver" LEED certification on the Headquarters Facility and "Certified" LEED on the Residential component. Green design details will be provided in subsequent Tabs in the Proposal. The purpose of the Overview is to describe the Offerors overall approach to achieving the Commission's Green Design goals for the Project.

4.3. PART 1 Tab 3: Headquarters Facility

4.3.1. Headquarters Facility: Development Program

4.3.1.1. Headquarters Facility: Facility Description

For purposes of this Request for Proposals the Headquarters building is to be 120,000 gross square feet with 98,000 gross square feet for office space and 22,000 square feet for public service space (see Section 3.1). The Headquarters Development Program narrative should explain how the Offeror's proposed Headquarters Facility design and associated plan satisfies the Commission's goals.

If an alternative location to the MRO Site is proposed for the Headquarters Facility, the proposed alternative site must meet the following requirements:

- Conforms to the Commission's enabling legislation;
- Satisfies the Commission's requirement to own the Headquarters Facility;
- Is located in the Silver Spring Central Business District;
- The design and construction timeline satisfies the Commission's timing;
- Proximity to mass transit and accessible to all modes of transportation;
- Headquarters must be compatible with adjacent uses.

- Satisfy open space requirements by designing and developing a public space(s) that incorporates current urban design best practices and provides an environment that fulfills and satisfies employees' and visitors' needs;
- A public open space which offers linkage among the components.

Of particular interest to the Commission is how the overall development program proposed will be implemented. One central question that the narrative must answer is whether interim office space will be required to implement the Project. If so, the narrative must explain how the Offeror proposes to address this issue and include the costs in the financial proposal.

4.3.1.2. Headquarters Facility:
Parking Program and Circulation

Offerors must complete Tab 3 Table 1: Headquarters Facility Parking Plan in this part of the Proposal Submission. In addition, the plans submitted must depict the parking locations for employee, Commissioner, visitor and Commission-owned vehicle parking. The number of spaces available to each user group in each parking location must be identified. Pedestrian pathways, wayfinding and other amenities for Headquarters visitors and employees must be labeled on the Site Plan. Offerors need to emphasize the Headquarters' proximity to mass transit and public access.

PART 1
TAB 3: TABLE 1

Development Team Name
HEADQUARTERS FACILITY
PARKING PLAN

Headquarter's Facility	**Total Parking Spaces**	**Type** ***Surface/Structure/ Underground***	**Pkg Ownership** ***Commission, County, Private***	**Location** [1]
Employees	216			
Commissioners/Reserved	22			
Commission-Owned Vehicles	56			
Visitors	44			
Total	338			

1. Please note "MRO Site" or the name of alternative location. The name of alternative parking locations should be consistent with labels on conceptual site plan.

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4.3.1.3. Open Space Requirements

Offerors are to describe how the Headquarters Facility plan satisfies Montgomery County open space requirements. Offerors are to highlight key aspects and unique features of the Headquarters Facility's open space design.

4.3.2. Headquarters Facility: Design

4.3.2.1. Headquarters Facility: Architectural Design Description

A narrative is required to describe the key aspects of the Headquarters Facility's architectural design and how the architectural design satisfies the Commission's goals for this Project. The Commission elected to obtain Headquarters design alternatives through this RFP process rather than a design competition. The ranking of Development Firms will be significantly influenced by the Headquarters' design and overall Project design as depicted in the conceptual plans and illustrative sketches.

4.3.2.2. Headquarters Facility: Site Plan

Offerors are required to include the Headquarters Facility in its submitted plans. Parking, vehicular and pedestrian access as well as the required open space must be identified. The Evaluation Committee will evaluate each site plan with regard to its internal functional efficiency and integration with neighboring properties.

3. Headquarters Facility: LEED Program

As a framework for measurement of minimum "green" standards, the LEED –NC Rating System will be used on the Headquarters portion of the Project. The minimum level of certification will be "Silver" for the Headquarters Facility. In response to this requirement Offerors must provide a detailed description of their approach to attaining a "Silver" certification for the Headquarters Facility. Offerors must describe the specific criteria they anticipate addressing to satisfy the Silver LEED rating. Please refer the LEED-NC Rating System Version 2.1 at http://www.usgbc.org for detailed descriptions of the criteria.

The minimum threshold point level for the LEED Silver rating is 33 points. Although a higher level for the Headquarters facility is actually desired, a higher Green rating must be balanced with other Project objectives. If a higher than Silver LEED rating is proposed, Offerors must specifically enumerate the impact of the higher rating on Headquarters Facility development costs and operating expenses in the Part 2 Proposal submission. This impact may be expressed in dollars or as a percentage of cost. In this section of the Proposal, Offerors must explain (without specific costs or savings enumerated) how the higher than Silver rating is advantageous to the Commission.

For guidance in the approach to identifying Commission expectations the following identified priorities for Green programming of the Headquarters facility are provided:

1. An exemplary LEED programming process is desired. This involves an integrated design process in which all the members of a project team coordinate early in the process to ensure that project components can be coordinated with components from different disciplines. In order to facilitate this process, a Green Building Coordinator should be assigned for the project.

   See Innovation and Design Process, Design Credit 2.

LEED PRIORITIES HEADQUARTERS FACILITY							
CREDIT	**NAME**	**CODE**	**REQUIREMENT**	**MAX PTS**	**HP**	**I**
SITE (14 Points Possible)						
Prerequisite	Erosion & Sediment	SS P1	Erosion Control Plan	0		
Site Credit 1	Site Selection	SS 1	screen site	1	1	
Site Credit 2	Urban Redevelopm't	SS 2	60,000 sq ft / acre	1	1	
Site Credit 3	Brownfield Redevlp	SS 3	remediation	1		
Site Credit 4	Alt Transportation	SS 4.1	1/2 mi to rail, 1/4 mi to bus	1	1	
		SS 4.2	Bike racks & showers	1		1
		SS 4.3	alt fuel station, 3%cap.	1		
		SS 4.4	min code parking	1		1
Site Credit 5	Site Disturbance	SS 5.1	40 ft beyond bldg	1		1
		SS 5.2	exceed open space by 25%	1		1
Site Credit 6	Stormwater Mangmt	SS 6.1	no net increase	1	1	
		SS 6.2	treat solids & phos	1	1	
Site Credit 7	Heat Islands	SS 7.1	light paving or shade, 30%	1		1
		SS 7.2	light roofs	1		1
Site Credit 8	Light Pollution	SS 8	IESNA & zero escape	1		1
WATER (5 Points Possible)						
Water Credit 1	Water Eff Plants	WE 1.1	50% irrigation reduction	1		1
		WE 1.2	no irrigation	1		1
Water Credit 2	Innov Wastewater	WE 2	reduce or treat onsite	1		
Water Credit 3	Water Use Reduc	WE 3.1	20% less water	1		
		WE 3.2	add.10% less(30%)	1		
ENERGY AND ATMOSPHERE (17 Points Possible)						
Prereq 1	Commissioning	EA P1	Commissioning Plan	0		
Prereq 2	Min Energy Perf	EA P2	ASHRAE 90.1	0		
Prereq 3	no CFC in HVAC	EA P3	no CFC refrigerant	0		
Energy Credit 1	Optimize Energy	EA 1.1	reduce 10%(20%new)	2	2	
		EA 1.2	reduce 20%(30%new)	2	2	
		EA 1.3	reduce 30%(40%new)	2		2
		EA 1.4	reduce 40%(50%new)	2		2
		EA 1.5	reduce 50%(60%new)	2		2
Energy Credit 2	Renewable Energy	EA 2.1	supply 5% of load	1		1
		EA 2.2	supply 10% of load	1		
		EA 2.3	supply 20% of load	1		
Energy Credit 3	Commissioning	EA 3	third party review	1	1	
Energy Credit 4	Elim HCFC & halon	EA 4	no HCFC or halon	1		
Energy Credit 5	Meas % Verification	EA 5	continuous metering	1		
Energy Credit 6	Green Power	EA 6	2 yr, 30% renewable	1		
MATERIALS (13 Points Possible)						
Prerequisite 1	Recycling Storage	MR P1	ground floor storage	0		
Materials Cr 1	Building Reuse	MR 1.1	keep 75% of shell	1		
		MR 1.2	keep 100% of shell	1		
		MR 1.3	keep shell & interior	1		
Materials Cr 2	Constr Waste Man	MR 2.1	recycle 50% of waste	1	1	
		MR 2.2	recycle 75% of waste	1		1
Materials Cr 3	Resource Reuse	MR 3.1	5% salvaged, by cost	1		
		MR 3.2	10% salvaged, by cost	1		
Materials Cr 4	Recycled Content	MR 4.1	25% recycled materials	1	1	
		MR 4.2	50% recycled materials	1		1
Materials Cr 5	Local Materials	MR 5.1	20% manuf w/in 500 mi	1	1	
		MR 5.2	50% extracted w/in 500	1		1
Materials Cr 6	Rapidly Renewable	MR 6	5% of total bldg mat'l	1		
Materials Cr 7	Certified Wood	MR 7	50% of wood FSC	1		1
INDOOR ENVIRONMENTAL QUALITY (15 Points Possible)						
Prerequisite 1	Min IAQ Perf	EQ P1	ASHRAE 62-1989	0		
Prerequisite 2	Envir Tobacco(ETS)	EQ P2	ban or fan tobacco	0		
IEQ Credit 1	CO2 Monitoring	EQ 1	perm monitoring system	1		
IEQ Credit 2	Incr Vent Effectiveness	EQ 2	vent 90% of room	1		
IEQ Credit 3	Constr IAQ Man Pl	EQ 3.1	protect vents or clean	1		1
		EQ 3.2	flush, replace filters	1		1
IEQ Credit 4	Low-Emitting Mat'ls	EQ 4.1	adhesives & sealants	1	1	
		EQ 4.2	paints & coatings	1	1	
		EQ 4.3	carpets	1		1
		EQ 4.4	comp wd w/o urea formald	1		1
IEQ Credit 5	Indoor Chem & Poll	EQ 5	grilles, sep vents, drains	1	1	
IEQ Credit 6	Controllability of Sys	EQ 6.1	op windows, lights, 15 ft	1		1
		EQ 6.2	individual controls	1		
IEQ Credit 7	Thermal Comfort	EQ 7.1	ASHRAE 55-1992	1		
		EQ 7.2	perm monitoring system	1		
IEQ Credit 8	Daylight & Views	EQ 8.1	diffuse sunlight to 75%	1		1
		EQ 8.2	sight line to view 90%	1		1
INNOVATION AND DESIGN PROCESS (5 Points Possible)						
Innovation	Innovation	DE 1.1		1		1
	Regional	DE 1.2		1		
	Unique	DE 1.3		1		
	Emerging	DE 1.4		1		
Accred Profess	LEED Designer	DE 2	LEED designer on team	1	1	
TOTAL				**69**	**17**	**28**

2. The site design is an important component of the sustainable strategy. The facility should be designed with stormwater management as a high priority. An example of a highly visible stormwater strategy would be a state of the art green roof.

   See Site Credits 1, 2, and 4 through 8.

3. Water conservation, although not central to the mission of the Commission, is an important component of sustainability, and would be a good strategy to showcase in a model building.

   See Water Credits 1 and 3.

4. Energy conservation is an important component of sustainability. Energy from renewable sources would be welcome, but highest priority should be given to strategies which offset initial costs by lowering long term operating expenses for the life of the building.

   See Energy Credits 1, 2, and 4 through 6.

5. A post occupancy commissioning plan should be included.

   See Energy Prerequisite 1 and Energy Credit 3.

6. Materials selection should exhibit leadership in green design.

   See Materials Credits 1 through 7.

7. Indoor space should be designed with the health, safety, and comfort of the occupants in mind. Indoor space programming and design should respond to overall indoor environmental quality, and take advantage of the positive link between green buildings and lower personnel costs.

   See Indoor Environmental Quality Credits 1 through 8.

8. The built facility should include sustainable strategies that are transparent, or easily observed, so that the building has the capacity to be used as a learning center and to host public education programs for Green design and programming.

   If educational programs are set up, LEED Credit can be earned under the Innovation in Design category, Credit 1.

For added guidance to Offerors for Green programming of the Headquarters facility, selected line items in the following LEED Table are identified either as High Priority (HP) or as Important (I) adjacent to the LEED line item criteria that the Commission identifies as priorities.

4.4. PART 1 Tab 4: Residential Component

4.4.1. Program

4.4.1.1. Development Program

Offerors must provide a narrative describing the Residential component and how it satisfies the Commission's requirements for the Project.

Offerors must complete Tab 4 Table 1: Residential Development Program in this part of the Proposal Submission.

PART 1 TAB 4: TABLE 1							
Development Team Name **RESIDENTIAL PROJECT** **DEVELOPMENT PROGRAM**							
		Sale Units			**Rental Units**		
Unit Mix	**Total Units**	**Number**	**Unit Size (Square Feet)**	**Location /1**	**Number**	**Unit Size (Square Feet)**	**Location /1**
Market Rate							
MPDU							
Workforce							
Other							
Total							
1. Please note "MRO Site" or location of alternative site.							
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If ranges are provided, the lower of the two numbers will be evaluated by the Evaluation Committee. Offerors will be obligated to develop all of the private residential space contained in their Proposal.

4.4.1.2. Residential Component:
Parking Program and Circulation

Offerors must complete Tab 4 Table 2: Residential Parking Plan in this part of the Proposal Submission. In addition, a site plan depicting the parking locations for the Residential component is required. Pedestrian pathways, wayfinding and other amenities must be labeled on the submitted plans.

PART 1
TAB 4: TABLE 2

Development Team Name
RESIDENTIAL PROJECT
PARKING PROGRAM

	Sale Units				
Unit Mix	**Units**	**Parking Spaces**	**Type** ***Surface/Structure/ Underground***	**Pkg Ownership** ***Commission, County, Private***	**Location /1**
Market Rate					
MPDU					
Workforce					
Other					
Total					

	Rental Units				
Unit Mix	**Units**	**Parking Spaces**	**Type** ***Surface/Structure/ Underground***	**Pkg Ownership** ***Commission, County, Private***	**Location /1**
Market Rate					
MPDU					
Workforce					
Other					
Total					

1. Please note "MRO Site" or location of alternative site.

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4.4.1.3. Open Space Requirements

Offerors are to describe how the Residential component's plan satisfies Montgomery County open space requirements. Offerors are to highlight key aspects and unique feature amenities in the Residential component's open space design, together with unifying design throughout the site.

4.4.2. Residential Component: Design

4.4.2.1. Residential Component: Architectural Design Description

A narrative is required to describe the key aspects of the Residential component's architectural design and how the architectural design satisfies the Commissions goals for this Project.

4.4.3. Residential Component: Green Design

The minimum level of LEED rating will be "Certified" for the Residential component. Offerors must provide a detailed description of their approach to incorporating green design principles in the Residential component.

The Commission has assumed that the Residential component will be over three stories in height making the LEED-NC Rating System applicable. If the Residential component is three stories or below, the LEED-H Rating System (Version 1.72) is to be applied to achieve "Certified" standards. In this case, Offerors should replace the Table on the next page, with the LEED-H Rating System (Version 1.72) and indicate the criteria the Residential component will satisfy.

Expectations for the Green programming priorities for the Residential Project are less than those for the Headquarters component because of the importance attributed to providing a higher than typical number of affordable units in the Residential component.

For guidance in the approach to identifying Commission expectations the following identified priorities for Green programming of the Residential component are provided:

1. An exemplary LEED programming process is desired. This involves an integrated design process in which all the members of a project team coordinate early in the process to ensure that project components can be coordinated with components from different disciplines. In order to facilitate this process, a Green Building Coordinator should be assigned for the project.

   See Innovation and Design Process, Design Credit 2.

2. The site design is an important component of the sustainable strategy. The facility should be designed with stormwater management as a high priority.

   See Site Credits 1, 2, and 4 through 8.

3. Water conservation can play an important role in keeping down utility costs for residents of affordable housing.

   See Water Credit 3.

4. Energy conservation is an important component of sustainability. Energy from renewable sources would be welcome, but highest priority should be given to strategies which offset initial expenses by lowering ongoing energy expenses for the occupants of the affordable housing.

   See Energy Credits 1, 2, and 4 through 6.

5. A post occupancy commissioning plan is desired.

   See Energy Prerequisite 1 and Energy Credit 3.

6. Materials selection should exhibit leadership in green design and should take into account durability in addition to the LEED attributes.

   See Materials Credits 1 through 7.

LEED: RESIDENTIAL PROJECT

CREDIT	NAME	CODE	REQUIREMENT	MAX PTS	HP	I
SITE (14 Points Possible)						
Prerequisite	Erosion & Sediment	SS P1	Erosion Control Plan	0		
Site Credit 1	Site Selection	SS 1	screen site	1	1	
Site Credit 2	Urban Redevelopm't	SS 2	60,000 sq ft / acre	1	1	
Site Credit 3	Brownfield Redevlp	SS 3	remediation	1		
Site Credit 4	Alt Transportation	SS 4.1	1/2 mi to rail, 1/4 mi to bus	1	1	
		SS 4.2	Bike racks & showers	1		1
		SS 4.3	alt fuel station, 3%cap.	1		
		SS 4.4	min code parking	1		
Site Credit 5	Site Disturbance	SS 5.1	40 ft beyond bldg	1		1
		SS 5.2	exceed open space by 25%	1		1
Site Credit 6	Stormwater Mangmt	SS 6.1	no net increase	1	1	
		SS 6.2	treat solids & phos	1	1	
Site Credit 7	Heat Islands	SS 7.1	light paving or shade, 30%	1		1
		SS 7.2	light roofs	1		1
Site Credit 8	Light Pollution	SS 8	IESNA & zero escape	1		
WATER (5 Points Possible)						
Water Credit 1	Water Eff Plants	WE 1.1	50% irrigation reduction	1		1
		WE 1.2	no irrigation	1		
Water Credit 2	Innov Wastewater	WE 2	reduce or treat onsite	1		
Water Credit 3	Water Use Reduc	WE 3.1	20% less water	1		
		WE 3.2	add.10% less(30%)	1		
ENERGY AND ATMOSPHERE (17 Points Possible)						
Prereq 1	Commissioning	EA P1	Commissioning Plan	0		
Prereq 2	Min Energy Perf	EA P2	ASHRAE 90.1	0		
Prereq 3	no CFC in HVAC	EA P3	no CFC refrigerant	0		
Energy Credit 1	Optimize Energy	EA 1.1	reduce 10%(20%new)	2	2	
		EA 1.2	reduce 20%(30%new)	2	2	
		EA 1.3	reduce 30%(40%new)	2		2
		EA 1.4	reduce 40%(50%new)	2		2
		EA 1.5	reduce 50%(60%new)	2		2
Energy Credit 2	Renewable Energy	EA 2.1	supply 5% of load	1		
		EA 2.2	supply 10% of load	1		
		EA 2.3	supply 20% of load	1		
Energy Credit 3	Commissioning	EA 3	third party review	1	1	
Energy Credit 4	Elim HCFC & halon	EA 4	no HCFC or halon	1		
Energy Credit 5	Meas % Verification	EA 5	continuous metering	1		
Energy Credit 6	Green Power	EA 6	2 yr, 30% renewable	1		
MATERIALS (13 Points Possible)						
Prerequisite 1	Recycling Storage	MR P1	ground floor storage	0		
Materials Cr 1	Building Reuse	MR 1.1	keep 75% of shell	1		
		MR 1.2	keep 100% of shell	1		
		MR 1.3	keep shell & interior	1		
Materials Cr 2	Constr Waste Man	MR 2.1	recycle 50% of waste	1	1	
		MR 2.2	recycle 75% of waste	1		1
Materials Cr 3	Resource Reuse	MR 3.1	5% salvaged, by cost	1		
		MR 3.2	10% salvaged, by cost	1		
Materials Cr 4	Recycled Content	MR 4.1	25% recycled materials	1	1	
		MR 4.2	50% recycled materials	1		1
Materials Cr 5	Local Materials	MR 5.1	20% manuf w/in 500 mi	1	1	
		MR 5.2	50% extracted w/in 500	1		1
Materials Cr 6	Rapidly Renewable	MR 6	5% of total bldg mat'l	1		
Materials Cr 7	Certified Wood	MR 7	50% of wood FSC	1		
INDOOR ENVIRONMENTAL QUALITY (15 Points Possible)						
Prerequisite 1	Min IAQ Perf	EQ P1	ASHRAE 62-1989	0		
Prerequisite 2	Envir Tobacco(ETS)	EQ P2	ban or fan tobacco	0		
IEQ Credit 1	CO2 Monitoring	EQ 1	perm monitoring system	1		
IEQ Credit 2	Incr Vent Effectivenes	EQ 2	vent 90% of room	1		
IEQ Credit 3	Constr IAQ Man Pl	EQ 3.1	protect vents or clean	1		1
		EQ 3.2	flush, replace filters	1		1
IEQ Credit 4	Low-Emitting Mat'ls	EQ 4.1	adhesives & sealants	1	1	
		EQ 4.2	paints & coatings	1	1	
		EQ 4.3	carpets	1		1
		EQ 4.4	comp wd w/o urea formald	1		1
IEQ Credit 5	Indoor Chem & Poll	EQ 5	grilles, sep vents, drains	1		
IEQ Credit 6	Controllability of Sys	EQ 6.1	op windows, lights, 15 ft	1		
		EQ 6.2	individual controls	1		
IEQ Credit 7	Thermal Comfort	EQ 7.1	ASHRAE 55-1992	1		
		EQ 7.2	perm monitoring system	1		
IEQ Credit 8	Daylight & Views	EQ 8.1	diffuse sunlight to 75%	1		1
		EQ 8.2	sight line to view 90%	1		1
INNOVATION AND DESIGN PROCESS (5 Points Possible)						
Innovation	Innovation	DE 1.1		1		
	Regional	DE 1.2		1		
	Unique	DE 1.3		1		
	Emerging	DE 1.4		1		
Accred Profess	LEED Designer	DE 2	LEED designer on team	1	1	
TOTAL				69	16	21

leed tables/tab4table3

7. Indoor space should be designed with the health, safety, and comfort of the occupants in mind.

See Environmental Quality Credits 2 through 8.

For added guidance to Offerors for Green programming of the Residential component, selected line items in the following LEED Table are identified either as High Priority (HP) or as Important (I) adjacent to the LEED line item criteria that the Commission identifies as priorities.

4.5. PART 1 Tab 5: Open Space Requirements

4.5.1. Open Space: Design

4.5.1.1. Open Space: Description

Offerors must describe the Open Space and how its design and program satisfies open space requirements and how its design satisfies the Commission's Project objectives. A narrative is required to describe the key aspects of the Open Space's design and intent. Offerors are to describe how the Open Space helps to satisfy the Commission's goals for this Project.

4.6. PART 1 Tab 6: Additional Project Components

4.6.1. Additional Project Components Program

4.6.1.1. Development Program

If additional project components are proposed for the Project, Offerors must describe the Additional Project Components and how their inclusion addresses the goals outlined for this Project. This narrative is particularly important because it describes why the Offeror has included these uses when the priority elements are the Headquarters Facility and the Residential component. Additional Project Components are to be described with the details summarized in the Tab 6 Table 1: Development Program format below.

PART 1 TAB 6: TABLE 1		
Development Team Name **OTHER PRIVATE USE PROJECT** **DEVELOPMENT PROGRAM**		
Total		
Other Private Use (Please Describe)	**GSF**	**Location /1**
Total		

1. Please note "MRO Site" or the name of alternative location. The name of alternative parking locations should be consistent with labels on conceptual site plan.

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If ranges are provided, the lower of the two numbers will be evaluated by the Evaluation Committee.

4.6.1.2. Additional Project Components:
Parking Program and Circulation

Offerors must complete Tab 6 Table 2: Parking Plan in this part of the Proposal Submission. In addition, a site plan depicting the parking locations for the Additional Project Components is required. Pedestrian pathways, wayfinding and other amenities must be labeled on the Site Plan.

PART 1
TAB 6: TABLE 2

Development Team Name
OTHER PRIVATE PROJECT
PARKING PLAN

Other Private Use (Please Describe)	Total Number	Total Parking Spaces	Type *Surface/Structure/ Underground*	Pkg Ownership *Commission, County, Private*	Location [1]
Total					

1. Please note "MRO Site" or the name of alternative location. The name of alternative parking locations should be consistent with labels on conceptual site plan.

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4.6.1.3 Open Space Requirements

Offerors are to describe how the Additional Project Components' plan satisfies Montgomery County open space requirements. Offerors are to highlight key aspects and unique features of the open space design.

4.6.2. Additional Project Components: Design

4.6.2.1. Additional Project Components: Architectural Design Description

A narrative is required to describe the key aspects of the Additional Project Components' architectural design and how the architectural design satisfies the Commissions goals for this Project.

4.7. PART 2: DEVELOPMENT COSTS, COMMISSION COST OF OCCUPANCY, FINANCING *(Must be in a Separate Binder with "Confidential" labeled on each page)*

4.7.1 PART 2 Tab 1: Overview: The Financing Strategy

4.7.1.1 Development Program and Financing Strategy

Offerors must describe their proposed financing strategy and why their approach best satisfies the Commission's goals. Once again, more detailed financing explanations will be required in subsequent Tabs in this Part of the Proposal. The purpose of the Financing Strategy Overview is to describe how the Offeror's overall financing strategy is tailored to achieving the Commission's goals for this Project.

As part of this description, Offerors must briefly explain how each component of the Project is to be financed. Offerors must describe their planned financing sources (i.e. type of debt and/or equity structure) and, for the private uses, required return on equity. Offerors must describe who has a real property interest in the various components of the Project. Offerors must also describe the land ownership structure (for example, fee simple or long term land lease) for the various components of the project. If there are multiple land sites with multiple landowners, a Site Plan depicting the boundaries of ownership should be included in this section.

In any instance where the Offeror is relying on loans, mortgages, etc. the Offeror must enumerate what kind of guarantees are to be given as well as the source of the guarantees. If the Offeror identifies any grants or other third party funding for the Headquarters Facility, the Commission would like the Offeror to indicate any advantages the external financing would provide the Commission.

The amount of minority equity participation in the privately financed components of the Project must be described in the financing strategy. As part of the financing strategy discussion, Offerors should comment on other potential funding sources such as low income tax credits and/or specific grants and how their inclusion would benefit the Commission.

In addition to the narrative, Offerors must complete Tab 1 Table 1 below as part of this Part 2 submission.

The Commission must alert Offerors that any creative financing or ownership structure must comport with the Commission's enabling laws and statutory purposes, as well as laws and regulations applicable to tax-exempt debt issued in connection with the Headquarters. The Commission will provide an opportunity for each of the Offerors to receive specific feedback concerning the legal viability of the structure they intend to propose in advance of the closing date for submittal of Proposals.

PART 2
TAB 1: TABLE 1

Development Team Name
PROJECT OVERVIEW
CAPITAL FINANCING

Headquarters Facility	**GSF**	**Location** [/1]	**Capital Financing** ***Commission/Public-Private/ Private***	**Owner** ***Specify By Name*** [/2]
Assumed Sq. Ft.	120,000			
Total				

Residential Project	**Units**	**Location /1**	**Capital Financing** ***Public-Private/Private***	**Owner** ***Specify By Name /2***
Market				
MPDU				
Workforce				
Other				
Other				
Total				

Other Private Use (Please Describe)	**Units**	**Location /1**	**Capital Financing** ***Non-Profit/Private***	**Owner** ***Specify By Name /2***
Total				

Open Space	**GSF**	**Location /1**	**Capital Financing** ***Commission/Public-Private/ Private***	**Owner** ***Specify By Name /2***
Total				

1. Please note "MRO Site" or location of alternative site. The name of alternative parking locations should be consistent with labels on conceptual site plan.
2. Some Offerors have multiple developers, please specify the name of the ownership entity.

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4.7.1.2. Development Cost

Offerors must complete the Tab 1 Table 2: Preliminary Project Development Cost in the format depicted below. The Commission recognizes that the information provided in the Table is preliminary in nature. The Commission is interested in the Offeror's estimation of the capital costs for the various components of the Project.

This table identifies most costs, and Offerors are free to provide additional detail by adding expense items. For those Proposals requiring the Commission to move into interim space while the new Headquarters Facility is constructed, these "swing space" costs must be quantified and included in the Headquarters Facility Development Cost. Interim space costs must include estimated moving costs as well as the Commission's cost of occupancy during the interim period.

The Commission wants to secure the highest-quality space at the most affordable price. Offerors are instructed to make the following assumptions in preparing estimates of the Headquarters Facility's development cost:

- "Hard costs" as reflected in Section 3.1.9. The development cost estimate should *exclude* furniture, fixture, and equipment costs.

- The Commission is not required to pay the Silver Spring Parking District parking tax; and

- The Commission's employees may park in public parking thereby avoiding a capital cost for these spaces.

The Development Fee is important to the Commission. The quoted Development Fee is to be net of all costs -- in other words, it should represent the Developer's profit. The Offeror must describe in detail how the fee is calculated. The Commission will consider a cost plus a fixed fee arrangement.

PART 2
TAB 1: TABLE 2

DEVELOPMENT TEAM NAME
PROJECT OVERVIEW
PROJECT DEVELOPMENT COST

	Headquarters Facility		Residential Project	Other Private Project (Please Specify)	Open Space	Total
	Total	/sf				
Land						
1 Land Acquisition						
Hard Cost						
Hard Cost: Core and Shell						
Hard Cost: Tenant Improvements						
Landscaping/Site Work						
Other Hard Costs (Specify)						
Total Hard Cost						
Building Soft Cost						
Architects and Engineering Fees						
Fees, bonds, permits						
Utility Fees						
Inspections and Testing						
Admin and Transaction Costs						
Marketing						
Construction Period Expenses						
Development Fee (Net of all costs)						
Financing Cost						
Total Soft Cost						
Parking Cost						
Surface						
Structured						
Underground						
Total Parking Cost						
Total Land, Building, and Parking Cost						

part 2 rfp tables/tab1table2

If the Proposal contemplates the Commission's Headquarters as a component of a larger office building please complete the private portion of Tab 1 Table 3. Please explain the financing contemplated if the Commission is to be a component of a larger building. Note the Commission's requirement that it must own its Headquarters. Soft costs should include the Offeror's estimate of operating deficits incurred during lease-up of all private space. The Commission will not assume the risk of a lease-up.

PART 2
TAB 1: TABLE 3

DEVELOPMENT TEAM NAME
HEADQUARTERS FACILITY
PRELIMINARY DEVELOPMENT COST INCLUSIVE

		Commission			Private			
	Square Feet	Cost	% of Hard Cost /1	Cost /SF	Cost	% of Hard Cost /1	Cost /SF	Total
Development Program								
Headquarters Facility	120,000							
Private Office								
Other								
Total								
Land								
Land Acquisition								
Hard Cost								
Hard Cost Bldg								
Landscaping/Site Work								
Other (Please Specify)								
Total Hard Cost								
Building Soft Cost								
Architects and Engineering Fees								
Fees, bonds, permits								
Utility Fees								
Inspections and Testing								
Admin and Transaction Costs								
Marketing								
Construction Period Expenses								
Development Fee (Net of all costs)								
Financing Cost								
Total Soft Cost								
Parking Cost								
Surface								
Structured								
Underground								
Total Parking Cost								
Total Land, Building, and								
Commission Annual Funding Obligation /1								

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4.7.1.3. Sources and Uses of Funds

Offerors are required to present a statement of sources and uses of funds for the Project as a whole. Tab 1 Table 4: Project Sources and Uses of Funds must be submitted in this section of the Proposal. Any additional requirements (uses) of funds beyond those identified as development costs above should be described.

PART 2
TAB 1: TABLE 4

DEVELOPMENT TEAM NAME
PROJECT OVERVIEW
PROJECT SOURCES AND USES OF FUNDS

	Headquarters Facility	Residential Project	Other (Please Specify)	Open Space	Total
SOURCES					
Equity					
Minority Enterprise Equity					
Certificates of Participation					
Private Financing					
Land Sale Proceeds					
Other					
Total Sources					
USES					
Land Purchase					
Commission-Owned					
Other-Owned					
Air Rights Purchase					
Hard and Soft Costs /1					
Developer Fee					
Total Uses					

1. Include parking cost associated with each land use.

part 2 rfp tables/tab1table3

4.7.1.4. Private Use Feasibility

Offerors are to submit proformas demonstrating the feasibility of the Residential component and, Additional Project Components. For the residential component assume that the affordable housing income thresholds (see Section 3.2.2) inflate by 3 percent per year.

Offerors should initially provide a Residential component proforma assuming that the Residential component is privately financed. Public financing in the form of low income tax credits may be pursued once a Selected Offeror is designated. Given the speculative nature of the availability and magnitude of tax credits (or other non-conventional financing instruments) and the Commission's desire to compare Proposals on an "apples-to-apples" basis, Offerors are initially to assume private financing.

In the event that the Residential component is not feasible, the magnitude of the financial "gap" is to be identified as well as sources to fill the gap. How these sources impact the proforma is to be demonstrated.

As part of this section, all financial assumptions are to be presented. Offerors must identify their minimum investment return in terms of return on capital investment and/or cash-on-cash return and/or internal rate of return on equity. If the financial thresholds change with the introduction of tax credits or other public funds, please detail investment requirements under these conditions. These thresholds will be applied as a basis for negotiations if tax credits and/or other financing allowing for greater affordability are obtained subsequent to the submission.

4.7.2 PART 2 Tab 2 **Headquarters Facility: Financial Plan**

In this section, Offerors are to provide answers to each of the following:

1. Please describe in detail how the Headquarters financing plan you are recommending is most advantageous to the Commission?

2. If an interim move by the Commission is contemplated in your plan, please detail the sequence of events and costs and benefits of such an approach.

3. Please discuss and enumerate how the Silver LEED requirement impacts the Headquarters Facility's development costs and operating expenses. What would the Headquarters Facility's capital cost likely be without the Silver LEED requirement?

4. Is there a particular aspect of your approach to "green design" that makes it uniquely attractive or advantageous to the Commission from a financial standpoint? Please discuss.

5. If the Offeror is suggesting that the Headquarters Facility achieve a higher than Silver LEED certification, please discuss and enumerate the costs and benefits of a certification above Silver?

6. Please discuss how the Offeror can assist the Commission in managing costs as the design process commences. Please reference projects where such an approach was successfully implemented by the Offeror.

7. Please provide an estimate of annual operating costs for the office building, as if such building were to be leased and the operating costs included in the monthly rent.

4.7.3. PART 2 Tab 3 **Residential Component: Financial Plan**

In this section, Offerors are to provide answers to each of the following:

1. How does the Residential Component's financing plan achieve Commission objectives?

2. In the event that the Residential Component is not financially feasible without the inclusion of other private land uses, provide an additional proforma that demonstrates how the Residential Component's feasibility is impacted by the inclusion of other private land uses.

3. If the Residential Component is not feasible without public funding, what is the funding gap and the recommended funding sources to fill the gap. Please describe each funding source and provide financial analyses to demonstrate impacts on feasibility. Please site specific projects where such sources have been employed by the Offeror.

4. If the Residential Component is not feasible without public funding, what percentage of affordable housing can be achieved?

5. Specify the minimum amount of at-risk equity the Offeror will contribute to the Residential component. Identify the minimum level minority equity participation in the Residential Component.

6. Please discuss and enumerate how the Certified LEED requirement will likely impact the Residential Component's development costs and feasibility. What would the capital costs likely be without the Certified LEED requirement?

4.7.4. PART 2 Tab 4 Additional Project Components: Financial Plan

In this section, Offerors are to address the following:

1. How do the Additional Project Components contribute to achieving the Commission's objectives?

4.7.5. PART 2 Tab 5 Open Space/Site Infrastructure: Financial Plan

1. Please describe in detail and enumerate how the open space and site infrastructure you are recommending is financed and how this plan is most advantageous to the Commission?

2. Please describe in detail and enumerate Commission and private sector responsibilities regarding open space and site infrastructure maintenance and operating costs.

4.8 PART 3: SUPPLEMENTAL PROJECT TEAM INFORMATION

It is recognized that the proposed Project Teams (Team) may wish to modify, supplement or otherwise update its team's information, in light of the additional information it now has. THERE IS NO NEED TO RESUBMIT MATERIALS ORIGINALLY SENT with the response to the Request for Qualifications. If Offeror believes no changes/additions are necessary, please supply a letter stating such.

4.8.1 Part 3 Tab 1 Relevant Experience Which Most Closely Mirrors the Various Aspects of the Proposed SilverPlace and Qualifications

Submit a resume for each named individual:

1. Development Firm

2. Key Personnel, including at a minimum, the proposed architect/engineer and proposed construction manager.

3. Provide three references (projects) for each individual named. The references should be for projects most closely resembling the proposed SilverPlace; this is, involving a public entity, office building and a residential piece, including affordable housing.

5.0 EVALUATION CRITERIA

This solicitation has been developed as a Request for Proposals (RFP) in accordance with the Commission's Competitive Proposal Procurement Methodology. Accordingly, Offerors should take note that a number of factors will be considered in selecting the awardee. PROJECTED COSTS WILL NOT BT THE SOLE DETERMINING CRITERIA. All proposals received will be evaluated by an Evaluation Committee, utilizing the following criteria, which will be weighed.

I. Overall Design and Conceptual Development Plan (40 points)

- Headquarters – Form and Function
- Residential – Form and Function
- Open Space – Form and Function
- Circulation / Accessibility / Proximity to Transit/ Transportation Management
- Green Design / LEED
- Compatibility with Adjacent Properties
- Parking Provisions
- Enhancement / Benefit to Silver Spring CBD
- Proposed Project Schedule

II. Relevant Experience and Qualifications of Project Team (30 points)

- Relevant Experience and Qualifications of:
  - Development Firm & Key Personnel
  - Architect / Engineer & Key Personnel
  - Construction Contractor & Key Personnel
- Experience with Public / Private Development
- Experience with Mixed – Use Development
- Experience with Residential Development and Affordable Housing
- Written and Verbal Presentation of Proposals

III. Financing Strategies (30 points)

- Sound Business Viability of Proposal
- Financial Capability and Experience of the Development Team
- Estimated Capital and Operating Cost to the Commission
- Strategy Suggested to Close any Funding Gap Including any Proposed Public Financial Burden

ATTACHMENT A-1

Annotated Residential Program Summary Table/
% of Total Units by Income Category

Housing Mix	Housing Categories		Approximate Household Income Guidelines[i]
30%, Minimum	(1) Traditional Affordable	Low and very low Income, Public Subsidies, HCVs,[ii] BMR,[iii] Rent supplementation, MPDUs, and other subsidized housing programs[iv]	< $56,000[v]
	(2) Expanded Affordable	Workforce Housing and Creative Employer Assisted Workforce Housing, [vi] HCVs, BMRs, HOME,[vii] and others[viii]	>$56,000 to $102,000[ix]
70%, Maximum	(3) Market Rate	All other income categories, other than (1) and (2)	> $102,000[x]

[i] Household income guidelines for the categories are derived from HUD's area median income (AMI) for a family of four in the Washington DC, MD, VA, WV PMSA for 2004, which is $85,400. It should be noted that use of the HUD family median will result in slightly higher limits than would a household median. See the median income for Montgomery County, MD, at page 80 of 207 on the HUD website: www.huduser.org/intercept.asp?loc=/Datasets/IL/IL04/Medians_2004.pdf.

[ii] Housing Choice Vouchers (HCVs). The HCV program used to be called "Section 8," and is administered by the Housing Opportunities Commission (HOC) of Montgomery County. Information about the program can be found on the HOC website: www.hocmc.org/Housing/HCV/HCV.htm.

[iii] Below Market Rent (BMR). The BMR program is a program operated by the HOC, and it provides townhouses, condominiums, and single-family homes at reduced rates to households of moderate income. See the BMR income guidelines at www.hocmc.org/Housing/Afford-Below.htm.

[iv] Because the HOC is the public housing agency for Montgomery County, MD, refer to the HOC website for a more complete listing of applicable programs: http://www.hocmc.org/Housing/Housing.htm.

[v] Up to 65 percent of AMI. See Note #1, above.

[vi] In Montgomery County, "workforce housing" is affordable to households earning between 65 percent and 120 percent of AMI. Generally, "workforce housing" and "creative employer assisted workforce housing" are terms used by various components of the housing industry to denote housing programs that provide housing opportunities for the workforce households earning a certain percentage of AMI. The terms refer to various supply and

demand initiatives that get working households into units they can afford. Demand programs do not add to the regional supply of affordable housing, supply programs do. Typically both are needed. "Demand programs more closely resemble other types of personnel benefit programs in that employer involvement is usually indirect and all eligible employees may access the program at any given time. Supply programs, by definition, limit the number of participants to the number of homes being built or rehabilitated. Supply programs can develop fee simple ownership housing, rental units, or limited equity housing. Demand programs, currently, tend to provide only homeownership opportunities…" (From "A Blueprint for Employer-Assisted Housing" by Daniel Hoffman, Rutgers University, 2004. See website: http://policy.rutgers.edu/eah/hoffman_blueprint.htm.)

[vii] The HOME program is a federal program that enables Montgomery County to sponsor organizations that develop affordable rental housing for low- and moderate-income people. The program is administered by the Department of Housing and Community Affairs (DHCA) and is designed to increase affordable housing choices through the development of rental housing. HOME funds are loaned to non-profit and for-profit developers for a variety of affordable housing activities including acquisition, rehabilitation, new construction, and tenant-based rental assistance.

[viii] Refer to the programs listed on the HOC website referenced in Note #4, above.

[ix] From 65 to 120 percent of the AMI. See Note #1, above.

[x] Market-rate units start where workforce housing is capped — at 120 percent of the AMI. See Note #1, above.

The Maryland-National Capital Park & Planning Commission

Department of Finance – Purchasing Division

6611 Kenilworth Avenue, Suite 300 • Riverdale, Maryland 20737 • 301-454-1600 Fax: 301-454-1606

September 15, 2006

Project: **SilverPlace, M-NCPPC Headquarters and Mixed-Use Project**

RFP No.: P 26-209

SUBJECT: Addendum Number One

The following changes and/or clarifications to the above referenced project are being provided to all prospective offerors.

1. The due date for the proposals has been extended to **Friday, October 13, 2006 at or before 11:00 a.m.**

All other terms and conditions of the request for proposal document apply.

Offerors must acknowledge receipt of this addendum by signing and returning this letter with your proposal submittal.

_____
Acknowledge Receipt by
Authorized Company Official

Via E-mail
Stephanie Akerley
Senior Contract Specialist

The Maryland-National Capital Park & Planning Commission

Department of Finance – Purchasing Division

6611 Kenilworth Avenue, Suite 300 • Riverdale, Maryland 20737 • 301-454-1600 Fax: 301-454-1606

September 18, 2006

Project: **SilverPlace, M-NCPPC Headquarters and Mixed-Use Project**

RFP No.: P 26-209

SUBJECT: Addendum Number Two

The following changes and/or clarifications to the above referenced project are being provided to all prospective offerors.

1. The Maryland-National Capital Park and Planning Commission (Commission) land cannot be collateral for any mortgage.
2. In Tab 2, Table 1, dollar amounts are **not** to be inserted into the table. Rather, the type of financing is to be identified: 1) private funds, 2) public funds or 3) a mixture of public and private funds, "public/private." Please enter one of the three options into the table.

All other terms and conditions of the request for proposal document apply.

Offerors must acknowledge receipt of this addendum by signing and returning this letter with your proposal submittal.

_____
Acknowledge Receipt by
Authorized Company Official

Via E-mail
Stephanie Akerley
Senior Contract Specialist

The Maryland-National Capital Park & Planning Commission

Department of Finance – Purchasing Division

6611 Kenilworth Avenue, Suite 300 • Riverdale, Maryland 20737 • 301-454-1600 Fax: 301-454-1606

October 5, 2006

Project: **SilverPlace, M-NCPPC Headquarters and Mixed-Use Project**

RFP No.: P 26-209

SUBJECT: Addendum Number Three

The following changes and/or clarifications to the above referenced project are being provided to all prospective offerors.

1. By deleting the wording in Attachment A on page three in its totality. There will be no public presentation on October 7, 2006.

2. By including the following paragraphs in a new Attachment A on page three, reading as follows:

   "The Evaluation Committee will review the proposals and develop questions, which will be sent to all Offerors, the answers for which must be incorporated in a public presentation to the Montgomery County Planning Board. The Evaluation Committee may also develop questions which only impact a particular Proposal, which questions will only be sent to the relevant Offeror."

   "Each Offeror will present Part One its proposal (Technical Development portion) to the Montgomery County Planning Board in open session at its regularly scheduled meeting on October 26, 2006. The Evaluation Committee will be present at this meeting. Each Offeror will have 45-minutes to make its presentation, followed by a 30-minute question and answer period by the Board. There will be no public testimony at this presentation."

   "Questions regarding the Financial portion (Part Two) of the proposal may be provided to the appropriate Offeror, which questions will be answered in subsequent meetings with the Evaluation Committee, or in closed session with the Planning Board."

3. By replacing the fourth sentence in the first paragraph on page five of the Request for Proposals, and inserting in lieu thereof:

   "The Evaluation Committee will be making a recommendation to the Executive Director of the Commission who will, in turn make a recommendation to the Planning Board of the Maryland-National Capital Park and Planning Commission. The Planning Board will make the final determination of the rank order of the three Development Teams. Upon approval of the Planning Board, the selected Offeror will enter into a Design Services Agreement with the Commission."

4. On pages 2 and 16, increase the number of copies of the RFP submissions to one (1) original and twenty (20) copies.

All other terms and conditions of the request for proposal document apply.

PROPOSALS ARE DUE NO LATER THAN 11:00 AM AT THE PURCHASING OFFICE AT 6611 KENILWORTH AVENUE ON FRIDAY, OCTOBER 13, 2006.

Offerors must acknowledge receipt of this addendum by signing and returning this letter with your proposal submittal.

Receipt is hereby acknowledged:

_____

Authorized Company Official

Via E-mail
Stephanie Akerley
Senior Contract Specialist

SILVER
PLACE

APPENDIX A

SILVER PLACE

AFFIRMATION OF OFFEROR

1. Offeror agrees that the members of the Development Team proffered in its proposal, submitted in response to the Request for Qualifications, remains the same. If any proposed member is unavailable, or is being replaced, please identify such member and enclose a resume, together with supporting documentation that such proposed replacement meets the same qualifications, educational level and experience level of the prior proposed person.

2. Offeror further affirms that the MFD sub-contractor participation in the construction phase of the SilverPlace project will meet or exceed 25%.

3. Offeror further affirms that the minority equity proffered in its proposal is and remains the same.

4. Offeror acknowledges that the Commission does not have funding for the SilverPlace project at this time.

SILVERPLACE, LLC
C/O BOZZUTO DEVELOPMENT COMPANY
Business Entity's Name

By: _____
Authorized Signature

JEFF KAUFMAN, VICE PRESIDENT
Printed Name and Title BOZZUTO DEVELOPMENT COMPANY

The Maryland-National Capital Park & Planning Commission

Department of Finance – Purchasing Division

6611 Kenilworth Avenue, Suite 300 • Riverdale, Maryland 20737 • 301-454-1600 Fax: 301-454-1606

October 11, 2006

Project: **SilverPlace, M-NCPPC Headquarters and Mixed-Use Project**

RFP No.: P 26-209

SUBJECT: Addendum Number One

The following changes and/or clarifications to the above referenced project are being provided to all prospective offerors.

1. The due date for the proposals has been extended to **Friday, October 13, 2006 at or before 11:00 a.m.**

All other terms and conditions of the request for proposal document apply.

Offerors must acknowledge receipt of this addendum by signing and returning this letter with your proposal submittal.

JEFF KAUFMAN
Acknowledge Receipt by
Authorized Company Official

Via E-mail
Stephanie Akerley
Senior Contract Specialist

The Maryland-National Capital Park & Planning Commission

Department of Finance – Purchasing Division

6611 Kenilworth Avenue, Suite 300 • Riverdale, Maryland 20737 • 301-454-1600 Fax: 301-454-1606

October 11, 2006

Project: **SilverPlace, M-NCPPC Headquarters and Mixed-Use Project**

RFP No.: P 26-209

SUBJECT: Addendum Number Two

The following changes and/or clarifications to the above referenced project are being provided to all prospective offerors.

1. The Maryland-National Capital Park and Planning Commission (Commission) land cannot be collateral for any mortgage.
2. In Tab 2, Table 1, dollar amounts are **not** to be inserted into the table. Rather, the type of financing is to be identified: 1) private funds, 2) public funds or 3) a mixture of public and private funds, "public/private." Please enter one of the three options into the table.

All other terms and conditions of the request for proposal document apply.

Offerors must acknowledge receipt of this addendum by signing and returning this letter with your proposal submittal.

JEFF KAUFMAN

Acknowledge Receipt by
Authorized Company Official

Via E-mail
Stephanie Akerley
Senior Contract Specialist

The Maryland-National Capital Park & Planning Commission

Department of Finance – Purchasing Division

6611 Kenilworth Avenue, Suite 300 • Riverdale, Maryland 20737 • 301-454-1600 Fax: 301-454-1606

October 11, 2006

Project: **SilverPlace, M-NCPPC Headquarters and Mixed-Use Project**

RFP No.: P 26-209

SUBJECT: Addendum Number Three

The following changes and/or clarifications to the above referenced project are being provided to all prospective offerors.

1. By deleting the wording in Attachment A on page three in its totality. There will be no public presentation on October 7, 2006.

2. By including the following paragraphs in a new Attachment A on page three, reading as follows:

   "The Evaluation Committee will review the proposals and develop questions, which will be sent to all Offerors, the answers for which must be incorporated in a public presentation to the Montgomery County Planning Board. The Evaluation Committee may also develop questions which only impact a particular Proposal, which questions will only be sent to the relevant Offeror."

   "Each Offeror will present Part One of its proposal (Technical Development portion) to the Montgomery County Planning Board in open session at its regularly scheduled meeting on October 26, 2006. The Evaluation Committee will be present at this meeting. Each Offeror will have 45-minutes to make its presentation, followed by a 30-minute question and answer period by the Board. There will be no public testimony at this presentation."

   "Questions regarding the Financial portion (Part Two) of the proposal may be provided to the appropriate Offeror, which questions will be answered in subsequent meetings with the Evaluation Committee, or in closed session with the Planning Board."

3. By replacing the fourth sentence in the second paragraph of Section 1.2 in the Request for Proposals, and
   inserting in lieu thereof:

   "The Evaluation Committee will be making a recommendation to the Executive Director of the Commission who will, in turn make a recommendation to the Planning Board. The Planning Board will make the final determination of the rank order of the three Development Teams. Upon such determination, the first ranked Offeror will enter into a Design Services Agreement with the Commission."

4. On pages 2 and 16, increase the number of copies of the RFP submissions to one (1) original and twenty (20) copies.

All other terms and conditions of the request for proposal document apply.

PROPOSALS ARE DUE NO LATER THAN 11:00 AM AT THE PURCHASING OFFICE AT 6611 KENILWORTH AVENUE ON FRIDAY, OCTOBER 13, 2006.

Offerors must acknowledge receipt of this addendum by signing and returning this letter with your proposal submittal.

Receipt is hereby acknowledged:

JEFF KAUFMAN

Authorized Company Official

Via E-mail
Stephanie Akerley
Senior Contract Specialist

SILVER PLACE

SILVER
PLACE

APPENDIX B

SILVER PLACE

LEED® Credit Scorecard

LEED-NC Green Building Rating System, version 2.2, final version

Silver Place HQ Building

Spaulding and Slye / Buzzuto /

September 13, 2006

35	14	20	**Total Project Score**	Possible Points **69**

Certified 26 to 32 points **Silver** 33 to 38 points **Gold** 39 to 51 points **Platinum** 52 or more points

7	5	2	**Sustainable Sites**	Possible Points **14**
Y	?	N		
Y			Prereq 1 **Construction Activity Pollution Prevention**	
1			Credit 1 **Site Selection**	1
1			Credit 2 **Development Density & Community Connectivity**	1
		1	Credit 3 **Brownfield Redevelopment**	1
1			Credit 4.1 **Alternative Transportation: Public Transportation Access**	1
	1		Credit 4.2 **Alternative Transportation: Bicycle Storage & Changing Rooms**	1
1			Credit 4.3 **Alternative Transportation: Low Emitting & Fuel Efficient Vehicles**	1
1			Credit 4.4 **Alternative Transportation: Parking Capacity**	1
	1		Credit 5.1 **Site Development: Protect or Restore Habitat**	1
	1		Credit 5.2 **Site Development: Maximize Open Space**	1
	1		Credit 6.1 **Stormwater Design: Quantity Control**	1
1			Credit 6.2 **Stormwater Design: Quality Control**	1
1			Credit 7.1 **Heat Island Effect: Non-Roof**	1
	1		Credit 7.2 **Heat Island Effect: Roof**	1
		1	Credit 8 **Light Pollution Reduction**	1

3	1	1	**Water Efficiency**	Possible Points **5**
Y	?	N		
1			Credit 1.1 **Water Efficient Landscaping: Reduce by 50%**	1
	1		Credit 1.2 **Water Efficient Landscaping: No Potable Use or No Irrigation**	1
		1	Credit 2 **Innovative Wastewater Technologies**	1
1			Credit 3.1 **Water Use Reduction: 20% Reduction**	1
1			Credit 3.2 **Water Use Reduction: 30% Reduction**	1

4	3	10	**Energy & Atmosphere**	Possible Points **17**
Y	?	N		
Y			Prereq 1 **Fundamental Commissioning of the Building Energy Systems**	
Y			Prereq 2 **Minimum Energy Performance**	
Y			Prereq 3 **CFC Reduction in HVAC&R Equipment**	
2			Credit 1.1 **Optimize Energy Performance: 14% New / 7% Existing**	2
	2		Credit 1.2 **Optimize Energy Performance: 21% New / 14% Existing**	2
		2	Credit 1.3 **Optimize Energy Performance: 28% New / 21% Existing**	2
		2	Credit 1.4 **Optimize Energy Performance: 35% New / 28% Existing**	2
		2	Credit 1.5 **Optimize Energy Performance: 42% New / 35% Existing**	2
		1	Credit 2.1 **On-Site Renewable Energy: 2.5%**	1
		1	Credit 2.2 **On-Site Renewable Energy: 7.5%**	1
		1	Credit 2.3 **On-Site Renewable Energy: 12.5%**	1
1			Credit 3 **Enhanced Commissioning**	1
1			Credit 4 **Enhanced Refrigerant Management**	1
		1	Credit 5 **Measurement & Verification**	1
	1		Credit 6 **Green Power**	1

4	3	6	**Materials & Resources**	Possible Points **13**
Y	?	N		
Y			Prereq 1 **Storage & Collection of Recyclables**	
		1	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 + 1/2 pre-consumer)**	1
	1		Credit 4.2 **Recycled Content: 20% (post-consumer + 1/2 pre-consumer)**	1
1			Credit 5.1 **Regional Materials: 10% Extracted, Processed & Manufactured Re**	1
	1		Credit 5.2 **Regional Materials: 20% Extracted, Processed & Manufactured Re**	1
		1	Credit 6 **Rapidly Renewable Materials**	1
1			Credit 7 **Certified Wood**	1

12	2	1	**Indoor Environmental Qual**	Possible Points **15**
Y	?	N		
Y			Prereq 1 **Minimum IAQ Performance**	
Y			Prereq 2 **Environmental Tobacco Smoke (ETS) Control**	
1			Credit 1 **Outdoor Air Delivery Monitoring**	1
		1	Credit 2 **Increased Ventilation**	1
1			Credit 3.1 **Construction IAQ Management Plan: During Construction**	1
1			Credit 3.2 **Construction IAQ Management Plan: Before Occupancy**	1
1			Credit 4.1 **Low-Emitting Materials: Adhesives & Sealants**	1
1			Credit 4.2 **Low-Emitting Materials: Paints**	1
1			Credit 4.3 **Low-Emitting Materials: Carpet**	1
1			Credit 4.4 **Low-Emitting Materials: Composite Wood & Agrifiber Products**	1
1			Credit 5 **Indoor Chemical & Pollutant Source Control**	1
1			Credit 6.1 **Controllability of Systems: Lighting**	1
	1		Credit 6.2 **Controllability of Systems: Thermal Comfort**	1
1			Credit 7.1 **Thermal Comfort: Design**	1
1			Credit 7.2 **Thermal Comfort: Verification**	1
1			Credit 8.1 **Daylight & Views: Daylight 75% of Spaces**	1
	1		Credit 8.2 **Daylight & Views: Views for 90% of Spaces**	1

5			**Innovation & Design Proce**	Possible Points **5**
Y	?	N		
1			Credit 1.1 **Innovation in Design: Green Educational Program**	1
1			Credit 1.2 **Innovation in Design: 40% Water Use Reducation**	1
1			Credit 1.3 **Innovation in Design: Transportation Management Plan**	1
1			Credit 1.4 **Innovation in Design: Green Housekeeping**	1
1			Credit 2 **LEED™ Accredited Professional**	1

Sustainable Design Consulting

Silver Place HQ Building 9/13/06
Spaulding and Slye / Buzzuto /

LEED® Credit Requirements, Point Estimates, and Action Items

LEED-NC Green Building Rating System, version 2.2

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
			SUSTAINABLE SITES - 14 possible points			
			Site Prerequisite - Construction Activity Pollution Prevention (Intent: Reduce pollution from construction activities by controlling soil erosion, waterway sedimentation and airborne dust generation.)			
Y			SSp1 - Create and implement an Erosion and Sedimentation Control (ESC) Plan for all construction activities associated with the project, that conforms to the 2003 EPA Construction General Permit (CGP) OR local erosion and sedimentation control standards and codes, whichever is more stringent. The Plan shall describe the measures implemented to accomplish the following objectives: • Prevent loss of soil during construction by stormwater runoff and/or wind erosion, including protecting topsoil for stockpiling for reuse. • Prevent sedimentation of storm sewer or receiving streams. • Prevent polluting the air with dust and particulate matter.	8/21/06 - Civil Engineer will incorporate local Erosion and Sedimentation Control standards and codes	Civil	**DD Phase**
			Site Credit 1: Site Selection (Intent: Avoid development of inappropriate sites and reduce the environmental impact from the location of a building on a site.)			
1			SSc1 - Do not develop buildings, hardscape, roads, or parking areas on portions of sites that meet any one of the following criteria: • Prime Farmland as defined by the USDA in the US Code of Federal Regulations, Title 7, Vol. 6, Parts 400-699, section 657.5 (citation 7CFR657.5). • Land whose elevation is lower than 5' above the 100-year flood as defined by FEMA. • Land which is specifically identified as habitat for any species on Federal or State threatened or endangered lists. • Within 100' of any water including wetlands, as defined by 40 CFR, Parts 230-233 and Part 22, and isolated wetland or areas of special concern identified by state or local rule OR greater than distances given in state or local regulations as defined by local or state rule or law, whichever is more stringent. • Land that is within 50 feet of a water body, defined as seas, lakes, rivers, streams and tributaries which support or could support fish, recreation or in consistent with the terminology of the Clean Water Act • Land which prior to acquisition for the project was public parkland, unless land of equal or greater value as parkland is accepted in trade by the public landowner (Park Authority projects are exempt)	8/21/06 - Proposed site does not meet any of the prohibited criteria. Civil Enginer to document.	Civil	**CD Phase**
			Site Credit 2: Development Density & Community Connectivity (Intent: Channel development to urban areas with existing infrastructure, protect greenfields and preserve habitat and natural resources.)			
1			SSc2 - OPTION 1 - DEVELOPMENT DENSITY - Construct or renovate building on a previously developed site AND in a community with a minimum density of 60,000 square feet per acre net (Note: density calculation must include the area of the project being built and is based on a typical two-story downtown development); OR	8/21/06 - Proposed development is located within an existing minimum development density of 60,000 sf/acre, and meets Community Connectivity criteria. Civil Engineer to document.	Civil	**Ready to Document**
			SSc2 - OPTION 2 - COMMUNITY CONNECTIVITY - Construct or renovate building on a previously developed site AND within 1/2 mile of a residential zone or neighborhood with an average density of 10 units per acre net AND within 1/2 mile of at least 10 Basic Services AND with pedestrian access between the building and the services, including but are not limited to: 1) Bank; 2) Place of Worship; 3) Convenience Grocery; 4) Day Care; 5) Cleaners; 6) Fire Station; 7) Beauty; 8) Hardware; 9) Laundry; 10) Library; 11) Medical/Dental; 12) Senior Care Facility; 13) Park; 14) Pharmacy; 15) Post Office; 16) Restaurant; 17) School; 18) Supermarket; 19) Theater; 20) Community Center; 21) Fitness Center; 22) Museum.			
			Site Credit 3: Brownfield Redevelopment (Intent: Rehabilitate damaged sites where development is complicated by environmental contamination, reducing pressure on undeveloped land.)			
		1	SSc3 - Develop on a site documented as contaminated (by means of an ASTM E 1903-1997 Phase II Environmental Site Assessment or a local Voluntary Cleanup Program) OR on a site classified as a brownfield by a local, state or Federal government agency. Effectively remediate site contamination.	8/21/06 - No site contamination.		

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
			Site Credit 4: Alternative Transportation (Intent: Reduce pollution and land development impacts from automobile use.)			
1			SSc4.1 - Locate project within ½ mile of a commuter rail, light rail or subway station OR	8/21/06 - Site is located within ½ mile of subway station. Civil Engineer to document.	Civil	**CD Phase**
			Locate project within ¼ mile of one or more stops for 2 or more public or campus bus lines usable by building occupants.			
	1		SSc4.2 - For commercial or institutional buildings, provide secure bicycle racks and/or storage, and convenient changing/shower facilities (both within 200 yards of building entrance) for 5% or more of Full-Time Equivalent (FTE) building occupants; OR	9/8/06 - Architect to discuss bike storage and changing room options with M-NCPPC.	Architect	**SD Phase**
			SSc4.2 - For residential buildings, provide covered storage facilities for securing bicycles for 15% or more of building occupants in lieu of changing/shower facilities. OR			
1			SSc4.3 - OPTION 1: Provide low-emitting and fuel-efficient vehicles for 3% of Full-Time Equivalent (FTE) occupants AND provide preferred parking (parking spots that are closest to the main entrance of the project, exclusive of spaces designated for handicapped, or parking passes provided at a discounted price) for these vehicles; OR			
			SSc4.3 - OPTION 2: Provide preferred parking for low-emitting and fuel-efficient vehicles (classified as Zero Emission Vehicles (ZEV) by the California Air Resources Board or have achieved a minimum green score of 40 on the American Council for an Energy Efficient Economy (ACEEE) annual vehicle rating guide) for 5% of the total vehicle parking capacity of the site; OR	8/21/06 - Architect will provide 5% of preferred parking spaces in the garage addition.	Architect	**SD Phase**
			SSc4.3 - OPTION 3: Install alternative-fuel refueling stations for 3% of the total vehicle parking capacity of the site (liquid or gaseous fueling facilities must be separately ventilated or located outdoors).			
1			SSc4.4 - OPTION 1 — NON-RESIDENTIAL: Size parking capacity to meet, but not exceed, minimum local zoning requirements AND provide preferred parking for carpools or van pools for 5% of the total provided parking spaces; OR			
			SSc4.4 - OPTION 2 — NON-RESIDENTIAL: For projects that provide parking for less than 5% of FTE building occupants: Provide preferred parking for carpools or vanpools, marked as such, for 5% of total provided parking spaces; OR	8/21/06 - Architect will provide 5% of preferred parking spaces in the garage addition.	Architect	**SD Phase**
			SSc4.4 - OPTION 3 — RESIDENTIAL: Size parking capacity to not exceed minimum local zoning requirements, AND, provide infrastructure and support programs to facilitate shared vehicle usage such as carpool drop-off areas, designated parking for vanpools, or car-share services, ride boards, and shuttle services to mass transit; OR			
			SSc4.4 - OPTION 4 — NON-RESIDENTIAL AND RESIDENTIAL: Provide no new parking.			
			Site Credit 5: Site Development (Intent: Conserve existing natural areas and restore damaged areas to provide habitat and promote biodiversity.)			
	1		SSc5.1 - On greenfield sites, limit site disturbance including earthwork and clearing of vegetation to 40 feet beyond the building perimeter, 10 feet beyond surface walkways, patios, surface parking and utilities less than 12 inches in diameter; 15 feet beyond primary roadway curbs, main utility branch trenches, and 25 feet beyond constructed areas with permeable surfaces (such as pervious paving areas, stormwater detention facilities and playing fields) that require additional staging areas in order to limit compaction in the constructed area; OR			
			SSc5.1 - On previously developed or graded sites, restore or protect a minimum of 50% of the site area (excluding the building footprint) with native or adapted vegetation. Native/adapted plants are plants indigenous to a locality or cultivars of native plants that are adapted to the local climate and are not considered invasive species or noxious weeds. Projects earning SS Credit 2 and using vegetated roof surfaces may apply the vegetated roof surface to this calculation if the plants meet the definition of native/adapted.	8/21/06 - May be able to capture point due to large areas of green roof. Architect to calculate once the green roof areas are finalized.	Architect	**DD Phase**

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
	1		SSc5.2 - OPTION 1: Reduce the development footprint (defined as entire building footprint, hardscape, access roads and parking) and/or provide vegetated open space within the project boundary to exceed the local zoning's open space requirement for the site by 25%; OR	8/21/06 - May be able to capture point due to large areas of green roof. Civil Engineer to determine zoning requirements.	Civil	**SD Phase**
			SSc5.2 - OPTION 2: For areas with no local zoning requirements (e.g., some university campuses and military bases), provide vegetated open space area adjacent to the building that is equal to the building footprint; OR			
			SSc5.2 - OPTION 3: Where a zoning ordinance exists, but there is no requirement for open space (zero), provide vegetated open space equal to 20% of the project's site area.			
			ALL OPTIONS: • For projects located in urban areas that earn SS Credit 2, vegetated roof areas can contribute to credit compliance. • For projects located in urban areas that earn SS Credit 2, pedestrian oriented hardscape areas can contribute to credit compliance. For such projects, a minimum of 25% of the open space counted must be vegetated. • Wetlands or naturally designed ponds may count as open space if the side slope gradients average 1:4 (vertical: horizontal) or less and are vegetated.			
			Site Credit 6: Stormwater Design (Intent: Limit disruption and pollution of natural water hydrology by reducing contamination of and managing stormwater runoff.)			
	1		SSc6.1 - OPTION 1 — EXISTING IMPERVIOUSNESS IS LESS THAN OR EQUAL TO 50%: If existing imperviousness is less than or equal to 50%, implement a stormwater management plan that prevents the post-development peak discharge rate and quantity from exceeding the pre-development peak discharge rate and quantity for the one- and two-year 24-hour design storms; OR Implement a stormwater management plan that protects receiving stream channels from excessive erosion by implementing a stream channel protection strategy and quantity control strategies.	8/21/06 - Civil Engineer will determine if credit requirements are achievable once the green roof areas are finalized..	Civil	**SD Phase**
			SSc6.1 - OPTION 2 — EXISTING IMPERVIOUSNESS IS GREATER THAN 50%: If existing imperviousness is greater than 50%, implement a stormwater management plan that results in a 25% decrease in the volume of stormwater runoff from the two-year 24-hour design storm.			
1			SSc6.2 - Implement a stormwater management plan that reduces impervious cover, promotes infiltration, and captures and treats the stormwater runoff from 90% of the average annual rainfall1 using acceptable best management practices (BMPs). BMPs used to treat runoff must be capable of removing 80% of the average annual post development total suspended solids (TSS) load based on existing monitoring reports. BMPs are considered to meet these criteria if (1) they are designed in accordance with standards and specifications from a state or local program that has adopted these performance standards, or (2) there exists in-field performance monitoring data demonstrating compliance with the criteria. Data must conform to accepted protocol (e.g., Technology Acceptance Reciprocity Partnership [TARP], Washington State Department of Ecology) for BMP monitoring.	9/12/06 - Stormwater management system will be designed to meet credit requirements.	Civil	**SD Phase**
			Site Credit 7: Heat Island Effect (Intent: Reduce heat islands (thermal gradient differences between developed and undeveloped areas to minimize impact on microclimate and human and wildlife habitat.)			
1			SSc7.1 - OPTION 1: Provide any combination of the following strategies for 50% of the site hardscape (including roads, sidewalks, courtyards and parking lots): • Shade (within 5 years of occupancy) • Paving materials with a Solar Reflectance Index (SRI)2 of at least 29 • Open grid pavement system; OR			
			SSc7.1 - OPTION 2: Place a minimum of 50% of parking spaces under cover (defined as under ground, under deck, under roof, or under a building). Any roof used to shade or cover parking must have an SRI of at least 29.	9/12/06 - As more than 50% of parking is located under cover, credit is achieved. Architect to document.	Architect	**CD Phase**
	1		SSc7.2 - OPTION 1: Use roofing materials having a Solar Reflectance Index (SRI)3 equal to or greater than the 78 for a Low-Sloped Roof (≤2:12) and 29 for a Steep Sloped Roof (>2:12) for a minimum of 75% of the roof surface; OR			

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
			SSc7.2 - OPTION 2: Install a vegetated roof for at least 50% of the roof area; OR			
			SSc7.2 - OPTION 3: Install high albedo and vegetated roof surfaces that, in combination, meet the following criteria: (Area of SRI Roof / 0.75) + (Area of vegetated roof / 0.5) >= Total Roof Area.	8/21/06 - May be able to capture point due to large areas of green roof. Architect will calculate once the green roof areas are finalized.	Architect	**SD Phase**
			Site Credit 8: Light Pollution Reduction (Intent: Minimize light trespass from the building and site, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction, and reduce development impact on nocturnal environments.)			
		1	SSc8 - INTERIOR LIGHTING: The angle of maximum candela from each interior luminaire as located in the building shall intersect opaque building interior surfaces and not exit out through the windows; OR	8/21/06 - Not intending to comply with light reduction credit due to complexity of credit requirements.		
			SSc8 - INTERIOR LIGHTING: All non-emergency interior lighting shall be automatically controlled to turn off during non-business hours. Provide manual override capability for after hours use. AND			
			SSc8 - EXTERIOR LIGHTING: Only light areas as required for safety and comfort. Do not exceed 80% of the lighting power densities for exterior areas and 50% for building facades and landscape features as defined in ASHRAE/IESNA Standard 90.1-2004, Exterior Lighting Section, without amendments. All projects shall be classified under one of the following zones, as defined in IESNA RP-33, and shall follow all of the requirements for that specific zone: LZ1 — Dark (Park and Rural Settings) LZ2 — Low (Residential areas) LZ3 — Medium (Commercial/Industrial, High-Density Residential) LZ4 — High (Major City Centers, Entertainment Districts)			
7	**5**	*2*	**Total Sustainable Sites Points (14)**			

WATER EFFICIENCY - 5 possible points

			Water Credit 1: Water Efficient Landscaping (Intent: Limit or eliminate the use of potable water or other natural surface, *or subsurface water resources available on or near the project site,* for landscape irrigation.)			
1			WEc1.1 - Reduce potable water consumption for irrigation by 50% from a calculated mid-summer baseline case. Reductions shall be attributed to any combination of the following items: • Plant species factor • Irrigation efficiency • Use of captured rainwater • Use of recycled wastewater • Use of water treated and conveyed by a public agency specifically for nor potable uses	8/21/06 - Reduce use of potable (drinking) water for landscaping by 50% over conventional means. Landcape Architect will identify water saving or non-potable irrigation systems.	Landscape Architect	**SD Phase**
	1		WEc1.2 - Use only captured rain, recycled wastewater, recycled greywater or water treated and conveyed by a public agency specifically for non-potable uses for irrigation. (except for initial watering to establish plants for one year); OR	8/21/06 - Landcape Architect will identify water saving or non-potable irrigation systems.	Landscape Architect	**SD Phase**
			WEc1.2 - Install landscaping that does not require permanent irrigation systems.			
			Water Credit 2: Innovative Wastewater Technologies (Intent: Reduce generation of wastewater and potable water demand, while increasing the			
		1	WEc2 - OPTION 1: Reduce potable water use for building sewage conveyance by 50% through the use of water conserving fixtures (water closets, urinals) or non-potable water (captured rainwater, recycled greywater, and on-site or municipally treated wastewater); OR	8/21/06 - Not intending to reduce potable water use by 50%.		
			WEc2 - OPTION 2: Treat 50% of wastewater on site to tertiary standards. Treated water must be infiltrated or used on-site.			

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
			Water Credit 3: Water Use Reduction (Intent: Maximize water efficiency within buildings to reduce the burden on municipal water supply and wastewater systems.)			
1			WEc3.1 - Employ strategies that in aggregate use 20% less water than the water use baseline calculated for the building (not including irrigation) after meeting the Energy Policy Act of 1992 fixture performance requirements. Calculations are based on estimated occupant usage and shall include only the following fixtures (as applicable to the building): water closets, urinals, lavatory faucets, showers and kitchen sinks.	8/21/06 - Plumbing Engineer to specify the following flow rates: • Dual Flush Toilets: 1.1/1.6 gpf • Waterless Urinals: 0.0 gpf • Low-Flow Bathroom Sinks: 0.5 gpm These fixtures will achieve 40% water savings, capturing an innovation point.	Plumbing Engineer	**SD Phase**
1			WEc3.2 - Employ strategies that in aggregate use 30% less water than the water use baseline calculated for the building (not including irrigation) after meeting the Energy Policy Act of 1992 fixture performance requirements. Calculations are based on estimated occupant usage and shall include only the following fixtures (as applicable to the building): water closets, urinals, lavatory faucets, showers and kitchen sinks.			
3	1	*1*	**Total Water Efficiency Points (5)**			
			ENERGY AND ATMOSPHERE - 17 possible points			
			Energy Prerequisite 1: Fundamental Commissioning of the Building Energy Systems (Intent: Verify that the building's energy related systems are installed, calibrated and perform according to the owner's project requirements, basis of design, and construction documents.)			
Y			EAp1 - The following commissioning process activities shall be completed by the commissioning team, in accordance with the LEED-NC 2.2 Reference Guide: • Designate an individual as the Commissioning Authority (CxA) to lead, review and oversee the completion of the commissioning process activities (The CxA shall have documented commissioning authority experience in at least 2 building projects, shall be independent of the project's design and construction management, though they may be employees of the firms providing those services or a qualified employee or consultant of the Owner, shall report results, findings and recommendations directly to the Owner, and for projects smaller than 50,000 gross square feet, the CxA may include qualified persons on the design or construction teams who have the required experience. • The Owner shall document the Owner's Project Requirements (OPR). The design team shall develop the Basis of Design (BOD). The CxA shall review these documents for clarity and completeness. The Owner and design team shall be responsible for updates to their respective documents • Develop and incorporate commissioning requirements into the construction documents. • Develop and implement a commissioning plan. • Verify the installation and performance of the systems to be commissioned. • Complete a summary commissioning report.	9/12/06 - Developer will hire commissioning agent during the design development phase.	Developer	**DD Phase**
			Energy Prerequisite 2: Minimum Energy Performance (Intent: Establish the minimum level of energy efficiency for the base building and systems.)			
Y			EAp2 - Design the building to comply with both the mandatory provisions (Sections 5.4, 6.4, 7.4, 8.4, 9.4 and 10.4) of ASHRAE/IESNA 90.1-2004 (without amendments) AND the prescriptive requirements (Sections 5.5, 6.5, 7.5 and 9.5) or performance requirements (Section 11) of ASHRAE/IESNA Standard 90.1-2004 (without amendments).	Prerequisite is consistent with code requirements. Mechanical Engineer to document.	Mechanical Engineer	**CD Phase**
			Energy Prerequisite 3: Fundamental Refrigerant Management (Intent: Reduce ozone depletion.)			
Y			EAp3 - Zero use of CFC-based refrigerants in new base building HVAC&R systems. When reusing existing base building HVAC equipment, complete a comprehensive CFC phase-out conversion prior to project completion. Phase-out plans extending beyond the project completion date will be considered on their merits.	Prerequisite is consistent with code requirements. Mechanical Engineer to document.	Mechanical Engineer	**CD Phase**

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
			Energy Credit 1: Optimize Energy Performance (Intent: Achieve increasing levels of energy performance above the baseline in the prerequisite standard to reduce environmental and economic impacts associated with excessive energy use.)			
			EAc1 - **WHOLE BUILDING ENERGY SIMULATION** (1–10 Points) Demonstrate a percentage improvement in the proposed building performance rating compared to the baseline building performance rating per ASHRAE/IESNA Standard 90.1-2004 (without amendments) by a whole building project simulation using the Building Performance Rating Method in Appendix G of the Standard. The minimum energy cost savings percentage for each point threshold is as follows	8/10/06 - Team to select optimal mechanical system.	Mechanical Engineer	**SD Phase**

			New Bldgs.	Existing Bldgs.
1			10.5%	3.5%
1			14.0%	7.0%
	1		17.5%	10.5%
	1		21.0%	14.0%
		1	24.5%	17.5%
		1	28.0%	21.0%
		1	31.5%	24.5%
		1	35.0%	28.0%
		1	38.5%	31.5%
		1	42.0%	35.0%

Appendix G of Standard 90.1-2004 requires that the energy analysis done for the Building Performance Rating Method include ALL of the energy costs within and associated with the building project. To achieve points using this credit, the proposed design—
• must comply with the mandatory provisions (Sections 5.4, 6.4, 7.4, 8.4, 9.4 and 10.4) in Standard 90.1-2004 (without amendments);
• must include all the energy costs within and associated with the building project; and
• must be compared against a baseline building that complies with Appendix G to Standard 90.1-2004 (without amendments). The default process energy cost is 25% of the total energy cost for the baseline building.
For the purpose of this analysis, process energy is considered to include, but is not limited to, office and general miscellaneous equipment, computers, elevators and escalators, kitchen cooking and refrigeration, laundry washing and drying, lighting exempt from the lighting power allowa and other (e.g. waterfall pumps). Regulated (nonprocess) energy includes lighting (such as for the interior, parking garage, surface parking, façade, or building grounds, except as noted above), HVAC (such as for space heating, space cooling, fans, pumps, toilet exhaust, parking garage ventilation, kitchen hood exhaust, etc.), and service water heating for domestic or space heating purposes.
For EA Credit 1, process loads shall be identical for both the baseline building performance rating and for the proposed building performance rating. However, project teams may follow the Exceptional Calculation Method (ASHRAE 90.1-2004 G2.5) to document measures that reduce process loads. Documentation of process load energy savings shall include a list of the assumptions made for both the base and proposed design, and theoretical or empirical information supporting these assumptions;
OR

	Energy	Points
1	2.5%	1
1	7.5%	2
1	12.5%	3

			Energy Credit 2: On-Site Renewable Energy (Intent: Encourage and recognize increasing levels of on-site renewable energy self-supply in order to reduce environmental and economic impacts associated with fossil fuel energy use.)			
			EAc2 - Supply a net fraction of the building's total energy use, as expressed as a percentage of annual energy cost through the use of on-site renewable energy systems. (Use bldg. annual energy cost calculated in EA Credit 1 or the (DOE) Commercial Buildings Energy Consumption Survey (CBECS) database to determine the estimated electricity use.)	8/21/06 - Not intending to provide on-site renewable energy.		

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
			Energy Credit 3: Enhanced Commissioning (Intent: Begin the commissioning process early during the design process and execute additional activities after systems performance verification is completed.)			
1			EAc3 - In addition to the Fundamental Building Commissioning prerequisite, implement or have a contract in place to implement the following additional commissioning process activities: 1. Prior to the start of the construction documents phase, designate an independent Commissioning Authority (CxA) to lead, review, and oversee the completion of all commissioning process activities. The CxA shall, at a minimum, perform Tasks 2, 3 and 6. Other team members may perform Tasks 4 and 5. The CxA shall have documented commissioning authority experience in at least two building projects; shall be independent of the work of design and construction; not an employee of the design firm, though they may be contracted through them; not an employee of, or contracted through, a contractor or construction manager holding construction contracts; and (can be) a qualified employee or consultant of the Owner. The CxA shall report results, findings and recommendations directly to the Owner. This requirement has no deviation for project size. 2. The CxA shall conduct, at a minimum, one commissioning design review of the Owner's Project Requirements (OPR), Basis of Design (BOD), and design documents prior to mid-construction documents phase and back-check the review comments in the subsequent design submission. 3.The CxA shall review the contractor submittals relative to systems being commissioned for compliance with the OPR and BOD. This review shall be concurrent with A/E reviews and submitted to the design team and the Owner. 4. Develop a systems manual that provides future operating staff the information needed to understand and optimally operate the commissioned systems. 5. Verify that the requirements for training operating personnel and building occupants are completed within one year after construction completion date.	9/12/06 - Developer will hire commissioning agent during the design development phase.	Developer	**DD Phase**
			Energy Credit 4: Enhanced Refrigerant Management (Intent: Reduce ozone depletion and support early compliance with the Montreal Protocol.)			
1			EAc4 - OPTION 1 Do not use refrigerants. OR			
			EAc4 - OPTION 2 Select refrigerants and HVAC&R that minimize or eliminate the emission of compounds that contribute to ozone depletion and global warming. The base building HVAC&R equipment shall comply with the following formula, which sets a maximum threshold for the combined contributions to ozone depletion and global warming potential: LCGWP + LCODP x 105 ≤ 100 Where: LCODP = [ODPr x (Lr x Life +Mr) x Rc]/Life LCGWP = [GWPr x (Lr x Life +Mr) x Rc]/Life LCODP: Lifecycle Ozone Depletion Potential (lbCFC11/Ton-Year) LCGWP: Lifecycle Direct Global Warming Potential (lbCO2/Ton-Year) GWPr: Global Warming Potential of Refrigerant (0 to 12,000 lbCO2/lbr) ODPr: Ozone Depletion Potential of Refrigerant (0 to 0.2 lbCFC11/lbr) Lr: Refrigerant Leakage Rate (0.5% to 2.0%; default of 2% unless otherwise demonstrated) Mr: End-of-life Refrigerant Loss (2% to 10%; default of 10% unless otherwise demonstrated) Rc: Refrigerant Charge (0.5 to 5.0 lbs of refrigerant per ton of cooling capacity)	8/21/06 - Mechanical Engineer to specify non-HCFC refrigerant(s).	Mechanical Engineer	**CD Phase**
			Energy Credit 5: Measurement and Verification (Intent: Provide for the ongoing accountability building energy consumption over time.)			
		1	EAc5 - Develop and implement a Measurement & Verification (M&V) Plan consistent with Option D: Calibrated Simulation (Savings Estimation Method 2), or Option B: Energy Conservation Measure Isolation, as specified in the International Performance Measurement & Verification Protocol (IPMVP) Volume III: Concepts and Options for Determining Energy Savings in New Construction, April, 2003. The M&V period shall cover a period of no less than one year of post-construction occupancy.	8/21/06 - Not intending to provide measurement and verification plan due the cost and complexity of the credit requirements.		

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
			Energy Credit 6: Green Power (Intent: Encourage the development and use of grid-source, renewable energy technologies on a net zero pollution basis.)			
	1		EAc6 - Provide at least 35% of the building's electricity from renewable sources by engaging in at least a 2-year renewable energy contract. Renewable sources are as defined by the Center for Resource Solutions (CRS) Green-e products certification requirements.	9/8/06 - Developer will discuss credit requirements with M-NCPPC and determine if they are appropriate for this project.	Developer	**CA Phase**
4	**3**	*10*	**Total Energy & Atmosphere Points (17)**			
			MATERIALS AND RESOURCES - 13 possible points			
			Materials Prerequisite 1 - Storage & Collection of Recyclables (Intent: Facilitate the reduction of waste generated by building occupants that is hauled to and disposed of in landfills.)			
Y			MRp1 - Provide an easily accessible area that serves the entire building and is dedicated to the collection and storage of non-hazardous materials for recycling including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals.	8/21/06 - The building will have a separate collection area near the loading dock. Architect to consider collection space in all breakrooms.	Architect	**DD Phase**
			Materials Credit 1 - Building Reuse (Intent: Extend the life cycle of existing building stock, conserve resources, retain cultural resources, reduce waste and reduce environmental impacts of new buildings as they relate to materials manufacturing and transport.) Hazardous materials that are remediated as a part of the project scope shall be excluded from the calculation. If the project includes an addition to an existing building, this credit is not applicable if the square			
		1	MRc1.1 - Maintain at least 75% (based on surface area) of existing building structure (including structural floor and roof decking) and envelope (exterior skin and framing, excluding window assemblies and non-structural roofing material).	8/21/06 - Not a reuse project.		
		1	MRc1.2 - Maintain an additional 20% (95% total, based on surface area) of existing building structure (including structural floor and roof decking) and envelope (exterior skin and framing, excluding window assemblies and non-structural roofing material).			
		1	MRc1.3 - Use existing interior non-structural elements (interior walls, doors, floor coverings and ceiling systems) in at least 50% (by area) of the completed building (including additions).			
			Materials Credit 2 - Construction Waste Management (Intent: Divert construction, demolition and land clearing debris from disposal in landfills and incinerators. Redirect recyclable recovered resources back to the manufacturing process. Redirect reusable materials to appropriate sites.)			
1			MRc2.1 - Develop and implement a construction waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted on-site or commingled. Excavated soil and land-clearing debris do not contribute to this credit. Recycle and/or salvage at least 50% of construction and demolition debris. Calculations can be done by weight or volume, but must be consistent throughout.	9/8/06 - SDC to develop CWM specifications that will require the contractor to recycle and/or salvage at least 50% (by weight) of construction, demolition, and land clearing waste.	SDC	**DD Phase**
	1		MRc2.2 - Recycle and/or salvage an additional 25% (75% total) of non-hazardous construction and demolition debris. Excavated soil and land-clearing debris do not contribute to this credit. Calculations can be done by weight or volume, but must be consistent throughout.	9/8/06 - Depending on the market for construction waste, a 75% recycling rate may be achievable. Contractor to determine during construction.	Contractor	**CA Phase**
			Materials Credit 3 - Resource Reuse (Intent: Reuse building materials and products in order to reduce demand for virgin materials and to reduce waste, thereby reducing impacts associated with the extraction and processing of virgin resources.)			
		1	MRc3.1 -Use salvaged, refurbished or reused materials, products and furnishings for at least 5%, based on cost, of the total value of materials on the project. Mechanical, electrical and plumbing components and specialty items such as elevators and equipment shall not be included in this calculation. Only include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR credits 3–7.	9/8/06 - Will not achieve a 5% reuse rate due to the limited amount of salvaged materials currently available in the market as compared to the size of the project.		
		1	MRc3.2 - Use salvaged, refurbished or reused materials for an additional 5% beyond MR Credit 3.1 (10% total, based on cost). Mechanical, electrical and plumbing components and specialty items such as elevators and equipment shall not be included in this calculation. Only include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR Credits 3–7.			

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
			Materials Credit 4 - Recycled Content (Intent: Increase demand for building products that incorporate recycled content materials, therefore reducing impacts resulting from extraction and processing of new virgin materials.)			
1			MRc4.1 - Use materials with recycled content such that sum of post-consumer recycled content plus one-half of the pre-consumer content constitutes at least 10% (based on cost) of the total value of materials in the project.	8/21/06 - Use materials with recycled content such that the sum of post-consumer recycled content plus one-half the post-industrial content equals 10% of the total value of all materials used on the project. SDC to meet with Architect to determine green material options.	SDC	**DD Phase**
	1		MRc4.2 - Use materials with recycled content such that the sum of post-consumer recycled content plus one-half of the pre-consumer content constitutes an additional 10% beyond MR Credit 4.1 (total of 20%, based on cost) of the total value of the materials in the project.	8/21/06 - Structural Engineer to determine maximum fly ash or GGBF slag content for concrete structure.	Structural Engineer	**DD Phase**
			The recycled content value of a material assembly shall be determined by weight. The recycled fraction of the assembly is then multiplied by the cost of assembly to determine the recycled content value. Mechanical, electrical and plumbing components and specialty items such as elevators shall not be included in this calculation. Only include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR Credits 3–7.	*Other options for recycled content materials include: structural steel, straw-based cabinetry, recycled-content drywall, recycled-content carpet, etc.*		
			Recycled content shall be defined in accordance with the International Organization of Standards document, ISO 14021—Environmental labels and declarations—Self-declared environmental claims (Type II environmental labeling). Post-consumer material is defined as waste material generated by households or by commercial, industrial and institutional facilities in their role as end-users of the product, which can no longer be used for its intended purpose. Pre-consumer material is defined as material diverted from the waste stream during the manufacturing process. Excluded is reutilization of materials such as rework, regrind or scrap generated in a process and capable of being reclaimed within the same process that generated it.			
			Materials Credit 5 – Regional Materials (Intent: Increase demand for building materials and products that are extracted and manufactured within the region, thereby supporting the use of indigenous resources and reducing the environmental impacts resulting from transportation.)			
1			MRc5.1 - Use building materials or products that have been extracted, harvested or recovered, as well as manufactured, within 500 miles of the project site for a minimum of 10% (based on cost) of the total materials value. If only a fraction of a product or material is extracted/harvested/recovered and manufactured locally, then only that percentage (by weight) shall contribute to the regional value. Mechanical, electrical and plumbing components and specialty items such as elevators and equipment shall not be included in this calculation. Only include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR Credits 3–7.	8/21/06 - 10% of building materials must be manufactured regionally, within 500 miles. Readily achievable in the DC area. SDC to provide spec edits.	SDC	**DD Phase**
	1		MRc5.2 - Use building materials or products that have been extracted, harvested or recovered, as well as manufactured, within 500 miles of the project site for an additional 10% beyond MR Credit 5.1 (total of 20%, based on cost) of the total materials value. If only a fraction of the material is extracted/harvested/recovered and manufactured locally, then only that percentage (by weight) shall contribute to the regional value.	8/21/06 - Depending on materials selected, this project may achieve the second credit as well.		
			Materials Credit 6 – Rapidly Renewable Materials (Intent: Reduce the use and depletion of finite raw materials and long-cycle renewable materials by replacing them with rapidly renewable materials.)			
		1	MRc6 - Use rapidly renewable building materials and products (made from plants that are typically harvested within a ten-year cycle or shorter) for 2.5% of the total value of all building materials and products used in the project, based on cost.	9/8/06 - Will not achieve a 2.5% renewable materials due to the limited amount of renewable material options currently available in the market as compared to the complexity of the project.		

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
			Materials Credit 7 – Certified Wood (Intent: Encourage environmentally responsible forest management.)			
1			MRc7 - Use a minimum of 50% of wood-based materials and products, which are certified in accordance with the Forest Stewardship Council's (FSC) Principles and Criteria, for wood building components. These components include, but are not limited to, structural framing and general dimensional framing, flooring, sub-flooring, wood doors and finishes. Only include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR Credits 3–7.	8/21/06 - SDC to provide specification changes to incorporate FSC certified wood.	SDC	**DD Phase**
4	3	*6*	**Total Materials & Resources Points (13)**			

INDOOR ENVIRONMENTAL QUALITY (IEQ) - 15 possible points

			IEQ Prerequisite 1 - Outside Air Introduction and Exhaust Systems (Intent: Establish minimum indoor air quality (IAQ) performance to enhance indoor air quality in buildings, thus contributing to the health and well being of the occupants.)			
Y			EQp1 - Outside Air Introduction and Exhaust Systems (Intent: Establish minimum indoor air quality (IAQ) performance to enhance indoor air quality in buildings, thus contributing to the health and well being of the occupants.)	Prerequisite is consistent with code requirements. Mechanical Engineer to document.	Mechanical Engineer	**CD Phase**
			IEQ Prerequisite 2 – Environmental Tobacco Smoke (ETS) Control (Intent: Minimize exposure of building occupants, indoor surfaces, and ventilation air distribution systems to Environmental Tobacco Smoke (ETS).)			
Y			EQp2 - Option 1. Prohibit smoking in the building. • Prohibit smoking in the building.	9/8/06 - No smoking will be allowed in the office building. Developer to document.	Developer	**CA Phase**
			EQp2 - Option 2. Establish negative pressure in the rooms with smoking. • Prohibit smoking in the building except in designated smoking areas. • Locate any exterior designated smoking areas at least 25 feet away from entries, outdoor air intakes and operable windows. • Locate designated smoking rooms to effectively contain, capture and remove ETS from the building. At a minimum, the smoking room must be directly exhausted to the outdoors with no re-circulation of ETS-containing air to the non-smoking area of the building, and enclosed with impermeable deck-to-deck partitions. With the doors to the smoking room closed, operate exhaust sufficient to create a negative pressure with respect to the adjacent spaces of at least an average of 5 Pa (0.02 inches of water gauge) and with a minimum of 1 Pa (0.004 inches of water gauge). • Performance of the smoking room differential air pressures shall be verified by conducting 15 minutes of measurement, with a minimum of one measurement every 10 seconds, of the differential pressure in the smoking room with respect to each adjacent area and in each adjacent vertical chase with the doors to the sm closed. The testing will be conducted with each space configured for worst conditions of transport of air from the smoking rooms to adjacent spaces w			
			EQp2 - Option 3. Reduce air leakage between rooms with smoking and non-smoking areas in residential buildings. (For residential buildings only) • Prohibit smoking in all common areas of the building. • Locate any exterior designated smoking areas at least 25 feet away from entries, outdoor air intakes and operable windows opening to common areas. • Minimize uncontrolled pathways for ETS transfer between individual residential units by sealing penetrations in walls, ceilings and floors in the residential units, and by sealing vertical chases adjacent to the units. • All doors in the residential units leading to common hallways shall be weather-stripped to minimize air leakage into the hallway. • If the common hallways are pressurized with respect to the residential units then doors in the residential units leading to the common hallways need not be weather-stripped provided that the positive differential pressure is demonstrated as in Option 2 above, considering the residential unit as the smoking room. Acceptable sealing of residential units shall be demonstrated by a blower door test conducted in accordance with ANSI/ASTM-E779-03, Standard Test Method for Determining Air Leakage Rate By Fan Pressurization, AND use the progressive sampling methodology defined in Chapter 4 (Compliance Through Quality Construction) of the Residential Manual for Compliance with California's 2001 Energy Efficiency Standards (www.energy.ca.gov/title24/residential_manual). Residential units must demonstrate less than 1.25 square inches leakage area per 100 square feet of enclosure area (i.e. sum of all wall, ceiling and floor areas).			

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
			IEQ Credit 1 - Outdoor Air Delivery Monitoring (Intent: Provide capacity for ventilation system monitoring to help sustain occupant comfort and well-being.)			
1			EQc1 - Install permanent monitoring systems that provide feedback on ventilation system performance to ensure that ventilation systems maintain minimum ventilation requirements. Configure all monitoring equipment to generate an alarm when the conditions vary by 10% or more from setpoint, via either a building automation system alarm to the building operator or via a visual or audible alert to the building occupants.	8/21/06 - Mechanical Engineer to provide CO2 monitoring.	Mechanical Engineer	**DD Phase**
			EQc1 - FOR MECHANICALLY VENTILATED SPACES • Monitor carbon dioxide concentrations within all densely occupied spaces (those with a design occupant density greater than or equal to 25 people per 1000 sq.ft.). CO2 monitoring locations shall be between 3 feet and 6 feet above the floor. • For each mechanical ventilation system serving non-densely occupied spaces, provide a direct outdoor airflow measurement device capable of measuring the minimum outdoor airflow rate with an accuracy of plus or minus 15% of the design minimum outdoor air rate, as defined by ASHRAE 62.1-2004.			
			EQc1 - FOR NATURALLY VENTILATED SPACES Monitor CO2 concentrations within all naturally ventilated spaces. CO2 monitoring shall be located within the room between 3 feet and 6 feet above the floor. One CO2 sensor may be used to represent multiple spaces if the natural ventilation design uses passive stack(s) or other means to induce airflow through those spaces equally and simultaneously without intervention by building occupants.			
			IEQ Credit 2 - Increased Ventilation (Intent: Provide additional outdoor air ventilation to improve indoor air quality for improved occupant comfort, well-being and productivity.)			
		1	EQc2 - FOR MECHANICALLY VENTILATED SPACES Increase breathing zone outdoor air ventilation rates to all occupied spaces by at least 30% above the minimum rates required by ASHRAE Standard 62.1-2004 as determined by EQ Prerequisite 1.	8/21/06 - Expensive credit to pursue as compliance requires much larger ductwork and mechanical equipment.		
			EQc2 - FOR NATURALLY VENTILATED SPACES Design natural ventilation systems for occupied spaces to meet the recommendations set forth in the Carbon Trust "Good Practice Guide 237" [1998]. Determine that natural ventilation is an effective strategy for the project by following the flow diagram process shown in Figure 1.18 of the Chartered Institution of Building Services Engineers (CIBSE) Applications Manual 10: 2005, Natural ventilation in non-domestic buildings.			
			AND EQc2 - Use diagrams and calculations to show that the design of the natural ventilation systems meets the recommendations set forth in the CIBSE Applications Manual 10: 2005, Natural ventilation in non-domestic buildings.			
			OR EQc2 - Use a macroscopic, multi-zone, analytic model to predict that room by-room airflows will effectively naturally ventilate, defined as providing the minimum ventilation rates required by ASHRAE 62.1-2004 Chapter 6, for at least 90% of occupied spaces.			

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
			IEQ Credit 3 - Construction IAQ Management Plan (Intent: Reduce indoor air quality problems resulting from the construction/renovation process in order to help sustain the comfort and well-being of construction workers and building occupants.)			
1			EQc3.1 - Develop and implement an Indoor Air Quality (IAQ) Management Plan for the construction and pre-occupancy phases of the building as follows: • During construction, meet or exceed the recommended Control Measures of the Sheet Metal and Air Conditioning National Contractors Association (SMACNA) IAQ Guideline for Occupied Buildings Under Construction, 1995, Chapter 3. • Protect stored on-site or installed absorptive materials from moisture damage. • If permanently installed air handlers are used during construction, filtration media with a Minimum Efficiency Reporting Value (MERV) of 8 shall be used at each return air grille, as determined by ASHRAE 52.2-1999. Replace all filtration media immediately prior to occupancy.	8/21/06 - The contractor wll develop and implement an Indoor Air Quality Plan for construction and pre-occupancy phases.	Contractor	**CA Phase**
1			EQc3.2 - Develop and implement an Indoor Air Quality (IAQ) Management Plan for the pre-occupancy phase as follows:			
			EQc3.2 - OPTION 1 — Flush-Out • After construction ends, prior to occupancy and with all interior finishes installed, perform a building flush-out by supplying a total air volume of 14,000 cu.ft. of outdoor air per sq.ft. of floor area while maintaining an internal temperature of at least 60 degrees F and relative humidity no higher than 60%;			
			EQc3.2 - If occupancy is desired prior to completion of the flush-out, the space may be occupied following delivery of a minimum of 3,500 cu.ft. of outdoor air per sq.ft. of floor area to the space. Once a space is occupied, it shall be ventilated at a minimum rate of 0.30 cfm/sq.ft. of outside air or the design minimum outside air rate determined in EQ Prerequisite 1, whichever is greater. During each day of the flush-out period, ventilation shall begin a minimum of three hours prior to occupancy and continue during occupancy. These conditions shall be maintained until a total of 14,000 cu.ft./sq.ft. of outside air has been delivered to the space. OR			
			EQc3.2 - OPTION 2 — Air Testing • Conduct baseline IAQ testing, after construction ends and prior to occupancy, using testing protocols consistent with the United States Environmental Protection Agency Compendium of Methods for the Determination of Air Pollutants in Indoor Air and as additionally detailed in the Reference Guide. • Demonstrate that the contaminant maximum concentrations listed below are not exceeded.	8/21/06 - SDC to develop a Construction IAQ spec that requires IAQ testing prior to occupancy.	SDC	**DD Phase**

Chemical Contaminate	Maximum Concentration
Formaldehyde	50 parts per billion
Particulates (PM10)	50 micrograms per cubic meter
Total Volatile Organic Compounds	500 micrograms per cubic meter
* 4-Phenylcyclohexene (4-PCH)	6.5 micrograms per cubic meter
Carbon Monoxide (CO)	9 parts per million and no greater than 2 parts per million above outdoor levels

			* This test is only required if carpets and fabrics with styrene butadiene rubber (SBR) latex backing material are installed as part of the base building systems. • For each sampling point where the maximum concentration limits are exceeded conduct additional flush-out with outside air and retest the specific parameter(s) exceeded to indicate the requirements are achieved. Repeat procedure until all requirements have been met. When retesting non-complying building areas, take samples from the same locations as in the first test. • The air sample testing shall be conducted as follows:			

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
			1) All measurements shall be conducted prior to occupancy, but during normal occupied hours, and with the building ventilation system starting at the normal daily start time and operated at the minimum outside air flow rate for the occupied mode throughout the duration of the air testing. 2) The building shall have all interior finishes installed, including but not limited to millwork, doors, paint, carpet and acoustic tiles. Non-fixed furnishings such as workstations and partitions are encouraged, but not required, to be in place for the testing. 3) The number of sampling locations will vary depending upon the size of the building and number of ventilation systems. For each portion of the building served by a separate ventilation system, the number of sampling points shall not be less than one per 25,000 sq.ft., or for each contiguous floor area, whichever is larger, and include areas with the least ventilation and greatest presumed source strength. 4) Air samples shall be collected between 3 feet and 6 feet from the floor to represent the breathing zone of occupants, and over a minimum 4-hour period.			
			IEQ Credit 4 - Select Low-Emitting Materials (Intent: Reduce the quantity of indoor air contaminants that are odorous, potentially irritating and/or harmful to the comfort and well-being of installers and occupants.)			
1			EQc4.1 - All adhesives and sealants used on the interior of the building (defined as inside of the weatherproofing system and applied on-site) shall comply with the requirements of the following reference standards: • Adhesives, Sealants and Sealant Primers: South Coast Air Quality Management District (SCAQMD) Rule #1168. VOC limits are listed in the table below and correspond to an effective date of July 1, 2005 and rule amendment date of January 7, 2005. • Aerosol Adhesives: Green Seal Standard for Commercial Adhesives GS-36 requirements in effect on October 19, 2000.	8/21/06 - Limit the amount of VOC (volatile organic compound) quantities for interior adhesives and sealants. SDC to provide recommended specification changes.	SDC	**DD Phase**
1			EQc4.2 - Paints and coatings used on the interior of the building (defined as inside of the weatherproofing system and applied on-site) shall comply with the following criteria: • Architectural paints, coatings and primers applied to interior walls and ceilings: Do not exceed the VOC content limits established in Green Seal Standard GS-11, Paints, First Edition, May 20, 1993. o Flats: 50 g/L o Non-Flats: 150 g/L • Anti-corrosive and anti-rust paints applied to interior ferrous metal substrates: Do not exceed the VOC content limit of 250 g/L established in Green Seal Standard GC-03, Anti-Corrosive Paints, Second Edition, January 7, 1997. • Clear wood finishes, floor coatings, stains, and shellacs applied to interior elements: Do not exceed the VOC content limits established in South Coast Air Quality Management District (SCAQMD) Rule 1113, Architectural Coatings, rules in effect on January 1, 2004. o Clear wood finishes: varnish 350 g/L; lacquer 550 g/L o Floor coatings: 100 g/L o Sealers: waterproofing sealers 250 g/L; sanding sealers 275 g/L; all other sealers 200 g/L	8/21/06 - Limit the amount of VOC (volatile organic compound) quantities for interior adhesives and sealants. SDC to provide recommended specification changes.	SDC	**DD Phase**
1			EQc4.3 - Requirements All carpet installed in the building interior shall meet the testing and product requirements of the Carpet and Rug Institute's Green Label Plus program. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. All carpet adhesive shall meet the requirements of EQ Credit 4.1: VOC limit of 50 g/L.	8/21/06 - Architect to coordinate carpet selection with credit requirements.	Architect	**DD Phase**
1			EQc4.4 - Composite wood and agrifiber products used on the interior of the building (defined as inside of the weatherproofing system) shall contain no added urea-formaldehyde resins. Laminating adhesives used to fabricate on-site and shop-applied composite wood and agrifiber assemblies shall contain no added urea-formaldehyde resins. Composite wood and agrifiber products are defined as: particleboard, medium density fiberboard (MDF), plywood, wheatboard, strawboard, panel substrates and door cores. Materials considered fit-out, furniture, and equipment (FF&E) are not considered base building elements and are not included.	8/21/06 - SDC to provide specification edits for formaldehyde-free composite wood & agrifiber products.	SDC	**DD Phase**

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
			IEQ Credit 5 - Indoor Chemical Pollutant Source Control (Intent: Avoid exposure of building occupants to potentially hazardous particulates and chemical pollutants.)			
1			EQc5 - Design to minimize and control pollutant entry into buildings and later cross-contamination of regularly occupied areas: • Employ permanent entryway systems at least six feet long in the primary direction of travel to capture dirt and particulates from entering the building at all entryways that are directly connected to the outdoors. Acceptable entryway systems include permanently installed grates, grilles, or slotted systems that allow for cleaning underneath. Roll-out mats are only acceptable when maintained on a weekly basis by a contracted service organization. Qualifying entryways are those that serve as regular entry	8/21/06 - Architect to provide permanent entryway systems at all building entrances.	Architect	**DD Phase**
			• Where hazardous gases or chemicals may be present or used (including garages, housekeeping/laundry areas and copying/printing rooms), exhaust each space sufficiently to create negative pressure with respect to adjacent spaces with the doors to the room closed. For each of these spaces, provide self-closing doors and deck to deck partitions or a hard lid ceiling. The exhaust rate shall be at least 0.50 cfm/sq.ft., with no air recirculation. The pressure differential with the surrounding spaces shall be at least 5 Pa (0.02 inches of water gauge) on average and 1 Pa (0.004 inches of water) at a minimum when the doors to the rooms are closed. • In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media prior to occupancy that provides a Minimum Efficiency Reporting Value (MERV) of 13 or better. Filtration should be applied to process both return and outside air that is to be delivered as supply air.	8/21/06 - Mechanical Engineer to incorporate credit requirements.	Mechanical Engineer	**DD Phase**
			IEQ Credit 6 - Controllability of Systems (Intent: Provide a high level of thermal, ventilation and lighting system control by individual occupants or specific groups in multi-occupant spaces (i.e. classrooms or conference areas) to promote the productivity, comfort and wellbeing of building occupants.)			
1			EQc6.1 - Provide individual lighting controls for 90% (minimum) of the building occupants to enable adjustments to suit individual task needs and preferences. AND Provide lighting system controllability for all shared multi-occupant spaces to enable lighting adjustment that meets group needs and preferences.	8/21/06 - Electrical Engineer to incorporate credit requirements.	Electrical Engineer	**DD Phase**
	1		EQc6.2 - Provide individual comfort controls for 50% (minimum) of the building occupants to enable adjustments to suit individual task needs and preferences. Operable windows can be used in lieu of comfort controls for occupants of areas that are 20 feet inside of and 10 feet to either side of the operable part of the window. The areas of operable window must meet the requirements of ASHRAE 62.1-2004 paragraph 5.1 Natural Ventilation. AND Provide comfort system controls for all shared multi-occupant spaces to enable adjustments to suit group needs and preferences. Conditions for thermal comfort are described in ASHRAE Standard 55-2004 to include the primary factors of air temperature, radiant temperature, air speed and humidity. Comfort system control for the purposes of this credit is defined as the provision of control over at least one of these primary factors in the occupant's local environment.	8/21/06 - Provide thermal comfort controls for 50% of building occupants, and provide comfort system controls for shared spaces. Architect to determine compliance once plans are finalized.	Architect	**DD Phase**
			IEQ Credit 7 – Thermal Comfort (Intent: Provide a thermally comfortable environment that supports the productivity and well-being of building occupants.)			
1			EQc7.1 - Design HVAC systems and the building envelope to meet the requirements of ASHRAE Standard 55-2004, Thermal Comfort Conditions for Human Occupancy. Demonstrate design compliance in accordance with the Section 6.1.1 Documentation.	8/10/06 - Mechanical Engineer to incorporate credit requirements.	Mechanical Engineer	**DD Phase**
1			EQc7.2 - Agree to implement a thermal comfort survey of building occupants within a period of six to 18 months after occupancy. This survey should collect anonymous responses about thermal comfort in the building including an assessment of overall satisfaction with thermal performance and identification of thermal comfort-related problems. Agree to develop a plan for corrective action if the survey results indicate that more than 20% of occupants are dissatisfied with thermal comfort in the building. This plan should include measurement of relevant environmental variables in problem areas in accordance with ASHRAE Standard 55-2004.	EQc7.2 has an updated Referenced Standard (ASHRAE 55-2004) requires a survey method for verification. Developer will pursue the credit - marketing opportunity - combine thermal comfort questions with other issues (parking, etc).	Developer	**CA Phase**

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
			IEQ Credit 8 - Daylight and Views (Intent: Provide for the building occupants a connection between indoor spaces and the outdoors through the introduction of daylight and views into the regularly occupied areas of the building.)			
1			EQc8.1 - OPTION 1 — CALCULATION Achieve a minimum glazing factor of 2% in a minimum of 75% of all regularly occupied areas. The glazing factor is calculated as follows: Glazing Factor = (Window Area [SF] / Floor Area [SF]) x Window Geometry Factor x (Actual Tvis/ Minimum Tvis) x Window Height Factor OR	9/8/06 - Due to the narrow building footprint, interior office spaces will receive sufficent daylight to capture credit. Architect to document.	Architect	**CA Phase**
			EQc8.1 - OPTION 2 — SIMULATION Demonstrate, through computer simulation, that a minimum daylight illumination level of 25 footcandles has been achieved in a minimum of 75% of all regularly occupied areas. Modeling must demonstrate 25 horizontal footcandles under clear sky conditions, at noon, on the equinox, at 30 inches above the floor. OR			
			EQc8.1 - OPTION 3 — MEASUREMENT Demonstrate, through records of indoor light measurements, that a minimum daylight illumination level of 25 footcandles has been achieved in at least 75% of all regularly occupied areas. Measurements must be taken on a 10-foot grid for all occupied spaces and must be recorded on building floor plans. In all cases, only the square footage associated with the portions of rooms or spaces meeting the minimum illumination requirements can be applied towards the 75% of total area calculation required to qualify for this credit. In all cases, provide daylight redirection and/or glare control devices to avoid high-contrast situations that could impede visual tasks. Exceptions for areas where tasks would be hindered by the use of daylight will be considered on their merits.			
	1		8.2- Achieve direct line of sight to the outdoor environment via vision glazing between 2'6" and 7'6" above finish floor for building occupants in 90% of all regularly occupied areas. Determine the area with direct line of sight by totaling the regularly occupied square footage that meets the following criteria: • In plan view, the area is within sight lines drawn from perimeter vision glazing. • In section view, a direct sight line can be drawn from the area to perimeter vision glazing. Line of sight may be drawn through interior glazing. For private offices, the entire square footage of the office can be counted if 75% or more of the area has direct line of sight to perimeter vision glazing. For multi-occupant spaces, the actual square footage with direct line of sight to perimeter vision glazing is counted.	8/21/06 - Achieve a direct line of sight to glazing for 90% of all regularly occupied spaces. Architect to confirm credit compliance once plans are finalized.	Architect	**DD Phase**
12	2	*1*	**Total Indoor Environmental Quality Points (15)**			

			DESIGN PROCESS AND INNOVATION POINTS - 5 possible points			
			ID Credit 1 - Innovation Credits (Intent: To provide design teams and projects the opportunity to be awarded points for exceptional performance above the requirements set by the LEED Green Building Rating System and/or innovative performance in Green Building categories not specifically addressed by the LEED Green Building Rating System.)			
			In writing, identify the intent of the proposed innovation credit, the proposed requirement for compliance, the proposed submittals to demonstrate compliance, and the design approach (strategies) that might be used to meet the requirements.			
1			1.1 - Green Educational Program Develop an actively instructional educational program that includes TWO of the following three elements: • A comprehensive signage program built into the building's spaces to educate the occupants and visitors of the benefits of green buildings. This program may include windows to view energy-saving mechanical equipment or signs to call attention to water-conserving landscape features. • The development of a manual, guideline or case study to inform the design of other buildings based on the successes of this project. This manual will be made available to the USGBC for sharing with other projects. • An educational outreach program or guided tour could be developed to focus on sustainable living, using the project as an example.	8/21/06 - Owner to incorporate into marketing efforts.	Developer	**CD Phase**

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
1			1.2 - 40% Water Use Reduction Employ strategies that in aggregate use 20% less water than the water use baseline calculated for the building (not including irrigation) after meeting the Energy Policy Act of 1992 fixture performance requirements. Calculations are based on estimated occupant usage and shall include only the following fixtures (as applicable to the building): water closets, urinals, lavatory faucets, showers and kitchen sinks.	8/21/06 - Plumbing Engineer to specify the following flow rates: • Dual Flush Toilets: 1.1/1.6 gpf • Waterless Urinals: 0.0 gpf • Low-Flow Bathroom Sinks: 0.5 gpm These fixtures will achieve 40% water savings, capturing an innovation point.	Plumbing Engineer	**DD Phase**
1			1.3 - Transportation Management Plan Develop a comprehensive Tranportation Managment Plan (TMP) that incorporates most of the following elements: active use of the regional carpool database; a guaranteed ride home program for carpoolers; transit trip planning assistance; and subsidizing regional transit passes, Amtrak commuter train tickets, bicycle purchases for bicycle commuters, commuter kiosk, website discussing tranportation options, ZipCar discounts, discounts on bike accessories, bike route maps, and designate a tranportation respresentative.	9/12/06 - The transportation consultant will develop a transportation plan that incorporates the innovation credit requirements.	Traffic Consultant	**CD Phase**
1			1.4 - Green Housekeeping 1. A statement of purpose describing what the policy is trying to achieve from a health and environmental standpoint, focusing on cleaning chemicals and custodial training at a minimum. 2. A contractual or procedural requirement for operations staff to comply with the guidelines, including a written program for training and implementation. 3. A clear set of acceptable performance level standards by which to measure progress or achievement, such as Green Seal standard GS-37 (see www.greenseal.org) or California Code of Regulations, Title 17 Section 94509, VOC standards for cleaning products 4. Documentation of the program's housekeeping policies and environmental cleaning solution specifications, including a list of approved and prohibited chemicals and practices.	9/12/06 - Developer to work with M-NCPPC to develop a green cleaning program for the office building.	Developer	**CD Phase**
			ID Credit 2 - LEED Accredited Professional (Intent: To support and encourage the design integration required by a LEED-NC Green Building project and to streamline the application and certification process.)			
1			2 - At least one principal participant of the project team is a LEED Accredited Professional (AP).	Sandra Leibowitz Earley and Kara Strong are a LEED-Accredited Professionals. SDC to document.	SDC	**CD Phase**
5	0	*0*	**Total Design Process & Innovation Points (5)**			

			GRAND TOTAL - 69 possible points
35	14	*20*	**Total Anticipated LEED Points**

POINTS	Certification Level
26 - 32	Certified
33 - 38	**Silver**
39 - 51	Gold
52 - 69	Platinum

SILVER PLACE

SILVER
PLACE

APPENDIX C

SILVER PLACE

LEED® Credit Scorecard

LEED-NC Green Building Rating System, version 2.2, final version

Silver Place Residential Buildings

Spaulding and Slye / Buzzuto /

September 13, 2006

28	14	27	**Total Project Score**	Possible Points **69**

Certified 26 to 32 points **Silver** 33 to 38 points **Gold** 39 to 51 points **Platinum** 52 or more points

Sustainable Sites — Possible Points 14

Y	?	N				
Y			Prereq 1	Construction Activity Pollution Prevention		
1			Credit 1	Site Selection	1	
1			Credit 2	Development Density & Community Connectivity	1	
1			Credit 3	Brownfield Redevelopment	1	
1			Credit 4.1	Alternative Transportation: Public Transportation Access	1	
1			Credit 4.2	Alternative Transportation: Bicycle Storage & Changing Rooms	1	
		1	Credit 4.3	Alternative Transportation: Low Emitting & Fuel Efficient Vehicles	1	
		1	Credit 4.4	Alternative Transportation: Parking Capacity	1	
	1		Credit 5.1	Site Development: Protect or Restore Habitat	1	
	1		Credit 5.2	Site Development: Maximize Open Space	1	
		1	Credit 6.1	Stormwater Design: Quantity Control	1	
1			Credit 6.2	Stormwater Design: Quality Control	1	
1			Credit 7.1	Heat Island Effect: Non-Roof	1	
1			Credit 7.2	Heat Island Effect: Roof	1	
		1	Credit 8	Light Pollution Reduction	1	

Water Efficiency — Possible Points 5

Y	?	N			
1			Credit 1.1	Water Efficient Landscaping: Reduce by 50%	1
	1		Credit 1.2	Water Efficient Landscaping: No Potable Use or No Irrigation	1
		1	Credit 2	Innovative Wastewater Technologies	1
1			Credit 3.1	Water Use Reduction: 20% Reduction	1
		1	Credit 3.2	Water Use Reduction: 30% Reduction	1

Energy & Atmosphere — Possible Points 17

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of the Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	CFC Reduction in HVAC&R Equipment	
2			Credit 1.1	Optimize Energy Performance: 14% New / 7% Existing	2
	2		Credit 1.2	Optimize Energy Performance: 21% New / 14% Existing	2
		2	Credit 1.3	Optimize Energy Performance: 28% New / 21% Existing	2
		2	Credit 1.4	Optimize Energy Performance: 35% New / 28% Existing	2
		2	Credit 1.5	Optimize Energy Performance: 42% New / 35% Existing	2
		1	Credit 2.1	On-Site Renewable Energy: 2.5%	1
		1	Credit 2.2	On-Site Renewable Energy: 7.5%	1
		1	Credit 2.3	On-Site Renewable Energy: 12.5%	1
	1		Credit 3	Enhanced Commissioning	1
1			Credit 4	Enhanced Refrigerant Management	1
		1	Credit 5	Measurement & Verification	1
	1		Credit 6	Green Power	1

Materials & Resources — Possible Points 13

Y	?	N			
Y			Prereq 1	Storage & Collection of Recyclables	
		1	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 + 1/2 pre-consumer)	1
	1		Credit 4.2	Recycled Content: 20% (post-consumer + 1/2 pre-consumer)	1
1			Credit 5.1	Regional Materials: 10% Extracted, Processed & Manufactured Re	1
	1		Credit 5.2	Regional Materials: 20% Extracted, Processed & Manufactured Re	1
		1	Credit 6	Rapidly Renewable Materials	1
		1	Credit 7	Certified Wood	1

Indoor Environmental Qual — Possible Points 15

Y	?	N			
Y			Prereq 1	Minimum IAQ Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
	1		Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan: During Construction	1
	1		Credit 3.2	Construction IAQ Management Plan: Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials: Adhesives & Sealants	1
1			Credit 4.2	Low-Emitting Materials: Paints	1
1			Credit 4.3	Low-Emitting Materials: Carpet	1
		1	Credit 4.4	Low-Emitting Materials: Composite Wood & Agrifiber Products	1
		1	Credit 5	Indoor Chemical & Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems: Lighting	1
	1		Credit 6.2	Controllability of Systems: Thermal Comfort	1
	1		Credit 7.1	Thermal Comfort: Design	1
1			Credit 7.2	Thermal Comfort: Verification	1
	1		Credit 8.1	Daylight & Views: Daylight 75% of Spaces	1
1			Credit 8.2	Daylight & Views: Views for 90% of Spaces	1

Innovation & Design Proce — Possible Points 5

Y	?	N				
1			Credit 1.1	Innovation in Design:	Green Educational Program	1
1			Credit 1.2	Innovation in Design:	Water Saving Applicances	1
1			Credit 1.3	Innovation in Design:	Transportation Management Plan	1
1			Credit 1.4	Innovation in Design:	Green Housekeeping	1
1			Credit 2	LEED™ Accredited Professional		1

Sustainable Design Consulting

Silver Place Residential Buildings 9/13/06
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LEED® Credit Requirements, Point Estimates, and Action Items

LEED-NC Green Building Rating System, version 2.2

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
			SUSTAINABLE SITES - 14 possible points			
			Site Prerequisite - Construction Activity Pollution Prevention (Intent: Reduce pollution from construction activities by controlling soil erosion, waterway sedimentation and airborne dust generation.)			
Y			SSp1 - Create and implement an Erosion and Sedimentation Control (ESC) Plan for all construction activities associated with the project, that conforms to the 2003 EPA Construction General Permit (CGP) OR local erosion and sedimentation control standards and codes, whichever is more stringent. The Plan shall describe the measures implemented to accomplish the following objectives: • Prevent loss of soil during construction by stormwater runoff and/or wind erosion, including protecting topsoil for stockpiling for reuse. • Prevent sedimentation of storm sewer or receiving streams. • Prevent polluting the air with dust and particulate matter.	8/21/06 - Civil Engineer will incorporate local Erosion and Sedimentation Control standards and codes	Civil	**DD Phase**
			Site Credit 1: Site Selection (Intent: Avoid development of inappropriate sites and reduce the environmental impact from the location of a building on a site.)			
1			SSc1 - Do not develop buildings, hardscape, roads, or parking areas on portions of sites that meet any one of the following criteria: • Prime Farmland as defined by the USDA in the US Code of Federal Regulations, Title 7, Vol. 6, Parts 400-699, section 657.5 (citation 7CFR657.5). • Land whose elevation is lower than 5' above the 100-year flood as defined by FEMA. • Land which is specifically identified as habitat for any species on Federal or State threatened or endangered lists. • Within 100' of any water including wetlands, as defined by 40 CFR, Parts 230-233 and Part 22, and isolated wetland or areas of special concern identified by state or local rule OR greater than distances given in state or local regulations as defined by local or state rule or law, whichever is more stringent. • Land that is within 50 feet of a water body, defined as seas, lakes, rivers, streams and tributaries which support or could support fish, recreation or in consistent with the terminology of the Clean Water Act • Land which prior to acquisition for the project was public parkland, unless land of equal or greater value as parkland is accepted in trade by the public landowner (Park Authority projects are exempt)	8/21/06 - Proposed site does not meet any of the prohibited criteria. Civil Enginer to document.	Civil	**CD Phase**
			Site Credit 2: Development Density & Community Connectivity (Intent: Channel development to urban areas with existing infrastructure, protect greenfields and preserve habitat and natural resources.)			
1			SSc2 - OPTION 1 - DEVELOPMENT DENSITY - Construct or renovate building on a previously developed site AND in a community with a minimum density of 60,000 square feet per acre net (Note: density calculation must include the area of the project being built and is based on a typical two-story downtown development); OR	8/21/06 - Proposed development is located within an existing minimum development density of 60,000 sf/acre, and meets Community Connectivity criteria. Civil Engineer to document.	Civil	**Ready to Document**
			SSc2 - OPTION 2 - COMMUNITY CONNECTIVITY - Construct or renovate building on a previously developed site AND within 1/2 mile of a residential zone or neighborhood with an average density of 10 units per acre net AND within 1/2 mile of at least 10 Basic Services AND with pedestrian access between the building and the services, including but are not limited to: 1) Bank; 2) Place of Worship; 3) Convenience Grocery; 4) Day Care; 5) Cleaners; 6) Fire Station; 7) Beauty; 8) Hardware; 9) Laundry; 10) Library; 11) Medical/Dental; 12) Senior Care Facility; 13) Park; 14) Pharmacy; 15) Post Office; 16) Restaurant; 17) School; 18) Supermarket; 19) Theater; 20) Community Center; 21) Fitness Center; 22) Museum.			
			Site Credit 3: Brownfield Redevelopment (Intent: Rehabilitate damaged sites where development is complicated by environmental contamination, reducing pressure on undeveloped land.)			
1			SSc3 - Develop on a site documented as contaminated (by means of an ASTM E 1903-1997 Phase II Environmental Site Assessment or a local Voluntary Cleanup Program) OR on a site classified as a brownfield by a local, state or Federal government agency. Effectively remediate site contamination.	8/21/06 - Asbestos in existing building. Developer to obtain a Phase 2 environmental assessment	Developer	**DD Phase**

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
			Site Credit 4: Alternative Transportation (Intent: Reduce pollution and land development impacts from automobile use.)			
1			SSc4.1 - Locate project within ½ mile of a commuter rail, light rail or subway station OR	8/21/06 - Site is located within ½ mile of subway station. Civil Engineer to document.	Civil	**CD Phase**
			Locate project within ¼ mile of one or more stops for 2 or more public or campus bus lines usable by building occupants.			
1			SSc4.2 - For commercial or institutional buildings, provide secure bicycle racks and/or storage, and convenient changing/shower facilities (both within 200 yards of building entrance) for 5% or more of Full-Time Equivalent (FTE) building occupants; OR	9/8/06 - Architect to discuss retail bike storage and changing room options with M-NCPPC.	Architect	**SD Phase**
			SSc4.2 - For residential buildings, provide covered storage facilities for securing bicycles for 15% or more of building occupants in lieu of changing/shower facilities. OR	8/21/06 - Architect will calculate number of bike racks needed by building occupants and provide them in the parking garage.	Architect	**SD Phase**
			SSc4.2 - For mixed residential and non-residential buildings.			
		1	SSc4.3 - OPTION 1: Provide low-emitting and fuel-efficient vehicles for 3% of Full-Time Equivalent (FTE) occupants AND provide preferred parking (parking spots that are closest to the main entrance of the project, exclusive of spaces designated for handicapped, or parking passes provided at a discounted price) for these vehicles; OR			
			SSc4.3 - OPTION 2: Provide preferred parking for low-emitting and fuel-efficient vehicles (classified as Zero Emission Vehicles (ZEV) by the California Air Resources Board or have achieved a minimum green score of 40 on the American Council for an Energy Efficient Economy (ACEEE) annual vehicle rating guide) for 5% of the total vehicle parking capacity of the site; OR	9/8/06 - Developer determined that low-emitting parking spaces can not be set aside in the parking garage.		
			SSc4.3 - OPTION 3: Install alternative-fuel refueling stations for 3% of the total vehicle parking capacity of the site (liquid or gaseous fueling facilities must be separately ventilated or located outdoors).			
		1	SSc4.4 - OPTION 1 — NON-RESIDENTIAL: Size parking capacity to meet, but not exceed, minimum local zoning requirements AND provide preferred parking for carpools or van pools for 5% of the total provided parking spaces; OR			
			SSc4.4 - OPTION 2 — NON-RESIDENTIAL: For projects that provide parking for less than 5% of FTE building occupants: Provide preferred parking for carpools or vanpools, marked as such, for 5% of total provided parking spaces; OR			
			SSc4.4 - OPTION 3 — RESIDENTIAL: Size parking capacity to not exceed minimum local zoning requirements, AND, provide infrastructure and support programs to facilitate shared vehicle usage such as carpool drop-off areas, designated parking for vanpools, or car-share services, ride boards, and shuttle services to mass transit; OR	9/8/06 - Developer determined that parking will exceed zoning requirements.		
			SSc4.4 - OPTION 4 — NON-RESIDENTIAL AND RESIDENTIAL: Provide no new parking.			
			Site Credit 5: Site Development (Intent: Conserve existing natural areas and restore damaged areas to provide habitat and promote biodiversity.)			
	1		SSc5.1 - On greenfield sites, limit site disturbance including earthwork and clearing of vegetation to 40 feet beyond the building perimeter, 10 feet beyond surface walkways, patios, surface parking and utilities less than 12 inches in diameter; 15 feet beyond primary roadway curbs, main utility branch trenches, and 25 feet beyond constructed areas with permeable surfaces (such as pervious paving areas, stormwater detention facilities and playing fields) that require additional staging areas in order to limit compaction in the constructed area; OR			

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	D
			SSc5.1 - On previously developed or graded sites, restore or protect a minimum of 50% of the site area (excluding the building footprint) with native or adapted vegetation. Native/adapted plants are plants indigenous to a locality or cultivars of native plants that are adapted to the local climate and are not considered invasive species or noxious weeds. Projects earning SS Credit 2 and using vegetated roof surfaces may apply the vegetated roof surface to this calculation if the plants meet the definition of native/adapted.	8/21/06 - May be able to capture point due to large areas of park area. Civil Engineer to calculate.	Civil	DD
	1		SSc5.2 - OPTION 1: Reduce the development footprint (defined as entire building footprint, hardscape, access roads and parking) and/or provide vegetated open space within the project boundary to exceed the local zoning's open space requirement for the site by 25%; OR	8/21/06 - May be able to capture point due to large areas of park area. Civil Engineer to determine zoning requirements.	Civil	SD
			SSc5.2 - OPTION 2: For areas with no local zoning requirements (e.g., some university campuses and military bases), provide vegetated open space area adjacent to the building that is equal to the building footprint; OR			
			SSc5.2 - OPTION 3: Where a zoning ordinance exists, but there is no requirement for open space (zero), provide vegetated open space equal to 20% of the project's site area.			
			ALL OPTIONS: • For projects located in urban areas that earn SS Credit 2, vegetated roof areas can contribute to credit compliance. • For projects located in urban areas that earn SS Credit 2, pedestrian oriented hardscape areas can contribute to credit compliance. For such projects, a minimum of 25% of the open space counted must be vegetated. • Wetlands or naturally designed ponds may count as open space if the side slope gradients average 1:4 (vertical: horizontal) or less and are vegetated.			
			Site Credit 6: Stormwater Design (Intent: Limit disruption and pollution of natural water hydrology by reducing contamination of and managing stormwater runoff.)			
		1	SSc6.1 - OPTION 1 — EXISTING IMPERVIOUSNESS IS LESS THAN OR EQUAL TO 50%: If existing imperviousness is less than or equal to 50%, implement a stormwater management plan that prevents the post-development peak discharge rate and quantity from exceeding the pre-development peak discharge rate and quantity for the one- and two-year 24-hour design storms; OR Implement a stormwater management plan that protects receiving stream channels from excessive erosion by implementing a stream channel protection strategy and quantity control strategies.	9/13/06 - To meet volume credits, a large and expensive cistern would be required. Credit will not be pursued.		
			SSc6.1 - OPTION 2 — EXISTING IMPERVIOUSNESS IS GREATER THAN 50%: If existing imperviousness is greater than 50%, implement a stormwater management plan that results in a 25% decrease in the volume of stormwater runoff from the two-year 24-hour design storm.			
1			SSc6.2 - Implement a stormwater management plan that reduces impervious cover, promotes infiltration, and captures and treats the stormwater runoff from 90% of the average annual rainfall1 using acceptable best management practices (BMPs). BMPs used to treat runoff must be capable of removing 80% of the average annual post development total suspended solids (TSS) load based on existing monitoring reports. BMPs are considered to meet these criteria if (1) they are designed in accordance with standards and specifications from a state or local program that has adopted these performance standards, or (2) there exists in-field performance monitoring data demonstrating compliance with the criteria. Data must conform to accepted protocol (e.g., Technology Acceptance Reciprocity Partnership [TARP], Washington State Department of Ecology) for BMP monitoring.	9/12/06 - Stormwater management system will be designed to meet credit requirements.	Civil	SD
			Site Credit 7: Heat Island Effect (Intent: Reduce heat islands (thermal gradient differences between developed and undeveloped areas to mini impact on microclimate and human and wildlife habitat.)			
1			SSc7.1 - OPTION 1: Provide any combination of the following strategies for 50% of the site hardscape (including roads, sidewalks, courtyards and parking lots): • Shade (within 5 years of occupancy) • Paving materials with a Solar Reflectance Index (SRI)2 of at least 29 • Open grid pavement system; OR			

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
			SSc7.1 - OPTION 2: Place a minimum of 50% of parking spaces under cover (defined as under ground, under deck, under roof, or under a building). Any roof used to shade or cover parking must have an SRI of at least 29.	9/12/06 - As more than 50% of parking is located below grade, credit is achieved. Architect to document.	Architect	CD Phase
1			SSc7.2 - OPTION 1: Use roofing materials having a Solar Reflectance Index (SRI)3 equal to or greater than the 78 for a Low-Sloped Roof (≤2:12) and 29 for a Steep Sloped Roof (>2:12) for a minimum of 75% of the roof surface; OR	9/13/06 - Architect will specify a white roof that meets the crdit requirements.	Architect	DD Phase
			SSc7.2 - OPTION 2: Install a vegetated roof for at least 50% of the roof area; OR			
			SSc7.2 - OPTION 3: Install high albedo and vegetated roof surfaces that, in combination, meet the following criteria: (Area of SRI Roof / 0.75) + (Area of vegetated roof / 0.5) >= Total Roof Area.			
			Site Credit 8: Light Pollution Reduction (Intent: Minimize light trespass from the building and site, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction, and reduce development impact on nocturnal environments.)			
		1	SSc8 - INTERIOR LIGHTING: The angle of maximum candela from each interior luminaire as located in the building shall intersect opaque building interior surfaces and not exit out through the windows; OR	8/21/06 - Not intending to comply with light reduction credit due to complexity of credit requirements.		
			SSc8 - INTERIOR LIGHTING: All non-emergency interior lighting shall be automatically controlled to turn off during non-business hours. Provide manual override capability for after hours use. AND			
			SSc8 - EXTERIOR LIGHTING: Only light areas as required for safety and comfort. Do not exceed 80% of the lighting power densities for exterior areas and 50% for building facades and landscape features as defined in ASHRAE/IESNA Standard 90.1-2004, Exterior Lighting Section, without amendments. All projects shall be classified under one of the following zones, as defined in IESNA RP-33, and shall follow all of the requirements for that specific zone: LZ1 — Dark (Park and Rural Settings) LZ2 — Low (Residential areas) LZ3 — Medium (Commercial/Industrial, High-Density Residential) LZ4 — High (Major City Centers, Entertainment Districts)			
8	2	4	**Total Sustainable Sites Points (14)**			

WATER EFFICIENCY - 5 possible points

			Water Credit 1: Water Efficient Landscaping (Intent: Limit or eliminate the use of potable water or other natural surface, *or subsurface water resources available on or near the project site,* for landscape irrigation.)			
1			WEc1.1 - Reduce potable water consumption for irrigation by 50% from a calculated mid-summer baseline case. Reductions shall be attributed to any combination of the following items: • Plant species factor • Irrigation efficiency • Use of captured rainwater • Use of recycled wastewater • Use of water treated and conveyed by a public agency specifically for non potable uses	8/21/06 - Reduce use of potable (drinking) water for landscaping by 50% over conventional means. Landcape Architect will identify water saving or non-potable irrigation systems.	Landscape Architect	SD Phase
	1		WEc1.2 - Use only captured rain, recycled wastewater, recycled greywater or water treated and conveyed by a public agency specifically for non-potable uses for irrigation. (except for initial watering to establish plants for one year); OR	8/21/06 - Landcape Architect will identify water saving or non-potable irrigation systems.	Landscape Architect	SD Phase
			WEc1.2 - Install landscaping that does not require permanent irrigation systems.			
			Water Credit 2: Innovative Wastewater Technologies (Intent: Reduce generation of wastewater and potable water demand, while increasing the local aquifer recharge.)			
		1	WEc2 - OPTION 1: Reduce potable water use for building sewage conveyance by 50% through the use of water conserving fixtures (water closets, urinals) or non-potable water (captured rainwater, recycled greywater, and on-site or municipally treated wastewater); OR	8/21/06 - Not intending to reduce potable water use by 50%.		
			WEc2 - OPTION 2: Treat 50% of wastewater on site to tertiary standards. Treated water must be infiltrated or used on-site.			

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
			Water Credit 3: Water Use Reduction (Intent: Maximize water efficiency within buildings to reduce the burden on municipal water supply and wastewater systems.)			
1			WEc3.1 - Employ strategies that in aggregate use 20% less water than the water use baseline calculated for the building (not including irrigation) after meeting the Energy Policy Act of 1992 fixture performance requirements. Calculations are based on estimated occupant usage and shall include only the following fixtures (as applicable to the building): water closets, urinals, lavatory faucets, showers and kitchen sinks.	8/21/06 - Plumbing Engineer will specify the following flow rates (residential): • Dual Flush Toilets: 0.8/1.6 gpf [1.1/1.6 retail] • Low-Flow Showers: 1.5 gpm • Standard Kitchen Sinks: 2.0 gpm • Low-Flow Bathroom Sinks: 1.5 gpm [0.5 retail] • [waterless urinals in retail]	Plumbing Engineer	**SD Phase**
		1	WEc3.2 - Employ strategies that in aggregate use 30% less water than the water use baseline calculated for the building (not including irrigation) after meeting the Energy Policy Act of 1992 fixture performance requirements. Calculations are based on estimated occupant usage and shall include only the following fixtures (as applicable to the building): water closets, urinals, lavatory faucets, showers and kitchen sinks.	9/13/06 - Additional water savings is difficult to achieve for residential projects.		
2	1	2	**Total Water Efficiency Points (5)**			

ENERGY AND ATMOSPHERE - 17 possible points

			Energy Prerequisite 1: Fundamental Commissioning of the Building Energy Systems (Intent: Verify that the building's energy related systems are installed, calibrated and perform according to the owner's project requirements, basis of design, and construction documents.)			
Y			EAp1 - The following commissioning process activities shall be completed by the commissioning team, in accordance with the LEED-NC 2.2 Reference Guide: • Designate an individual as the Commissioning Authority (CxA) to lead, review and oversee the completion of the commissioning process activities (The CxA shall have documented commissioning authority experience in at least 2 building projects, shall be independent of the project's design and construction management, though they may be employees of the firms providing those services or a qualified employee or consultant of the Owner, shall report results, findings and recommendations directly to the Owner, and for projects smaller than 50,000 gross square feet, the CxA may include qualified persons on the design or construction teams who have the required experience. • The Owner shall document the Owner's Project Requirements (OPR). The design team shall develop the Basis of Design (BOD). The CxA shall review these documents for clarity and completeness. The Owner and design team shall be responsible for updates to their respective documents • Develop and incorporate commissioning requirements into the construction documents. • Develop and implement a commissioning plan. • Verify the installation and performance of the systems to be commissioned. • Complete a summary commissioning report. **Commissioned Systems** - Commissioning process activities shall be completed for the following energy-related systems, at a minimum: • Heating, ventilating, air conditioning, and refrigeration (HVAC&R) systems (mechanical and passive) and associated controls • Lighting and daylighting controls • Domestic hot water systems • Renewable energy systems (wind, solar etc.)	9/12/06 - Developer will hire commissioning agent during the design development phase.	Developer	**DD Phase**
			Energy Prerequisite 2: Minimum Energy Performance (Intent: Establish the minimum level of energy efficiency for the base building and systems.)			
Y			EAp2 - Design the building to comply with both the mandatory provisions (Sections 5.4, 6.4, 7.4, 8.4, 9.4 and 10.4) of ASHRAE/IESNA 90.1-2004 (without amendments) AND the prescriptive requirements (Sections 5.5, 6.5, 7.5 and 9.5) or performance requirements (Section 11) of ASHRAE/IESNA Standard 90.1-2004 (without amendments).	Prerequisite is consistent with code requirements. Mechanical Engineer to document.	Mechanical Engineer	**CD Phase**
			Energy Prerequisite 3: Fundamental Refrigerant Management (Intent: Reduce ozone depletion.)			
Y			EAp3 - Zero use of CFC-based refrigerants in new base building HVAC&R systems. When reusing existing base building HVAC equipment, complete a comprehensive CFC phase-out conversion prior to project completion. Phase-out plans extending beyond the project completion date will be considered on their merits.	Prerequisite is consistent with code requirements. Mechanical Engineer to document.	Mechanical Engineer	**CD Phase**

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
			Energy Credit 1: Optimize Energy Performance (Intent: Achieve increasing levels of energy performance above the baseline in the prerequisite standard to reduce environmental and economic impacts associated with excessive energy use.)			
			EAc1 - **WHOLE BUILDING ENERGY SIMULATION** (1–10 Points) Demonstrate a percentage improvement in the proposed building performance rating compared to the baseline building performance rating per ASHRAE/IESNA Standard 90.1-2004 (without amendments) by a whole building project simulation using the Building Performance Rating Method in Appendix G of the Standard. The minimum energy cost savings percentage for each point threshold is as follows	8/10/06 - Team to select optimal mechanical system.	Mechanical Engineer	**SD Phase**

			New Bldgs.	Existing Bldgs.
1			10.5%	3.5%
1			14.0%	7.0%
	1		17.5%	10.5%
	1		21.0%	14.0%
		1	24.5%	17.5%
		1	28.0%	21.0%
		1	31.5%	24.5%
		1	35.0%	28.0%
		1	38.5%	31.5%
		1	42.0%	35.0%

			Appendix G of Standard 90.1-2004 requires that the energy analysis done for the Building Performance Rating Method include ALL of the energy costs within and associated with the building project. To achieve points using this credit, the proposed design— • must comply with the mandatory provisions (Sections 5.4, 6.4, 7.4, 8.4, 9.4 and 10.4) in Standard 90.1-2004 (without amendments); • must include all the energy costs within and associated with the building project; and • must be compared against a baseline building that complies with Appendix G to Standard 90.1-2004 (without amendments). The default process energy cost is 25% of the total energy cost for the baseline building. For the purpose of this analysis, process energy is considered to include, but is not limited to, office and general miscellaneous equipment, computers, elevators and escalators, kitchen cooking and refrigeration, laundry washing and drying, lighting exempt from the lighting power allowa and other (e.g. waterfall pumps). Regulated (nonprocess) energy includes lighting (such as for the interior, parking garage, surface parking, façade, or building grounds, except as noted above), HVAC (such as for space heating, space cooling, fans, pumps, toilet exhaust, parking garage ventilation, kitchen hood exhaust, etc.), and service water heating for domestic or space heating purposes. For EA Credit 1, process loads shall be identical for both the baseline building performance rating and for the proposed building performance rating. However, project teams may follow the Exceptional Calculation Method (ASHRAE 90.1-2004 G2.5) to document measures that reduce process loads. Documentation of process load energy savings shall include a list of the assumptions made for both the base and proposed design, and theoretical or empirical information supporting these assumptions; OR	Mechanical Enginer to look into the Exceptional Calculation Method (ASHRAE 90.1-2004 G2.5) and determine if it's appropriate for appliances.	Mechanical Engineer	**SD Phase**
			Energy Credit 2: On-Site Renewable Energy (Intent: Encourage and recognize increasing levels of on-site renewable energy self-supply in order to reduce environmental and economic impacts associated with fossil fuel energy use.)			
			EAc2 - Supply a net fraction of the building's total energy use, as expressed as a percentage of annual energy cost through the use of on-site renewable energy systems. (Use bldg. annual energy cost calculated in EA Credit 1 or the (DOE) Commercial Buildings Energy Consumption Survey (CBECS) database to determine the estimated electricity use.)	8/21/06 - Not intending to provide on-site renewable energy.		

	Energy	Points
1	2.5%	1
1	7.5%	2
1	12.5%	3

POINTS Y	POINTS ?	POINTS N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
			Energy Credit 3: Enhanced Commissioning (Intent: Begin the commissioning process early during the design process and execute additional activities after systems performance verification is completed.)			
	1		EAc3 - In addition to the Fundamental Building Commissioning prerequisite, implement or have a contract in place to implement the following additional commissioning process activities: 1. Prior to the start of the construction documents phase, designate an independent Commissioning Authority (CxA) to lead, review, and oversee the completion of all commissioning process activities. The CxA shall, at a minimum, perform Tasks 2, 3 and 6. Other team members may perform Tasks 4 and 5. The CxA shall have documented commissioning authority experience in at least two building projects; shall be independent of the work of design and construction; not an employee of the design firm, though they may be contracted through them; not an employee of, or contracted through, a contractor or construction manager holding construction contracts; and (can be) a qualified employee or consultant of the Owner. The CxA shall report results, findings and recommendations directly to the Owner. This requirement has no deviation for project size. 2. The CxA shall conduct, at a minimum, one commissioning design review of the Owner's Project Requirements (OPR), Basis of Design (BOD), and design documents prior to mid-construction documents phase and back-check the review comments in the subsequent design submission. 3.The CxA shall review the contractor submittals relative to systems being commissioned for compliance with the OPR and BOD. This review shall be concurrent with A/E reviews and submitted to the design team and the Owner. 4. Develop a systems manual that provides future operating staff the information needed to understand and optimally operate the commissioned systems. 5. Verify that the requirements for training operating personnel and building occupants are completed within one year after construction completion date.	9/12/06 - Developer to contact commissioning agent during the design development phase and determine if the credit requirements are appropriate for the project scope.	Developer	**DD Phase**
			Energy Credit 4: Enhanced Refrigerant Management (Intent: Reduce ozone depletion and support early compliance with the Montreal Protocol.)			
1			EAc4 - OPTION 1 Do not use refrigerants. OR			
			EAc4 - OPTION 2 Select refrigerants and HVAC&R that minimize or eliminate the emission of compounds that contribute to ozone depletion and global warming. The base building HVAC&R equipment shall comply with the following formula, which sets a maximum threshold for the combined contributions to ozone depletion and global warming potential: LCGWP + LCODP x 105 ≤ 100 Where: LCODP = [ODPr x (Lr x Life +Mr) x Rc]/Life LCGWP = [GWPr x (Lr x Life +Mr) x Rc]/Life LCODP: Lifecycle Ozone Depletion Potential (lbCFC11/Ton-Year) LCGWP: Lifecycle Direct Global Warming Potential (lbCO2/Ton-Year) GWPr: Global Warming Potential of Refrigerant (0 to 12,000 lbCO2/lbr) ODPr: Ozone Depletion Potential of Refrigerant (0 to 0.2 lbCFC11/lbr) Lr: Refrigerant Leakage Rate (0.5% to 2.0%; default of 2% unless otherwise demonstrated) Mr: End-of-life Refrigerant Loss (2% to 10%; default of 10% unless otherwise demonstrated) Rc: Refrigerant Charge (0.5 to 5.0 lbs of refrigerant per ton of cooling capacity)	8/21/06 - Mechanical Engineer to specify non-HCFC refrigerant(s).	Mechanical Engineer	**CD Phase**
			Energy Credit 5: Measurement and Verification (Intent: Provide for the ongoing accountability building energy consumption over time.)			
		1	EAc5 - Develop and implement a Measurement & Verification (M&V) Plan consistent with Option D: Calibrated Simulation (Savings Estimation Method 2), or Option B: Energy Conservation Measure Isolation, as specified in the International Performance Measurement & Verification Protocol (IPMVP) Volume III: Concepts and Options for Determining Energy Savings in New Construction, April, 2003. The M&V period shall cover a period of no less than one year of post-construction occupancy.	8/21/06 - Not intending to provide measurement and verification plan due to the number of mechanical units in this project.		

POINTS Y	POINTS ?	POINTS N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
			Energy Credit 6: Green Power (Intent: Encourage the development and use of grid-source, renewable energy technologies on a net zero pollution basis.)			
	1		EAc6 - Provide at least 35% of the building's electricity from renewable sources by engaging in at least a 2-year renewable energy contract. Renewable sources are as defined by the Center for Resource Solutions (CRS) Green-e products certification requirements.	9/8/06 - Developer will explore options.	Developer	**CA Phase**
3	4	10	**Total Energy & Atmosphere Points (17)**			

MATERIALS AND RESOURCES - 13 possible points

			Materials Prerequisite 1 - Storage & Collection of Recyclables (Intent: Facilitate the reduction of waste generated by building occupants that is hauled to and disposed of in landfills.)			
Y			MRp1 - Provide an easily accessible area that serves the entire building and is dedicated to the collection and storage of non-hazardous materials for recycling including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals.	8/21/06 - Each trash room will have two chutes for trash and recycling collection, and space for paper/cardboard collection. The retail will have a separate collection area near the loading dock. Architect to consider collection space in the kitchen cabinets.	Architect	**DD Phase**
			Materials Credit 1 - Building Reuse (Intent: Extend the life cycle of existing building stock, conserve resources, retain cultural resources, reduce waste and reduce environmental impacts of new buildings as they relate to materials manufacturing and transport.) Hazardous materials that are remediated as a part of the project scope shall be excluded from the calculation. If the project includes an addition to an existing building, this credit is not applicable if the square			
		1	MRc1.1 - Maintain at least 75% (based on surface area) of existing building structure (including structural floor and roof decking) and envelope (exterior skin and framing, excluding window assemblies and non-structural roofing material).	8/21/06 - Not a reuse project.		
		1	MRc1.2 - Maintain an additional 20% (95% total, based on surface area) of existing building structure (including structural floor and roof decking) and envelope (exterior skin and framing, excluding window assemblies and non-structural roofing material).			
		1	MRc1.3 - Use existing interior non-structural elements (interior walls, doors, floor coverings and ceiling systems) in at least 50% (by area) of the completed building (including additions).			
			Materials Credit 2 - Construction Waste Management (Intent: Divert construction, demolition and land clearing debris from disposal in landfills and incinerators. Redirect recyclable recovered resources back to the manufacturing process. Redirect reusable materials to appropriate sites.)			
1			MRc2.1 - Develop and implement a construction waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted on-site or commingled. Excavated soil and land-clearing debris do not contribute to this credit. Recycle and/or salvage at least 50% of construction and demolition debris. Calculations can be done by weight or volume, but must be consistent throughout.	9/8/06 - SDC to develop CWM specifications that will require the contractor to recycle and/or salvage at least 50% (by weight) of construction, demolition, and land clearing waste.	SDC	**DD Phase**
		1	MRc2.2 - Recycle and/or salvage an additional 25% (75% total) of non-hazardous construction and demolition debris. Excavated soil and land-clearing debris do not contribute to this credit. Calculations can be done by weight or volume, but must be consistent throughout.	9/13/06 - 75% recycling rate is difficult to achieve for residential projects.		
			Materials Credit 3 - Resource Reuse (Intent: Reuse building materials and products in order to reduce demand for virgin materials and to reduce waste, thereby reducing impacts associated with the extraction and processing of virgin resources.)			
		1	MRc3.1 -Use salvaged, refurbished or reused materials, products and furnishings for at least 5%, based on cost, of the total value of materials on the project. Mechanical, electrical and plumbing components and specialty items such as elevators and equipment shall not be included in this calculation. Only include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR credits 3–7.	9/8/06 - Will not achieve a 5% reuse rate due to the limited amount of salvaged materials currently available in the market as compared to the size of the project.		
		1	MRc3.2 - Use salvaged, refurbished or reused materials for an additional 5% beyond MR Credit 3.1 (10% total, based on cost). Mechanical, electrical and plumbing components and specialty items such as elevators and equipment shall not be included in this calculation. Only include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR Credits 3–7.			

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
			Materials Credit 4 - Recycled Content (Intent: Increase demand for building products that incorporate recycled content materials, therefore reducing impacts resulting from extraction and processing of new virgin materials.)			
1			MRc4.1 - Use materials with recycled content such that sum of post-consumer recycled content plus one-half of the pre-consumer content constitutes at least 10% (based on cost) of the total value of materials in the project.	8/21/06 - Use materials with recycled content such that the sum of post-consumer recycled content plus one-half the post-industrial content equals 10% of the total value of all materials used on the project. SDC to meet with Architect to determine green material options.	SDC	**DD Phase**
	1		MRc4.2 - Use materials with recycled content such that the sum of post-consumer recycled content plus one-half of the pre-consumer content constitutes an additional 10% beyond MR Credit 4.1 (total of 20%, based on cost) of the total value of the materials in the project.	8/21/06 - Structural Engineer to determine maximum fly ash or GGBF slag content for garage.	Structural Engineer	**DD Phase**
			The recycled content value of a material assembly shall be determined by weight. The recycled fraction of the assembly is then multiplied by the cost of assembly to determine the recycled content value. Mechanical, electrical and plumbing components and specialty items such as elevators shall not be included in this calculation. Only include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR Credits 3–7.	*Other options for recycled content materials include: structural steel, straw-based cabinetry, recycled-content drywall, recycled-content carpet, etc.*		
			Recycled content shall be defined in accordance with the International Organization of Standards document, ISO 14021—Environmental labels and declarations—Self-declared environmental claims (Type II environmental labeling). Post-consumer material is defined as waste material generated by households or by commercial, industrial and institutional facilities in their role as end-users of the product, which can no longer be used for its intended purpose. Pre-consumer material is defined as material diverted from the waste stream during the manufacturing process. Excluded is reutilization of materials such as rework, regrind or scrap generated in a process and capable of being reclaimed within the same process that generated it.			
			Materials Credit 5 – Regional Materials (Intent: Increase demand for building materials and products that are extracted and manufactured within the region, thereby supporting the use of indigenous resources and reducing the environmental impacts resulting from transportation.)			
1			MRc5.1 - Use building materials or products that have been extracted, harvested or recovered, as well as manufactured, within 500 miles of the project site for a minimum of 10% (based on cost) of the total materials value. If only a fraction of a product or material is extracted/harvested/recovered and manufactured locally, then only that percentage (by weight) shall contribute to the regional value. Mechanical, electrical and plumbing components and specialty items such as elevators and equipment shall not be included in this calculation. Only include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR Credits 3–7.	8/21/06 - 10% of building materials must be manufactured regionally, within 500 miles. Readily achievable in the DC area. SDC to provide spec edits.	SDC	**DD Phase**
	1		MRc5.2 - Use building materials or products that have been extracted, harvested or recovered, as well as manufactured, within 500 miles of the project site for an additional 10% beyond MR Credit 5.1 (total of 20%, based on cost) of the total materials value. If only a fraction of the material is extracted/harvested/recovered and manufactured locally, then only that percentage (by weight) shall contribute to the regional value.	8/21/06 - Depending on materials selected, this project may achieve the second credit as well.		
			Materials Credit 6 – Rapidly Renewable Materials (Intent: Reduce the use and depletion of finite raw materials and long-cycle renewable materials by replacing them with rapidly renewable materials.)			
		1	MRc6 - Use rapidly renewable building materials and products (made from plants that are typically harvested within a ten-year cycle or shorter) for 2.5% of the total value of all building materials and products used in the project, based on cost.	9/8/06 - Will not achieve a 2.5% renewable materials due to the limited amount of renewable material options currently available in the market as compared to the complexity of the project.		

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
			Materials Credit 7 – Certified Wood (Intent: Encourage environmentally responsible forest management.)			
		1	MRc7 - Use a minimum of 50% of wood-based materials and products, which are certified in accordance with the Forest Stewardship Council's (FSC) Principles and Criteria, for wood building components. These components include, but are not limited to, structural framing and general dimensional framing, flooring, sub-flooring, wood doors and finishes. Only include materials permanently installed in the project. Furniture may be included, providing it is included consistently in MR Credits 3–7.	8/21/06 - Not intending to use 50% certified wood due the large amount of wood in residential projects.		
3	2	*8*	**Total Materials & Resources Points (13)**			

INDOOR ENVIRONMENTAL QUALITY (IEQ) - 15 possible points

			IEQ Prerequisite 1 - Outside Air Introduction and Exhaust Systems (Intent: Establish minimum indoor air quality (IAQ) performance to enhance indoor air quality in buildings, thus contributing to the health and well being of the occupants.)			
Y			EQp1 - Outside Air Introduction and Exhaust Systems (Intent: Establish minimum indoor air quality (IAQ) performance to enhance indoor air quality in buildings, thus contributing to the health and well being of the occupants.)	Prerequisite is consistent with code requirements. Mechanical Engineer to document.	Mechanical Engineer	**CD Phase**
			IEQ Prerequisite 2 – Environmental Tobacco Smoke (ETS) Control (Intent: Minimize exposure of building occupants, indoor surfaces, and ventilation air distribution systems to Environmental Tobacco Smoke (ETS).)			
Y			EQp2 - Option 1. Prohibit smoking in the building. • Prohibit smoking in the building. • Locate any exterior designated smoking areas at least 25 feet away from entries, outdoor air intakes and operable windows; OR	8/21/06 - No smoking will be allowed in the retail areas.Architect coordinate outdoor eating area locations with doors, operable window and outdoor air intake locations.	Architect	**DD Phase**
			EQp2 - Option 2. Establish negative pressure in the rooms with smoking. • Prohibit smoking in the building except in designated smoking areas. • Locate any exterior designated smoking areas at least 25 feet away from entries, outdoor air intakes and operable windows. • Locate designated smoking rooms to effectively contain, capture and remove ETS from the building. At a minimum, the smoking room must be directly exhausted to the outdoors with no re-circulation of ETS-containing air to the non-smoking area of the building, and enclosed with impermeable deck-to-deck partitions. With the doors to the smoking room closed, operate exhaust sufficient to create a negative pressure with respect to the adjacent spaces of at least an average of 5 Pa (0.02 inches of water gauge) and with a minimum of 1 Pa (0.004 inches of water gauge). • Performance of the smoking room differential air pressures shall be verified by conducting 15 minutes of measurement, with a minimum of one measurement every 10 seconds, of the differential pressure in the smoking room with respect to each adjacent area and in each adjacent vertical chase with the doors to the sm closed. The testing will be conducted with each space configured for worst conditions of transport of air from the smoking rooms to adjacent spaces w			
			EQp2 - Option 3. Reduce air leakage between rooms with smoking and non-smoking areas in residential buildings. (For residential buildings only) • Prohibit smoking in all common areas of the building. • Locate any exterior designated smoking areas at least 25 feet away from entries, outdoor air intakes and operable windows opening to common areas. • Minimize uncontrolled pathways for ETS transfer between individual residential units by sealing penetrations in walls, ceilings and floors in the residential units, and by sealing vertical chases adjacent to the units. • All doors in the residential units leading to common hallways shall be weather-stripped to minimize air leakage into the hallway.	This option requires 1 blower door test per 7 units @ $200 per test Mechanical Engineer to determine whether corridors wll meet pressurization requirements. Will need to add gaskets to electrical outlets.	Mechanical Engineer	**DD Phase**

POINTS			PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y	?	N				
			• If the common hallways are pressurized with respect to the residential units then doors in the residential units leading to the common hallways need not be weather-stripped provided that the positive differential pressure is demonstrated as in Option 2 above, considering the residential unit as the smoking room. Acceptable sealing of residential units shall be demonstrated by a blower door test conducted in accordance with ANSI/ASTM-E779-03, Standard Test Method for Determining Air Leakage Rate By Fan Pressurization, AND use the progressive sampling methodology defined in Chapter 4 (Compliance Through Quality Construction) of the Residential Manual for Compliance with California's 2001 Energy Efficiency Standards (www.energy.ca.gov/title24/residential_manual). Residential units must demonstrate less than 1.25 square inches leakage area per 100 square feet of enclosure area (i.e. sum of all wall, ceiling and floor areas).			

POINTS			PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y	?	N				
			IEQ Credit 1 - Outdoor Air Delivery Monitoring (Intent: Provide capacity for ventilation system monitoring to help sustain occupant comfort and well-being.)			
	1		EQc1 - Install permanent monitoring systems that provide feedback on ventilation system performance to ensure that ventilation systems maintain minimum ventilation requirements. Configure all monitoring equipment to generate an alarm when the conditions vary by 10% or more from setpoint, via either a building automation system alarm to the building operator or via a visual or audible alert to the building occupants.	8/21/06 - SDC to determine specific requirements for residential projects, and the resulting cost impact, prior to pursuing.	SDC	**DD Phase**
			EQc1 - FOR MECHANICALLY VENTILATED SPACES • Monitor carbon dioxide concentrations within all densely occupied spaces (those with a design occupant density greater than or equal to 25 people per 1000 sq.ft.). CO2 monitoring locations shall be between 3 feet and 6 feet above the floor. • For each mechanical ventilation system serving non-densely occupied spaces, provide a direct outdoor airflow measurement device capable of measuring the minimum outdoor airflow rate with an accuracy of plus or minus 15% of the design minimum outdoor air rate, as defined by ASHRAE 62.1-2004.			
			EQc1 - FOR NATURALLY VENTILATED SPACES Monitor CO2 concentrations within all naturally ventilated spaces. CO2 monitoring shall be located within the room between 3 feet and 6 feet above the floor. One CO2 sensor may be used to represent multiple spaces if the natural ventilation design uses passive stack(s) or other means to induce airflow through those spaces equally and simultaneously without intervention by building occupants.			
			IEQ Credit 2 - Increased Ventilation(Intent: Provide additional outdoor air ventilation to improve indoor air quality for improved occupant comfort, well-being and productivity.)			
		1	EQc2 - FOR MECHANICALLY VENTILATED SPACES Increase breathing zone outdoor air ventilation rates to all occupied spaces by at least 30% above the minimum rates required by ASHRAE Standard 62.1-2004 as determined by EQ Prerequisite 1.	8/21/06 - Expensive credit to pursue for residential projects.		
			EQc2 - FOR NATURALLY VENTILATED SPACES Design natural ventilation systems for occupied spaces to meet the recommendations set forth in the Carbon Trust "Good Practice Guide 237" [1998]. Determine that natural ventilation is an effective strategy for the project by following the flow diagram process shown in Figure 1.18 of the Chartered Institution of Building Services Engineers (CIBSE) Applications Manual 10: 2005, Natural ventilation in non-domestic buildings.			
			AND EQc2 - Use diagrams and calculations to show that the design of the natural ventilation systems meets the recommendations set forth in the CIBSE Applications Manual 10: 2005, Natural ventilation in non-domestic buildings.			
			OR EQc2 - Use a macroscopic, multi-zone, analytic model to predict that room by-room airflows will effectively naturally ventilate, defined as providing the minimum ventilation rates required by ASHRAE 62.1-2004 Chapter 6, for at least 90% of occupied spaces.			

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
			IEQ Credit 3 - Construction IAQ Management Plan (Intent: Reduce indoor air quality problems resulting from the construction/renovation process in order to help sustain the comfort and well-being of construction workers and building occupants.)			
1			EQc3.1 - Develop and implement an Indoor Air Quality (IAQ) Management Plan for the construction and pre-occupancy phases of the building as follows: • During construction, meet or exceed the recommended Control Measures of the Sheet Metal and Air Conditioning National Contractors Association (SMACNA) IAQ Guideline for Occupied Buildings Under Construction, 1995, Chapter 3. • Protect stored on-site or installed absorptive materials from moisture damage. • If permanently installed air handlers are used during construction, filtration media with a Minimum Efficiency Reporting Value (MERV) of 8 shall be used at each return air grille, as determined by ASHRAE 52.2-1999. Replace all filtration media immediately prior to occupancy.	8/21/06 - Develop and implement an Indoor Air Quality Plan for construction and pre-occupancy phases. Mechanical Engineer to confirm that MERV-8 filters are available for the proposed mechanical system.	Mechanical Engineer	**DD Phase**
	1		EQc3.2 - Develop and implement an Indoor Air Quality (IAQ) Management Plan for the pre-occupancy phase as follows:			
			EQc3.2 - OPTION 1 — Flush-Out • After construction ends, prior to occupancy and with all interior finishes installed, perform a building flush-out by supplying a total air volume of 14,000 cu.ft. of outdoor air per sq.ft. of floor area while maintaining an internal temperature of at least 60 degrees F and relative humidity no higher than 60%;			
			EQc3.2 - If occupancy is desired prior to completion of the flush-out, the space may be occupied following delivery of a minimum of 3,500 cu.ft. of outdoor air per sq.ft. of floor area to the space. Once a space is occupied, it shall be ventilated at a minimum rate of 0.30 cfm/sq.ft. of outside air or the design minimum outside air rate determined in EQ Prerequisite 1, whichever is greater. During each day of the flush-out period, ventilation shall begin a minimum of three hours prior to occupancy and continue during occupancy. These conditions shall be maintained until a total of 14,000 cu.ft./sq.ft. of outside air has been delivered to the space. OR	8/21/06 - Need to determine if IAQ testing is possible given phased occupancy.	SDC	**DD Phase**
			EQc3.2 - OPTION 2 — Air Testing • Conduct baseline IAQ testing, after construction ends and prior to occupancy, using testing protocols consistent with the United States Environmental Protection Agency Compendium of Methods for the Determination of Air Pollutants in Indoor Air and as additionally detailed in the Reference Guide. • Demonstrate that the contaminant maximum concentrations listed below are not exceeded.			

Chemical Contaminate	Maximum Concentration
Formaldehyde	50 parts per billion
Particulates (PM10)	50 micrograms per cubic meter
Total Volatile Organic Compounds	500 micrograms per cubic meter
* 4-Phenylcyclohexene (4-PCH)	6.5 micrograms per cubic meter
Carbon Monoxide (CO)	9 parts per million and no greater than 2 parts per million above outdoor levels

			* This test is only required if carpets and fabrics with styrene butadiene rubber (SBR) latex backing material are installed as part of the base building systems. • For each sampling point where the maximum concentration limits are exceeded conduct additional flush-out with outside air and retest the specific parameter(s) exceeded to indicate the requirements are achieved. Repeat procedure until all requirements have been met. When retesting non-complying building areas, take samples from the same locations as in the first test. • The air sample testing shall be conducted as follows:			

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
			1) All measurements shall be conducted prior to occupancy, but during normal occupied hours, and with the building ventilation system starting at the normal daily start time and operated at the minimum outside air flow rate for the occupied mode throughout the duration of the air testing. 2) The building shall have all interior finishes installed, including but not limited to millwork, doors, paint, carpet and acoustic tiles. Non-fixed furnishings such as workstations and partitions are encouraged, but not required, to be in place for the testing. 3) The number of sampling locations will vary depending upon the size of the building and number of ventilation systems. For each portion of the building served by a separate ventilation system, the number of sampling points shall not be less than one per 25,000 sq.ft., or for each contiguous floor area, whichever is larger, and include areas with the least ventilation and greatest presumed source strength. 4) Air samples shall be collected between 3 feet and 6 feet from the floor to represent the breathing zone of occupants, and over a minimum 4-hour period.			
			IEQ Credit 4 - Select Low-Emitting Materials (Intent: Reduce the quantity of indoor air contaminants that are odorous, potentially irritating and/or harmful to the comfort and well-being of installers and occupants.)			
1			EQc4.1 - All adhesives and sealants used on the interior of the building (defined as inside of the weatherproofing system and applied on-site) shall comply with the requirements of the following reference standards: • Adhesives, Sealants and Sealant Primers: South Coast Air Quality Management District (SCAQMD) Rule #1168. VOC limits are listed in the table below and correspond to an effective date of July 1, 2005 and rule amendment date of January 7, 2005. • Aerosol Adhesives: Green Seal Standard for Commercial Adhesives GS-36 requirements in effect on October 19, 2000.	8/21/06 - Limit the amount of VOC (volatile organic compound) quantities for interior adhesives and sealants. SDC to provide recommended specification changes.	SDC	**DD Phase**
1			EQc4.2 - Paints and coatings used on the interior of the building (defined as inside of the weatherproofing system and applied on-site) shall comply with the following criteria: • Architectural paints, coatings and primers applied to interior walls and ceilings: Do not exceed the VOC content limits established in Green Seal Standard GS-11, Paints, First Edition, May 20, 1993. o Flats: 50 g/L o Non-Flats: 150 g/L • Anti-corrosive and anti-rust paints applied to interior ferrous metal substrates: Do not exceed the VOC content limit of 250 g/L established in Green Seal Standard GC-03, Anti-Corrosive Paints, Second Edition, January 7, 1997. • Clear wood finishes, floor coatings, stains, and shellacs applied to interior elements: Do not exceed the VOC content limits established in South Coast Air Quality Management District (SCAQMD) Rule 1113, Architectural Coatings, rules in effect on January 1, 2004. o Clear wood finishes: varnish 350 g/L; lacquer 550 g/L o Floor coatings: 100 g/L o Sealers: waterproofing sealers 250 g/L; sanding sealers 275 g/L; all other sealers 200 g/L	8/21/06 - Limit the amount of VOC (volatile organic compound) quantities for interior adhesives and sealants. SDC to provide recommended specification changes.	SDC	**DD Phase**
1			EQc4.3 - Requirements All carpet installed in the building interior shall meet the testing and product requirements of the Carpet and Rug Institute's Green Label Plus program. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. All carpet adhesive shall meet the requirements of EQ Credit 4.1: VOC limit of 50 g/L.	8/21/06 - Architect to coordinate carpet selection with credit requirements.	Architect	**DD Phase**
		1	EQc4.4 - Composite wood and agrifiber products used on the interior of the building (defined as inside of the weatherproofing system) shall contain no added urea-formaldehyde resins. Laminating adhesives used to fabricate on-site and shop-applied composite wood and agrifiber assemblies shall contain no added urea-formaldehyde resins. Composite wood and agrifiber products are defined as: particleboard, medium density fiberboard (MDF), plywood, wheatboard, strawboard, panel substrates and door cores. Materials considered fit-out, furniture, and equipment (FF&E) are not considered base building elements and are not included.	8/21/06 - Not intending to provide urea-formaldehyde-free composite wood & agrifiber products as urea-formaldehyde-free kitchen cabinets are not available on the east coast.		

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
			IEQ Credit 5 - Indoor Chemical Pollutant Source Control (Intent: Avoid exposure of building occupants to potentially hazardous particulates and chemical pollutants.)			
		1	EQc5 - Design to minimize and control pollutant entry into buildings and later cross-contamination of regularly occupied areas: • Employ permanent entryway systems at least six feet long in the primary direction of travel to capture dirt and particulates from entering the building at all entryways that are directly connected to the outdoors. Acceptable entryway systems include permanently installed grates, grilles, or slotted systems that allow for cleaning underneath. Roll-out mats are only acceptable when maintained on a weekly basis by a contracted service organization. Qualifying entryways are those that serve as regular entry • Where hazardous gases or chemicals may be present or used (including garages, housekeeping/laundry areas and copying/printing rooms), exhaust each space sufficiently to create negative pressure with respect to adjacent spaces with the doors to the room closed. For each of these spaces, provide self-closing doors and deck to deck partitions or a hard lid ceiling. The exhaust rate shall be at least 0.50 cfm/sq.ft., with no air recirculation. The pressure differential with the surrounding spaces shall be at least 5 Pa (0.02 inches of water gauge) on average and 1 Pa (0.004 inches of water) at a minimum when the doors to the rooms are closed. • In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media prior to occupancy that provides a Minimum Efficiency Reporting Value (MERV) of 13 or better. Filtration should be applied to process both return and outside air that is to be delivered as supply air.	8/21/06 - Residential mechanical systems will not support MERV-13 filters.		
			IEQ Credit 6 - Controllability of Systems (Intent: Provide a high level of thermal, ventilation and lighting system control by individual occupants or specific groups in multi-occupant spaces (i.e. classrooms or conference areas) to promote the productivity, comfort and wellbeing of building occupants.)			
1			EQc6.1 - Provide individual lighting controls for 90% (minimum) of the building occupants to enable adjustments to suit individual task needs and preferences. AND Provide lighting system controllability for all shared multi-occupant spaces to enable lighting adjustment that meets group needs and preferences.	8/21/06 - Provide individual lighting control to 90% of occupants, and lighting system controllability for shared spaces. The LEED Reference Guide does not discuss how to apply this credit to multifamily projects. As the credit discusses providing task lighting (not hard-wired) for each workstation, one would think that multifamily projects would capture this credit due to the many lighting locations provided in a typical project. SDC to pursue during design development.	SDC	**DD Phase**
	1		EQc6.2 - Provide individual comfort controls for 50% (minimum) of the building occupants to enable adjustments to suit individual task needs and preferences. Operable windows can be used in lieu of comfort controls for occupants of areas that are 20 feet inside of and 10 feet to either side of the operable part of the window. The areas of operable window must meet the requirements of ASHRAE 62.1-2004 paragraph 5.1 Natural Ventilation. AND Provide comfort system controls for all shared multi-occupant spaces to enable adjustments to suit group needs and preferences. Conditions for thermal comfort are described in ASHRAE Standard 55-2004 to include the primary factors of air temperature, radiant temperature, air speed and humidity. Comfort system control for the purposes of this credit is defined as the provision of control over at least one of these primary factors in the occupant's local environment.	8/21/06 - Provide thermal comfort controls for 50% of building occupants, and provide comfort system controls for shared spaces. The LEED Reference Guide does not discuss how to apply this credit to multifamily projects. However, any regularly occupied space within 20 feet of the window meets the credit requirements. Generally speaking, most multifamily projects meet this requirement. Note: each multi-occupant space will require a separate thermostat. 8/21/06 - Architect to determine compliance once plans are finalized.	Architect	**DD Phase**
			IEQ Credit 7 – Thermal Comfort (Intent: Provide a thermally comfortable environment that supports the productivity and well-being of building occupants.)			
	1		EQc7.1 - Design HVAC systems and the building envelope to meet the requirements of ASHRAE Standard 55-2004, Thermal Comfort Conditions for Human Occupancy. Demonstrate design compliance in accordance with the Section 6.1.1 Documentation.	8/10/06 - Mechanical Engineer to confirm project comply with ASHRAE 55-2004.	Mechanical Engineer	**DD Phase**

POINTS Y	?	N	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
1			EQc7.2 - Agree to implement a thermal comfort survey of building occupants within a period of six to 18 months after occupancy. This survey should collect anonymous responses about thermal comfort in the building including an assessment of overall satisfaction with thermal performance and identification of thermal comfort-related problems. Agree to develop a plan for corrective action if the survey results indicate that more than 20% of occupants are dissatisfied with thermal comfort in the building. This plan should include measurement of relevant environmental variables in problem areas in accordance with ASHRAE Standard 55-2004.	EQc7.2 has an updated Referenced Standard (ASHRAE 55-2004) requires a survey method for verification. Developer will pursue the credit - marketing opportunity - combine thermal comfort questions with other issues (parking, etc).	Developer	**CA Phase**
			IEQ Credit 8 - Daylight and Views (Intent: Provide for the building occupants a connection between indoor spaces and the outdoors through the introduction of daylight and views into the regularly occupied areas of the building.)			
	1		EQc8.1 - OPTION 1 — CALCULATION Achieve a minimum glazing factor of 2% in a minimum of 75% of all regularly occupied areas. The glazing factor is calculated as follows: Glazing Factor = (Window Area [SF] / Floor Area [SF]) x Window Geometry Factor x (Actual Tvis/ Minimum Tvis) x Window Height Factor OR	8/21/06 - Provide substantial natural daylight for 75% of spaces occupied for visual tasks. Architect to determine credit compliance once plans are complete.	Architect	**DD Phase**
			EQc8.1 - OPTION 2 — SIMULATION Demonstrate, through computer simulation, that a minimum daylight illumination level of 25 footcandles has been achieved in a minimum of 75% of all regularly occupied areas. Modeling must demonstrate 25 horizontal footcandles under clear sky conditions, at noon, on the equinox, at 30 inches above the floor. OR			
			EQc8.1 - OPTION 3 — MEASUREMENT Demonstrate, through records of indoor light measurements, that a minimum daylight illumination level of 25 footcandles has been achieved in at least 75% of all regularly occupied areas. Measurements must be taken on a 10-foot grid for all occupied spaces and must be recorded on building floor plans. In all cases, only the square footage associated with the portions of rooms or spaces meeting the minimum illumination requirements can be applied towards the 75% of total area calculation required to qualify for this credit. In all cases, provide daylight redirection and/or glare control devices to avoid high-contrast situations that could impede visual tasks. Exceptions for areas where tasks would be hindered by the use of daylight will be considered on their merits.			
1			8.2- Achieve direct line of sight to the outdoor environment via vision glazing between 2'6" and 7'6" above finish floor for building occupants in 90% of all regularly occupied areas. Determine the area with direct line of sight by totaling the regularly occupied square footage that meets the following criteria: • In plan view, the area is within sight lines drawn from perimeter vision glazing. • In section view, a direct sight line can be drawn from the area to perimeter vision glazing. Line of sight may be drawn through interior glazing. For private offices, the entire square footage of the office can be counted if 75% or more of the area has direct line of sight to perimeter vision glazing. For multi-occupant spaces, the actual square footage with direct line of sight to perimeter vision glazing is counted.	8/21/06 - Achieve a direct line of sight to glazing for 90% of all regularly occupied spaces. Credit is generally achieved for multifamily projects. Architect to confirm credit compliance once plans are finalized (design development).	Architect	**DD Phase**
7	5	*3*	**Total Indoor Environmental Quality Points (15)**			

			DESIGN PROCESS AND INNOVATION POINTS - 5 possible points			
			ID Credit 1 - Innovation Credits (Intent: To provide design teams and projects the opportunity to be awarded points for exceptional performance above the requirements set by the LEED Green Building Rating System and/or innovative performance in Green Building categories not specifically addressed by the LEED Green Building Rating System.)			
			In writing, identify the intent of the proposed innovation credit, the proposed requirement for compliance, the proposed submittals to demonstrate compliance, and the design approach (strategies) that might be used to meet the requirements.			

POINTS			PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y	?	N				
1			1.1 - Green Educational Program Develop an actively instructional educational program that includes TWO of the following three elements: • A comprehensive signage program built into the building's spaces to educate the occupants and visitors of the benefits of green buildings. This program may include windows to view energy-saving mechanical equipment or signs to call attention to water-conserving landscape features. • The development of a manual, guideline or case study to inform the design of other buildings based on the successes of this project. This manual will be made available to the USGBC for sharing with other projects. • An educational outreach program or guided tour could be developed to focus on sustainable living, using the project as an example.	8/21/06 - Owner to incorporate into marketing efforts.	Developer	**CD Phase**
1			1.2 - Water Saving Applicances Provide an additional 10% of building water savings from all major appliances. Calculations to compare design case water use (plumbing fixtures) with water use from a standard appliance package to design case water use with installed appliance package (Energy Star and non-Energy Star appliances).	Providing Energy Star clothes washers and dishwashers meets this requirement. Architect will incorporate into the specifications.	Architect	**DD Phase**
1			1.3 - Transportation Management Plan Develop a comprehensive Tranportation Managment Plan (TMP) that incorporates most of the following elements: active use of the regional carpool database; a guaranteed ride home program for carpoolers; transit trip planning assistance; and subsidizing regional transit passes, Amtrak commuter train tickets, bicycle purchases for bicycle commuters, commuter kiosk, website discussing tranportation options, ZipCar discounts, discounts on bike accessories, bike route maps, and designate a tranportation respresentative.	9/12/06 - The transportation consultant will develop a transportation plan that incorporates the innovation credit requirements.	Traffic Consultant	**CD Phase**
1			1.4 - Green Housekeeping 1. A statement of purpose describing what the policy is trying to achieve from a health and environmental standpoint, focusing on cleaning chemicals and custodial training at a minimum. 2. A contractual or procedural requirement for operations staff to comply with the guidelines, including a written program for training and implementation. 3. A clear set of acceptable performance level standards by which to measure progress or achievement, such as Green Seal standard GS-37 (see www.greenseal.org) or California Code of Regulations, Title 17 Section 94509, VOC standards for cleaning products 4. Documentation of the program's housekeeping policies and environmental cleaning solution specifications, including a list of approved and prohibited chemicals and practices. 5. Select six major cleaning needs and identify products (compliant with #3, above) that will be supplied to meet these needs. Provide an estimated 6 month supply of these products to residents, as well as information on how to easily purchase refills and/or replacements. Educate the residents on the green cleaning concepts and products. 6. If the building contains retail tenants, actively educate them on the	9/12/06 - SDC to provide a sample green cleaning plan for Developer review. Developer will incorporate the requirements into the tenant guidelines for the retail spaces. Developer will provide a 6-month supply of green cleaning products to residential occupants, perhaps as part of the welcome package.	SDC	**SD Phase**
			ID Credit 2 - LEED Accredited Professional(Intent: To support and encourage the design integration required by a LEED-NC Green Building project and to streamline the application and certification process.)			
1			2 - At least one principal participant of the project team is a LEED Accredited Professional (AP).	Sandra Leibowitz Earley and Kara Strong are a LEED-Accredited Professionals. SDC to document.	SDC	**CD Phase**
5	0	0	**Total Design Process & Innovation Points (5)**			

GRAND TOTAL - 69 possible points			
28	14	27	**Total Anticipated LEED Points**

POINTS	Certification Level
26 - 32	**Certified**
33 - 38	Silver
39 - 51	Gold
52 - 69	Platinum

SILVER PLACE

SILVER PLACE

TAB 1

COVER LETTER

SILVER PLACE

COVER LETTER

October 13, 2006

The Maryland-National Park and Planning Commission (M-NCPPC)
Purchasing Division, Suite 300
6611 Kenilworth Avenue
Riverdale, MD 20737

Re: Request for Proposals – RFP No. P26-209

On behalf of the SilverPlace, LLC team it gives us great pleasure to make this submission for the redevelopment of the M-NCPPC (the "Commission") owned MRO Site and adjacent Department of Public Works and Transportation ("DPW&T") owned Parking Garage No. 2 and Lot No. 2 Sites (known together as the "Consolidated MRO Site"), located in the Silver Spring Central Business District ("CBD").

The Consolidated MRO Site offers a unique opportunity to create an exceptional mixed-use urban community at the northern edge of the CBD. We feel strongly that our proposal represents a unique and innovative approach to a high quality, successful mixed-use development that exemplifies the vision of planning, design and development that the Commission has pioneered in Montgomery County. We are pleased to present a development proposal which not only achieves all the Commission's stated goals, but also provides additional benefits to the Commission, the local community and Montgomery County ("the County") as a whole.

As a reminder SilverPlace, LLC brings together an extraordinary team of planners, architects, engineers, developers and other real estate consultants. The SilverPlace, LLC development entity consists of a to-be-formed joint venture partnership between the Bozzuto Group, Spaulding & Slye Investments and Harrison Development. These firms' interests and efforts will be aligned through a joint venture structure under which each will have an ownership interest in all of the privately owned portions of the project, and will continue to be responsible for delivering integrated services for the duration of the project.

Torti Gallas and Partners led the master planning efforts and is the lead designer for the residential components of the project. The SmithGroup is the lead designer for the Commission's new Headquarters building (the "Headquarters Facility"). Michael Vergason Landscape Architect Ltd.'s primary role is the designer of the public and private open spaces.

The development and design team is supported by GHT Limited as project MEP for both the residential and commercial components of the project. A. Morton Thomas and Associates is providing coordinated civil engineering for the site. Tadjer-Cohen-Edelson and Associates is the structural engineer. Sustainable Design Consulting is consulting on all sustainable design and LEED goals for the entire mixed-use project. Wells & Associates, LLC is providing traffic impact analysis and consulting. First Albany Capital, Inc. is providing extensive experience in Certificate of Participation (COP) Financing (See Part 3 for details). Finally, Mr. Bob Harris from Holland and Knight is helping navigate the zoning and entitlement process.

The SilverPlace, LLC team proposal creates a vibrant urban neighborhood by integrating several mixed-use components into a contextually sensitive, economically viable, environmentally responsive, holistic urban scheme. We do this by creating a place that intimately weaves civic, office, residential and retail into a unified mixed-use development, while embedding advanced applications of sustainable design throughout the entire project. The project uses advanced planning methods to orient buildings, step building heights, and connect and extend the existing urban fabric through the Consolidated MRO Site to create physical connections that are functionally compatible and integrated with the immediate neighborhood and the CBD. We propose a parking and transportation management program that incorporates all the required programmatic elements – Commission, Commercial and Residential parking, and service loading – into a cost-efficient, contextual urban design solution. Furthermore, this solution will provide enhanced connectivity and improved accessibility in and around the site, contribute positively to the surrounding neighborhood, facilitate a safe, secure, pedestrian-friendly environment, and meets and exceeds all the Commission's goals and requirements.

The 120,000 gross square foot, state-of-the art, Commission-owned Headquarters Facility is the most prominent component on the site. The quality and appearance of the Headquarters Facility supports, facilitates and enhances the Commission's function and image as a county-wide planning agency committed to environmental protection and quality-of-life enhancements for the residents of Montgomery County through bold architecture, accessibility, interactivity, and innovative green design. With three unique green roofs, energy efficient design, careful attention to building orientation, cutting edge day lighting techniques, and low energy consumption, the Headquarters Facility reflects forward thinking sustainable design while meeting or exceeding Silver LEED standards.

To complement and enhance the prominence of the Headquarters Facility, we have carefully placed it on the new 30,000 square foot plaza ("Planning Place Plaza" or "Plaza"). The Plaza features an activated, pedestrian-oriented streetscape of shops and cafes within an environmentally sensitive urban landscape. This new civic Plaza will provide opportunities for both intimate interactions for Commission employees, residents and visitors as well as occasional large gatherings such as farmers markets and festivals. The Plaza is also designed to establish a strong connection to a proposed renovated and enhanced Fairview Park, creating connectivity to the surrounding neighborhood and anchoring the project within the fabric of Silver Spring by offering an innovative archetype of "City Life In The Park".

The residential buildings introduced onto the site will complete the balance, adding appropriate density to optimize land value, promote beneficial land use and transportation strategies, provide bold architecture and green design, offer new residents affordable and market rate housing options, and bring increased vitality to the neighborhood. Though we are proposing a specific mix of for-sale and for-rent multifamily product with retail, we have the ability and capacity to adjust our program assumptions as market conditions change. We feel that this flexibility to change the residential mix throughout the development timeline without disrupting the process is of significant value to the Commission, and speaks to our ability to complete the project regardless of ever changing market conditions. Based on our experience developing both for-sale and for-rent multifamily product we propose a 358 residence multifamily development, built in one phase consisting of 267 for-rent multifamily apartments, 91 multifamily condominiums, retail and associated parking. Within this program we will meet a 30% affordable housing goal with 12.5% MPDUs and 17.5% dedicated as workforce housing, for a total of 108 multifamily affordable residences. Additionally, we will meet or exceed LEED Certified standards for multifamily housing through efficient design and reduced energy consumption techniques.

Our proposed project solution is centered on successfully incorporating and addressing all of the Commission's goals and objectives with a clear understanding of the need to maintain a "balance" between the Commission's financial and non-financial objectives. Finding the balance required the creative use of the existing site topography and the incorporation of Garage No. 2 (the "Garage") and Lot No. 2 (the "Lot") into a consolidated site scheme. This creative solution allows us to layout the site more efficiently, increase land utilization, and maximize value for the Commission. Through well-planned staging of the construction, our proposal allows the Commission and its employees to remain in its existing facility until the new Headquarters Facility is delivered. By providing a "single move" solution, our proposed scheme eliminates interim move and rent costs, and allows for an efficient and seamless Commission transition. Additionally, through our creative use of Certificates of Participation ("COP") financing for public infrastructure and the Headquarters Facility, combined with our experience in securing and implementing Low Income Housing Tax Credit financing for affordable housing, we will create additional value that can be used to reduce the cost of capital and in turn further leverage the land value for the Commission.

SilverPlace, LLC acknowledges, understands and agrees to be bound by the conditions set forth in this proposal for one year. We understand that the Commission does not currently have complete funding for the project. We have attached to this submission, as Appendix A, executed copies of RFP No. P-26-209 Affirmation of Offerors and Addendums One, Two and Three. We appreciate the opportunity and enthusiastically submit the attached proposal for the Commission's review and acceptance. We look forward to the opportunity to work with the Commission towards the realization of your new Headquarters Facility and the "City Life in the Park" vision.

Sincerely,

SilverPlace, LLC

Thomas A. Baum

Principal-In-Charge

SILVER PLACE

SILVER
PLACE

TAB 2

DEVELOPMENT CONCEPT

4.2 Part 1 Tab 2: Development Concept

4.2.1: Overview: Program

4.2.1.1 Overall Development Program

The Consolidated MRO Site offers a singular opportunity to create an exceptional mixed-use urban community at the northern edge of the CBD. In response, our team is pleased to present the Commission with a unique and innovative design, which not only achieves all the Commission's stated goals, but also provides additional benefits to the Commission, the adjacent property-holders in the CBD, and to the residents in the surrounding neighborhoods and beyond. Our proposal creates a vibrant urban neighborhood by integrating four mixed-use components - civic, office, retail and residential – into a contextually sensitive, economically viable, environmentally responsive, holistic urban scheme.

The most prominent component of the site will be the state-of-the-art Commission Headquarters Facility, with its bold architectural vision and innovative green design. Of nearly equal prominence will be the new "Planning Place Plaza", which will feature an activated streetscape of shops and cafés within an urban landscape that actively demonstrates sound environmental stewardship. This new civic Plaza will provide opportunities for both intimate interaction and occasional large gatherings such as farmers' markets and festivals. Defined on three sides by the Headquarters Facility to the east, mixed-use buildings to the west, and a distinctive residential bridge to the south, the Plaza will include a number of quality features such as a Campanili (a stormwater collection tower) and a cascading water feature (for stormwater retention and filtration). The Plaza is designed to establish a strong connection between the Headquarters Facility and a newly renovated and enhanced Fairview Park, anchoring our vision of "City Life in the Park". Residential buildings introduced onto the site will complete the balance, adding appropriate density to optimize land value, promote beneficial land use and transportation strategies, provide bold architecture and green design, offer new residents affordable and market-rate housing options, and bring increased vitality to the neighborhood.

Throughout this proposal, it will become readily apparent that we are the team of dedicated design and development professionals who can offer the Commission an elegant and unique solution to best meet all stated goals and objectives. We have discovered through extensive analysis and examination of the context, site, and projected market conditions that this unique design solution optimizes the Commission's financial position, yields an exemplary Headquarters Facility, provides new civic infrastructure of place and streetscape, and implements green design principles that showcase the Commission's vision and mission as a national leader in promoting innovative planning and sustainable design and development.

As we lay out in detail all the components of our proposal and concomitant plans for implementation, we will frequently return to a few fundamental drivers behind our vision. First among these is our desire to provide a true, viable and vibrant mixed-use solution for this site. Second, at every step of the process, we have tested and informed the design with rigorous examination of financial viability. And third, we have embraced Green Design as a fully integrated tenet of our design principles and development strategy.

In summary, this program for our "City Life in the Park" development contains the 120,000 GSF Commission Headquarters Facility, 358 mixed-tenure residential units, including 45 (12.5%) MPDU's, and 63 (17.5%) workforce housing units. Also provided is a new public open space, including an approximately 30,000 SF Plaza (Planning Place Plaza) and a new road connecting Georgia Avenue and Spring Street (Planning Lane). Additional elements include approximately 47,000 GSF of street-level retail (including an urban grocery store), approximately 150,000 GSF of speculative office space (placed as a liner and above the Cameron Street wing of the Garage) and 988 new and reconstructed parking spaces.

The following is an outline describing the proposed Project phases and what is included as part of each phase (see "Project Schedule", Section 4.2.3 for a detailed timeline):

Phase I includes the new Headquarters Facility, all 358 mixed-tenure residential units (including 30% affordable), Planning Place Plaza, Planning Lane, 47,000 GSF of retail and 768 new and reconstructed parking spaces. Phase I has been designed to provide for a sequencing of construction that enables the existing Headquarters to remain in its current location, fully operational, until the new Headquarters Facility is completed, while still allowing the Commission to benefit from the cost and time value savings associated with a continuous construction of the Phase I improvements.

Phase II includes an approximately 150,000 GSF speculative office building, 225 parking spaces and the extension of Fenton Street from Cameron Street to connect with Planning Lane and Planning Place Plaza in the heart of the Consolidated MRO Site. The office building and associated parking described in Phase II are designed to be built as a liner and on top of the Cameron Street wing of the Garage. Modifications to the existing Garage footprint would also be made in this Phase to accommodate the extension of Fenton Street to provide for a direct vehicular and pedestrian linkage from Planning Place Plaza to the Silver Spring Town Center, further enhancing connectivity within the CBD.

PART 1
TAB 2: TABLE 1

SILVERPLACE, LLC
PROJECT OVERVIEW
DEVELOPMENT PROGRAM

Headquarter's Facility	**GSF**	**Location /1**
Office Space	98,000	Consolidated MRO Site
Public Service Space	22,000	Consolidated MRO Site
Total	120,000	
Residential Project	**Units**	**Location /1**
Market Rate	250	Consolidated MRO Site
MPDU	45	Consolidated MRO Site
Workforce	63	Consolidated MRO Site
Other		
Other		
Total	358	
Other Private Use	**GSF**	**Location /1**
Retail	47,000	Consolidated MRO Site
Speculative Office	150,000	Consolidated MRO Site
Total	197,000	

1. " Consolidated MRO Site" consists of MRO Site, Garage No. 2, and Lot No. 2.

In summary, we are please to present this proposal for a great, new urban community anchored by a distinctive, new Headquarters Facility for the Commission. Every aspect of this proposal will clearly demonstrate an active effort to not only meet, but to exceed all the Commission's goals and objectives outlined in the adjacent chart.

Commission Objectives and Goals

Objectives

- A strong design inspiration and vision for the project.
- A mixed-income residential component on the MRO Site using "Green Design" principles.
- A Headquarters Building design that is cost-efficient and meets Silver LEED standards.
- A Financial Proposal that leverages the MRO Site to reduce overall Headquarters costs.
- A public open space which offers linkage among the components.

Goals

- Develop for the Commission a Headquarters Facility of approximately 120,000 GSF to house the Parks Dept. and the Planning Dept. The Headquarters Facility may be proposed at the MRO Site or at an alternative site located in the Silver Spring CBD. The Headquarters Facility must be owned by the Commission.
- Through quality and appearance design a facility that supports, facilitates, projects, and enhances the Commission's function and image as a Countywide planning agency committed to environmental protection and quality-of-life enhancements for the residents of Montgomery County.
- Develop a Headquarters Facility that meets or exceeds LEED Silver Certification standards.
- Develop the Residential component on the MRO Site to contain a minimum of 30 percent affordable units as defined in the RFP.
- Develop the Residential component to incorporate "Green" design initiatives as exemplified in the LEED standards.
- Develop a Project that is physically and functionally compatible and integrated with the immediate neighborhood and the Silver Spring CBD.
- Leverage the MRO Site and the Headquarters to be advantageous to the Commission's financial position.
- Ensure that the Project effectively addresses functional issues related to the space program, transportation management, vehicular and pedestrian circulation, safety, and parking.
- Satisfy open space requirements by designing and developing a public space(s) that incorporates current urban design best practices and provides an environment that satisfies employees', residents', and visitors' needs.

4.2.1.2 Overview: Parking and Transportation Management Strategy

Determining how to accommodate parking is critical in the design of every complex urban development project. In many cases, how one answers this question can be the determining factor in the physical, functional and economic success of the project. This Project is no exception.

The SilverPlace, LLC team has developed a parking and transportation management program that creatively, efficiently and cost effectively incorporates the Commission's parking, and the Project's residential and retail parking and loading requirements, together with an urban design solution that provides excellent connectivity and accessibility; contributes positively to the surrounding neighborhood; facilitates a safe, pedestrian friendly environment; addresses security concerns; and incorporates desired Commission adjacency goals and "market" adjacency requirements.

The Commission parking requirements consist of 216 employee spaces, 56 Commission-owned vehicle spaces, 44 visitor spaces and 22 reserved Commissioner spaces totaling 338 spaces. The Headquarters Facility location, immediately adjacent to and abutting the Garage, allowed the opportunity to combine the parking needs of the Commission within the existing Garage and Garage footprint.

The 216 employee, 56 Commission-owned vehicle and 44 visitor spaces are accommodated by utilizing the documented existing Garage surplus. The Headquarters Facility building floor to floor heights have been designed to provide a direct, weather protected, pedestrian connection to the main "public" use areas on the first floor and to the Auditorium on the second floor from existing Garage levels one and three respectively.

The 22 reserved Commissioner spaces are being provided for as part of a proposed 3-story addition to the Garage at the west end of the Spring Street wing of the Garage. The addition to the Garage contains a total of 199 parking spaces consisting of the 22 reserved Commissioner spaces with secured direct access to the proposed Commissioner offices located on the third floor of the new Headquarters Facility ; the replacement of the 70 existing public parking spaces being displaced from the Lot; 25 spaces reserved to accommodate carpool and hybrid vehicles to achieve desired LEED credits and 12 additional spaces to account for spaces that might be lost in the existing Garage to facilitate the adjacent construction and proposed direct pedestrian links from the Garage to the Headquarters Facility. In addition, 70 new public parking spaces are being provided, together with an allowance towards a new Garage "pay-on-foot" revenue and access control system, as a means of compensating the Department of Public Works and Transportation (DPW&T) for the use of the Garage and Lot.

All the existing Garage entrances are to remain in their current location, except for the single entrance on the northwest corner of the Garage that provides access to the Lot, which would no longer be needed. The main entrances to the Garage are located on Spring and Cameron Streets with two secondary entrances accessed off Fenton Street and the existing Planning Place driveway. The main entrance off of Spring Street will serve as the primary parking entrance for the Commission. The loading for the Headquarters Facility and for the portion of the mixed-use structure that lines the Garage has been combined and located at the end of a new service alley running between the mixed-use structure and Garage. This new alley will also provide unobstructed access to the existing, southwest-corner entrance to the Garage, and will discharge onto the Fenton Street extension proposed for the site. This location allows the building services to be concealed from view, provides an additional buffer between the residential units and the Garage, and moves the Garage traffic seamlessly off of Planning Place Plaza.

The "market" parking for the residential and retail components is provided in a single, 3- story below grade parking structure located directly beneath the footprint of the residential buildings. The residential garage includes a total of 564 parking spaces. 474 of the spaces are for residential use and are located on garage levels 2 and 3, with the remaining 90 spaces allocated for retail use and located on the first below grade garage level.

The residential garage is accessed off of Spring Street to the north and the Plaza to the south, connected by a new partially covered vehicular and pedestrian linkage or "Via". The Via is located approximately mid-way between Georgia Avenue and Spring Street along Planning Lane and serves as the central residential loading area and access point for the entire residential garage.

PART 1
TAB 2: TABLE 2

SILVERPLACE, LLC
PROJECT OVERVIEW
PARKING

Headquarter's Facility	Spaces	Type *Surface/Structure/ Underground*	Location [1]
Employees	216	Structure	Consolidated MRO Site
Commissioners Reserved	22	Structure	Consolidated MRO Site
Commission-owned Vehicles	56	Structure	Consolidated MRO Site
Visitors	44	Structure	Consolidated MRO Site
Total	338		

Residential	Units	Parking Spaces	Type *Surface/Structure/ Underground*	Location [1]
Market Rate	250	392	Underground	Consolidated MRO Site
MPDU	45	34	Underground	Consolidated MRO Site
Workforce	63	48	Underground	Consolidated MRO Site
Other				
Total	*358*	474		

Other Private Use	GSF/ Units	Parking Spaces	Type *Surface/Structure/ Underground*	Location [1]
Retail	47,000	90	Underground	Consolidated MRO Site
Speculative Office	150,000	225	Structure	Consolidated MRO Site
Total	197,000	315		

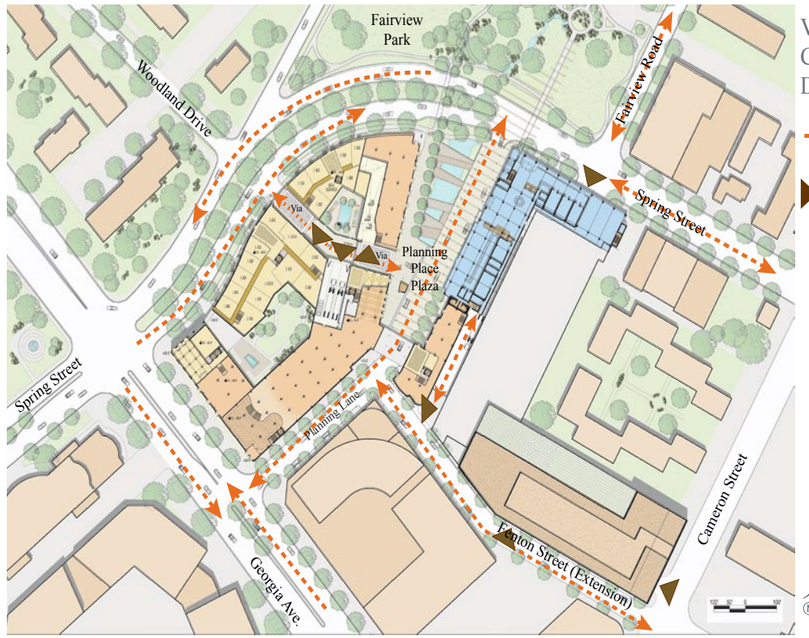
1. " Consolidated MRO Site" consists of MRO Site, Garage No. 2, and Lot No. 2.

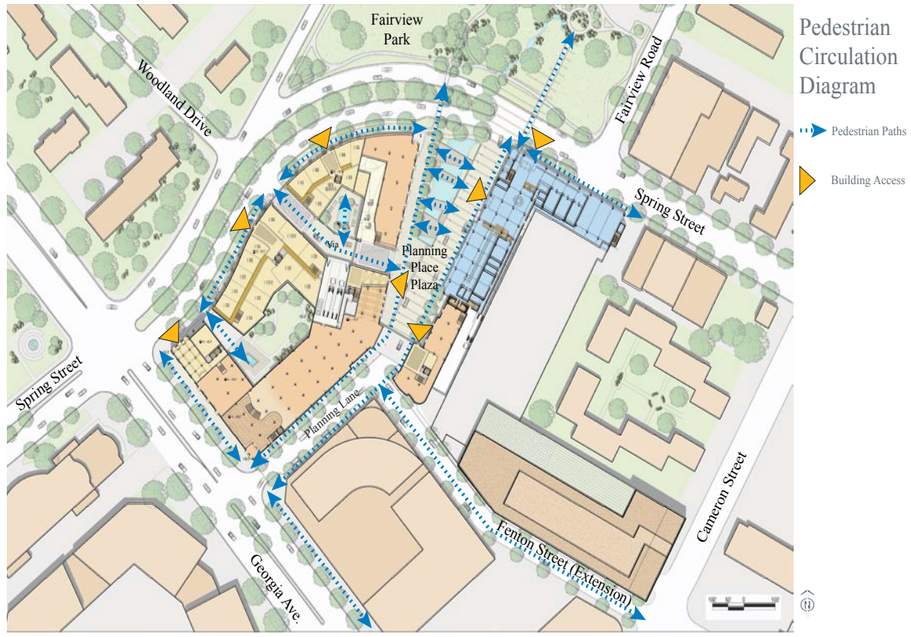
The proposed future speculative office parking, included as part of Phase II, is envisioned to be built as a liner and directly on top of the Cameron Street wing of the Garage, including approximately 225 parking spaces on two new levels, with the office tower provided for above the Garage.

The Project vehicular and pedestrian circulation systems have been carefully thought out to allow for maximum accessibility and connectivity within the Consolidated MRO Site and the CBD, while balancing the goals of minimizing the traffic impacts on the surrounding neighborhood and the desire to create a safe, pedestrian-friendly environment.

SilverPlace is connected to the CBD and the community by a series of pedestrian and vehicular linkages. The extension of Planning Lane through Planning Place Plaza to the adjacent Fairview Park provides a vehicular linkage that connects Georgia Avenue with Spring Street and a pedestrian linkage that extends across Spring Street to the park and the neighborhoods beyond. The proposed future extension of Fenton Street provides an opportunity to create a direct vehicular and pedestrian link from Planning Place Plaza to the shops, restaurants and amenities located in the Silver Spring Town Center. The Fenton Street link is extended to the north through the Plaza and the Via. This link is not directly connected with Woodland Drive on the north side of Spring Street but provides an opportunity for a convenient pedestrian connection across Spring Street extending into the neighborhood.

The result of the aforementioned parking and circulation plan is the creation of a vibrant urban Plaza and overall pedestrian environment that maximizes storefront potential by limiting the number of curb cuts and large openings on the street facades, minimizes the amount of cars that exit directly onto the Plaza and conceals what can be unsightly building service areas from the public realm.





4.2.2 Overview: Open Space Requirement

Our proposed plan was organically conceived around the notion that open space and the public realm are critical to the success of any proposed urban design solution. The Commission's goals of achieving "A strong design inspiration and vision for the Project" and "A public open space which offers linkage among components" are directly addressed through this approach. The proposed plan includes a range of public urban spaces that provide for a varied and rich public realm. For example, Planning Place Plaza will be furnished with public art and amenities intended to enrich the daily experience. Prominent among these features is the Campanili, which will not only serve to collect and transfer rainwater, but will also serve as a platform for rotating art exhibits. Green roofs also feature prominently in our concept, serving as gardens for gathering and repose in the case of the Rain Garden and Tower Roof Garden, or as an environmental learning exhibit in the case of the Demonstration Roof Garden on the Garage. They also create a generous amenity package for consideration within an Optional Method Site Plan Approval in the CBD. In total, the open space provided in our proposal constitutes 25% of the Consolidated MRO Site, and meets the definitional requirements of Public Use Space as stipulated in the Montgomery County Zoning Ordinance.

The open spaces we propose are composed of a number of interrelated features that provide exponential benefits:

Planning Place Plaza:

- Major public plaza space, centerpiece for the project that links all project components
- Cascading Water Feature that serves as Rainwater/Stormwater harvesting element
- Scaled and detailed to accommodate small gatherings and large public events
- Provides a Front Door for the Headquarters Facility public uses

Planning Lane

- Breaks down block size,
- Creates intimate east-west vehicular and pedestrian linkage
- Offers access to parking, loading and building entrances off of Georgia Avenue and Spring Street.
- Provides retail street frontage opportunities.

Streetscape Improvements along Georgia Avenue

- The streetscape along Georgia Avenue will be tree lined with wide sidewalks and ground floor retail with potential café seating.

Streetscape Improvements along Spring Street

- Maintains or replaces current shade trees as appropriate
- Enhances "residential feel" and scale
- Maintains existing median and associated plantings down center of Spring Street.

- ***Extension and Improvements of Fenton Street***
- Increases accessibility and connectivity of the Site from the CBD
- Provides direct pedestrian and vehicular access to the Silver Spring Town Center, adding value to the community.
- Provides infrastructure to enhance future redevelopment opportunities along Georgia Avenue and the north Silver Spring CBD.

A Secondary Connection to Spring Street: The Via

- Removes Garage access and loading services off of Planning Place Plaza and Spring Street.
- Provides pedestrian linkage from Planning Place Plaza to neighborhoods north of the Site.

Public Art

- Located on the Campanili structure and designed to facilitate rotating art displays.
- Opportunities for other art displays within the Plaza.

Green Roofs

- Demonstration Roof Garden: Located above the Garage and accessible from the Headquarters Facility.
- Tower Roof Garden: located above the Headquarters Facility tower for Commission employees.
- Rain Garden: adjacent to the Commission's Auditorium and accessible by the public from the Plaza.

Residential Courtyards

- Two courtyards with amenities for use by residents.
- Includes opportunities for seating areas in support of Georgia Avenue retail.
- Quiet gardens accessible via entrance along Spring Street at corner of Georgia Avenue.

Fairview Park Improvements

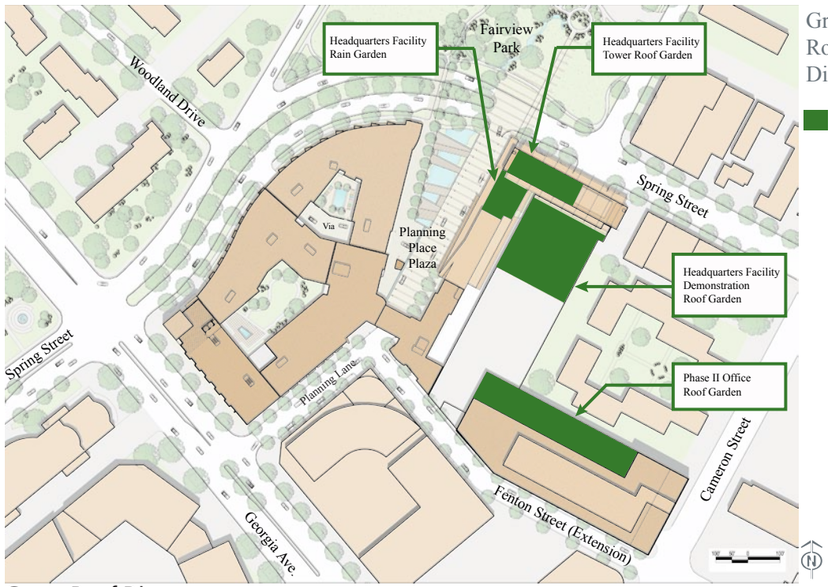
- Increased landscaping
- Extending paving patterns from Planning Place Plaza to engage/connect the Park to the Plaza.
- Quiet seating areas
- Utilization of existing drainage areas to connect with the Plaza's Central Water Feature.

Our proposed open space design not only meets the two objectives of the RFP that relate to open space, but, by leveraging a holistically designed mix of uses, exceeds the expectations of these objectives. The objectives are: to achieve and deliver a comfortable, high amenity/high quality environment, and an economically efficient development plan and maintenance program. The broad range of civic open spaces summarized herein are conceived in direct response to this objective and create a rich public realm that serves the surrounding neighborhoods, the Commission itself, and the residential component of the Project.

All of the materials that will be used to create these public open spaces will be selected using durable, time-tested, low maintenance materials that facilitate the objectives to have a space that balances the desired aesthetic "feel" of the open spaces with the costs associated with maintaining that environment. The maintenance of the open spaces will be shared by SilverPlace, LLC, the Commission and the County. The ultimate delineation of the maintenance responsibilities between the parties will depend on the final design, construction details and project specifications.

Open Space Diagram

Planning Place Plaza



Green Roof Diagram

4.2.3 Overview: Project Schedule

The SilverPlace, LLC team proposes to develop and construct the SilverPlace project in two (2) separate phases. Phase I includes the Headquarters Facility, all 358 mixed-tenure residential units (including 30% affordable), Planning Place Plaza, Planning Lane, 47,000 GSF of retail and 763 new and reconstructed parking spaces. Phase II includes the development of an approximately 150,000 GSF speculative office building, 225 parking spaces and the extension of Fenton Street.

Phase I has been designed to provide for a sequencing of construction to enable the existing Headquarters to remain in its current location, fully operational, until the new Headquarters Facility is complete; to deliver the new Headquarters Facility, Planning Place Plaza and as much of the residential and retail uses as early as possible; and to minimize the overall schedule for completion of Phase I, while still allowing the Commission to benefit from the cost and time value savings associated with the continuous construction of the Phase I improvements.

The Phase I sequencing plan involves three parts. Part 1 includes the construction of the Headquarters Facility, the Garage addition, the extension of Planning Lane to Spring Street, and Planning Place Plaza. Part 2 includes the construction of the residential and retail components starting from Spring Street east of the Plaza extending up Planning Place and through the Plaza to the bridge that crosses Planning Lane at the Plaza's terminus, and down the north face of the Garage to the Headquarters Facility. Phase I, Part 2 includes approximately 167 residential units, approximately 23,500 GSF of retail and 194 parking spaces below the residential. Phase I, Part 3 includes the demolition of the existing Headquarters and the development of approximately 191 additional residential units, 23,500 GSF of retail, and 370 parking spaces.

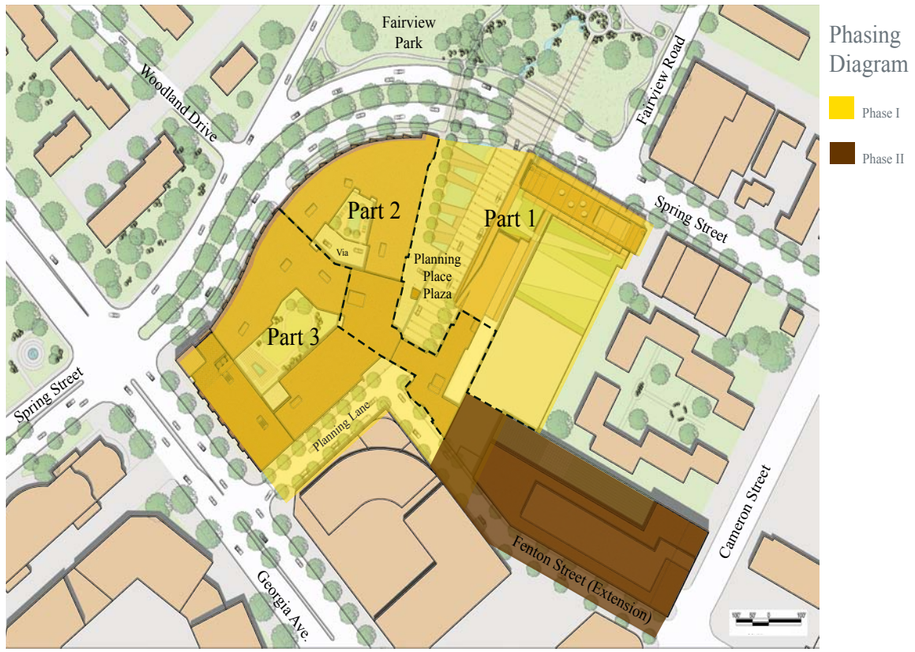
First, we will commence construction of the Headquarters Facility. Eight (8) months following the commencement of construction of the Headquarters Facility, Phase I, Part 2 will begin construction. Upon completion of the Headquarters Facility and subsequent relocation of the existing Headquarters, Phase I, Part 3 will commence construction. We estimate that the total construction time for all of Phase 1 will take 36 months to complete.

Construction of Phase II is currently projected to immediately follow the delivery of Phase I. Given that this is a speculative office building, its development will depend on the amount of pre-leasing and the overall strength of the office market. In addition, since Phase II utilizes air rights above the parking garage, negotiations for the purchase of those air rights will have to take place with DPW&T. While the development of Phase II will complete the urban fabric of the block and add to its value and vitality, the successful development of Phase I is not dependent on the ultimate development of Phase II.

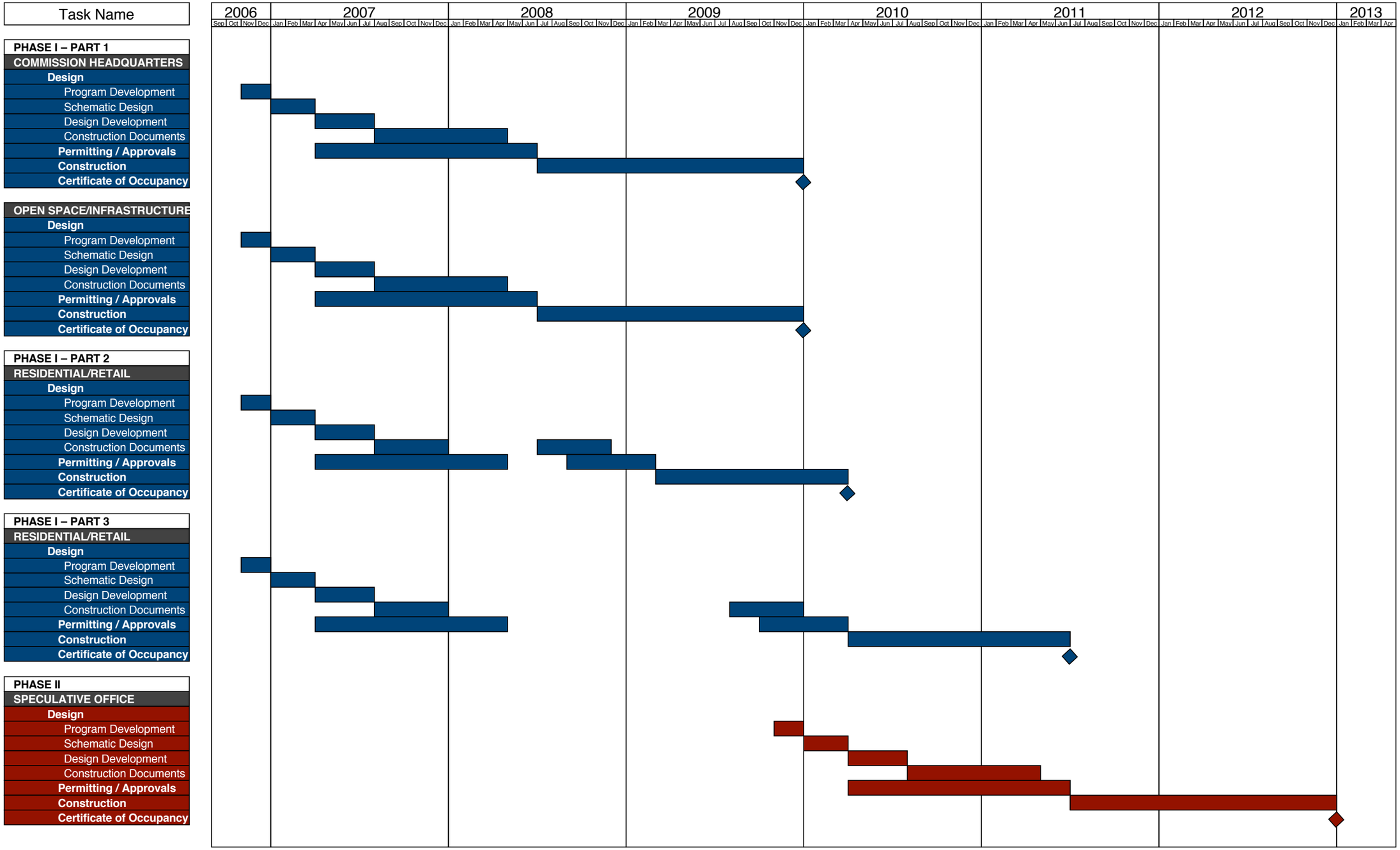
It is anticipated that the Project Plan, Preliminary Plan and Site Plan for the Headquarters Facility will be developed in parallel for all of Phase I. With Site Plan approval (anticipated to be in the second quarter of 2008), the entitlement process for all of Phase I will be complete and building permits can be obtained for each Part individually at the time of their anticipated construction commencement. Entitlements for Phase II will be obtained separately at a future date. The estimated development schedule has the delivery of the Headquarters Facility and all of Phase I, Part 1 occurring in December 2009, the delivery of Phase I, Part 2 in April 2010, the delivery of Phase I, Part 3 in July 2011, and the delivery of Phase II in July 2013. The scheduled delivery of Phase I, Part 1 assumes that the Headquarters program will be finalized by the end of 2006, with Schematic Design finalized by the end of March 2007. Design development for Phase I is projected to be completed in July 2007, with construction documents completed in April 2008. Phase I, Part 1 construction commencement is scheduled for July 2008 with delivery in December 2009.

The December 2009 Phase I, Part 1 (Headquarters Facility) completion date is aggressive but can be achieved. Achieving this date will require that all parties work together to develop and adhere to a strict set of Project milestone dates including timely dates for Commission approvals and the need to manage several critical path tasks simultaneously with the development of the Phase I Project plans.

The critical path items include negotiating an agreement between the parties involved in the development of the Consolidated MRO Site including the Commission, County, DPW&T and SilverPlace, LLC; obtaining a zoning text amendment; finalizing the Headquarters Facility programming; and final approval of the Project schematic design.



PROJECT SCHEDULE



The proposed Consolidated MRO Site consists of the MRO Site, Garage and Lot. The MRO Site is owned by the Commission and the Garage and Lot are owned by DPW&T. SilverPlace, LLC and the Commission will need to work together with DPW&T to negotiate an agreement for the transfer of ownership of the area to be used for the new Headquarters Facility and associated reserved parking spaces located within the existing Garage and Garage addition, the design of the Garage addition, and Garage access agreements in parallel with ongoing project planning efforts. The SilverPlace, LLC development team has met with representatives of DPW&T and is confident that the design presented in this proposal falls within the parameters established by DPW&T, and that an agreement can be reached during the scheduled schematic design phase of the Project.

The zoning for the MRO Site and the portion of the Lot adjacent to the MRO Site is CBD-1, with a height limitation of 90 feet. The zoning of the Garage and the portion of the Lot between the Garage and Spring Street is zoned CBD-2 with a height limitation of 143 feet. The Headquarters Facility design presented in this proposal has a three-story public space component facing the Plaza and an eight-story tower incorporating the staff offices along Spring Street. The lower public space component includes the Commission's retail-like needs as well as the Auditorium. The height of the tower is approximately 120 feet. While the majority of the tower is located in the CBD-2 zoning district, a small portion (approximately 30' x 30'area) of this tower is located in the CBD-1 zoning district. It will be necessary to obtain a zoning text amendment to permit the additional height in this limited portion of the development plan. Given the strength of the design concept and the small portion of the tower in the CBD-1 district, there is a strong justification for the zoning text amendment. If the application for this amendment is filed during the schematic design phase, there should be no impact on the schedule, as approval could be obtained while the project plan is being developed. Alternatively, the building could be redesigned to allow for a stepping down of the tower to fall within the current height restrictions, further ensuring our abiity to meet the schedule.

4.2.4 Overview: Design Approach

4.2.4.1 Design Description

To arrive at the proposed design solution, our project team conducted extensive site analysis of the urban context and surrounding environment to test how the Commission's goals could manifest as exceptional urban design and architectural design. We then crafted a financial structure to work with the proposed design concept. Each evolving design concept was carefully reviewed for its success in achieving the Commission's goals, weighing each inspiration for its costs and benefits to the Commission and the community at large. All the while, we never lost sight of our foremost commitment: to deliver a strong design concept and vision for this singular site. Our proposed design solution fully integrates all the best ideas that came out of this process into a single, unified master plan that meets and exceeds all of the Commission's goal and objectives.

Current Site Conditions and Analysis

The Consolidated MRO Site lies at the edge of two distinct neighborhoods and generally is bounded by Georgia Avenue to the West, Spring Street to the north and east and a hotel and parking structure to the south. The neighborhoods to the west and south are part of the Georgia Avenue Corridor and CBD. To the north and east of the property, across Spring Street, is a neighborhood of single family homes, townhomes, office uses and Fairview Park.

The Consolidated MRO Site lies within a large urban block that fronts onto Georgia Avenue, Spring Street and Cameron Street, constituting a significant portion of the north CBD. This block contains a large hotel, two county parking structures, commercial and apartment buildings, some undeveloped land utilized as surface parking, and United Therapeutics' proposed research and development building.

The Consolidated MRO Site stands at the northern entrance to the CBD and is zoned to buffer surrounding residential neighborhoods with transitional height and density requirements. Development on the site offers a significant opportunity to better define this edge and strengthen the integrity of this important urban gateway.

The Silver Spring Central Business District Sector Plan (the "Sector Plan") articulates the shared goals and vision for the CBD. These important themes serve as a ready guide to analyze and evaluate existing conditions and trends, and opportunities for development of the Consolidated MRO Site by an objective, publicly vetted standard.

1. Transit Oriented Downtown

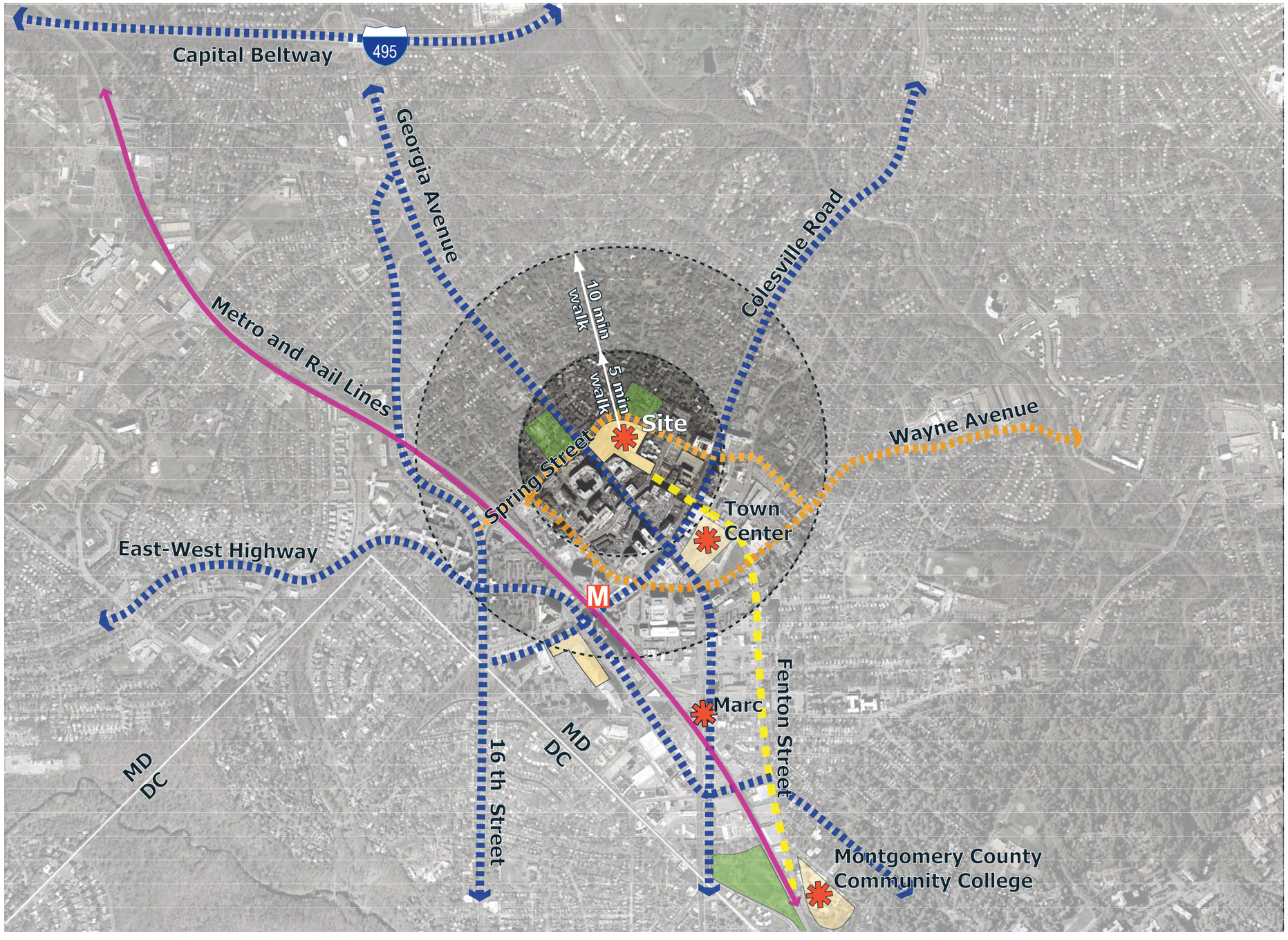
Carefully balanced development on this important site within the CBD will contribute significantly to making Silver Spring a more transit-oriented community, since access to Bus, Metro, and Marc services are all within easy walking distance. Increasing density to reasonable and acceptable levels would promote and be supported by greater utilization of the existing transit network. Any proposal should also reinforce Silver Spring's urban pattern of blocks and streets to encourage walkability and facilitate pedestrian access and circulation.

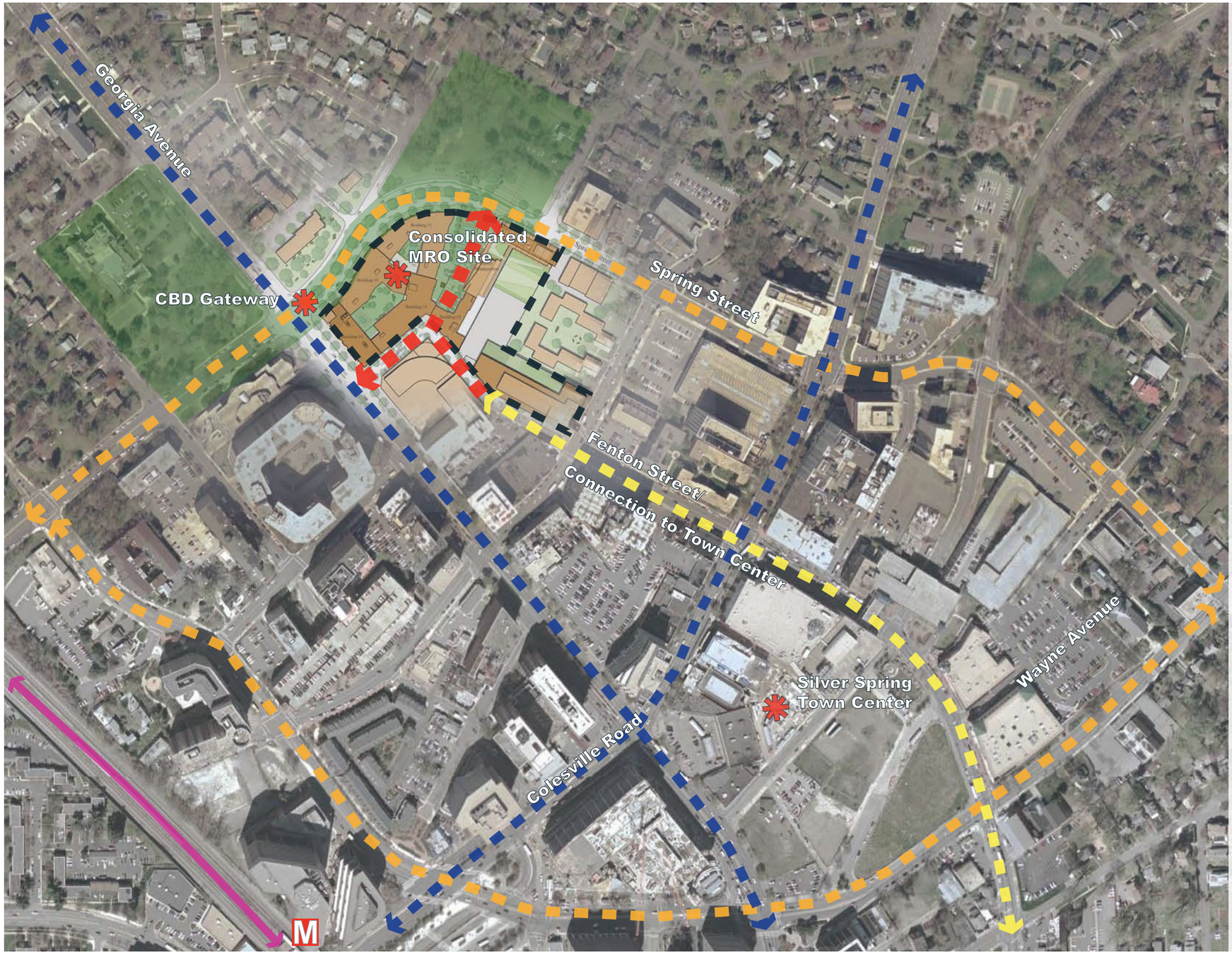
2. Civic Downtown

The Sector Plan views civic facilities, spaces and services as partners in economic revitalization. Civic structures, spaces and programs build a stronger community. Retaining the Headquarters Facility on this site would keep this important civic element as a significant contributor to the economic vitality in the north CBD area. The Open Space provided should serve the community as a principal gathering space, structured for diverse use, animated by retail and public service, and integrated with features of nature, art and inspiration.

3. Commercial Downtown

Retail establishments and office buildings are the chief contributors to an economically healthy and vibrant downtown. Current redevelopment efforts in the Silver Spring Town Center have very successfully brought economic life back to the center of town, and set the standard for the next phase of development in the CBD. It is evident by simple observation and experience that the north CBD area is underserved with retail. This site is strategically positioned at the northern gateway to downtown Silver Spring, and though currently underutilized, is well positioned to build on the


Capital Beltway
495
Georgia Avenue
Colesville Road
Metro and Rail Lines
10 min walk
5 min walk
Site
Wayne Avenue
Spring Street
Town Center
East-West Highway
M
Marc
Fenton Street
MD
DC
16 th Street
Montgomery County Community College
Regional Analysis
Roads
Primary
Secondary
Tertiary
Rail
Site/Points of Interest
Green Areas/ Parks
Metro
N
0 400 800 2000 1200
ft



Site Analysis

- Existing Primary Street
- Existing Secondary Street
- Existing Tertiary Street
- Proposed Street/ Connection
- Existing Rail
- Metro Station
- Green Areas/ Parks/ Open Spaces
- Points of Interest

N

0 100 200 400 800 ft

100′=1″

trend towards dynamic streetscapes animated by retail activity. Given the transitional character of the site at the northern edge of the CBD, office and retail components should be located on the site in a manner that optimizes their economic viability and contribution to the general vitality of its residential and commercial neighbors. Similarly, the position of these components on the site should minimize their impact on the adjacent low-density, residential neighborhoods to the north and east. Furthermore, any retail component should exist in sufficient quantity, and be provided with a strong retail anchor (such as a grocery), to enable a sustainable extension of retail activity into the northern portion of the CBD. Visible retail located along Georgia Avenue seems particularly appropriate, with the retail anchor given significant frontage. Pulling retail activity internally into the site would further create the necessary quantity required for viability, while permitting residential development along Spring Street to act as an ideal partner. Office space located along Spring Street and southwest of Fairview Park could mark the transition point from the commercial corridor to the residential neighborhoods beyond.

4. Residential Downtown

Introducing a significant residential component will complete the necessary combination of any good mixed-use development as a place where people live, work, shop and play within their own community. Any proposal should offer a mix of housing choices to make a convenient and thriving community and support the State's Smart Growth Initiative by increasing options for living near work, shopping, and transit. The site should also offer diversity in size, location and income options to build an economically diverse community that uses and supports the CBD.

5. Green Downtown

The Sector Plan envisions shaded, tree-lined streets and well placed green parks and plazas, creating a system of open spaces that provide economic, environmental, and aesthetic benefits throughout the downtown. Any proposal should provide urban boulevards lined with wide sidewalks, street trees and pavers, a mixed-use street that emphasizes pedestrian circulation while allowing for limited, slow auto traffic and green streets enhanced with landscaping. An opportunity also exists to tie the landscape structure of any proposed development directly to adjacent green spaces such as Fairview Park. This could provide an opportunity to improve the existing adjacent Park with new features that benefit the broader community.

6. Pedestrian Friendly Downtown

The Sector Plan encourages the development of active streets and sidewalks, busy with people walking for pleasure or to shop, commute and conduct business. These important streets and sidewalks will become downtown's defining feature. Any proposal should provide or reinforce this goal through improvements of Spring Street, Georgia Avenue, and Fenton Street. Fenton Street offers a significant opportunity to improve the connection to the Silver Spring Town Center by providing an extension to the site from its current terminus at Cameron Street. Additional north-south street connections should be explored. Another opportunity exists to improve connectivity and circulation by extending the current dead-end Planning Place street through the block to Spring Street.

As we lay out in detail all the components of our proposal and concomitant plans for implementation, we will frequently return to a few fundamental drivers behind our vision. First among these is our desire to provide a true, viable and vibrant mixed-use solution for this site. Second, at every step of the process, we have tested and informed the design with rigorous examination of financial viability. And third, we have embraced Green Design as a fully integrated tenet of our design principles and development strategies.

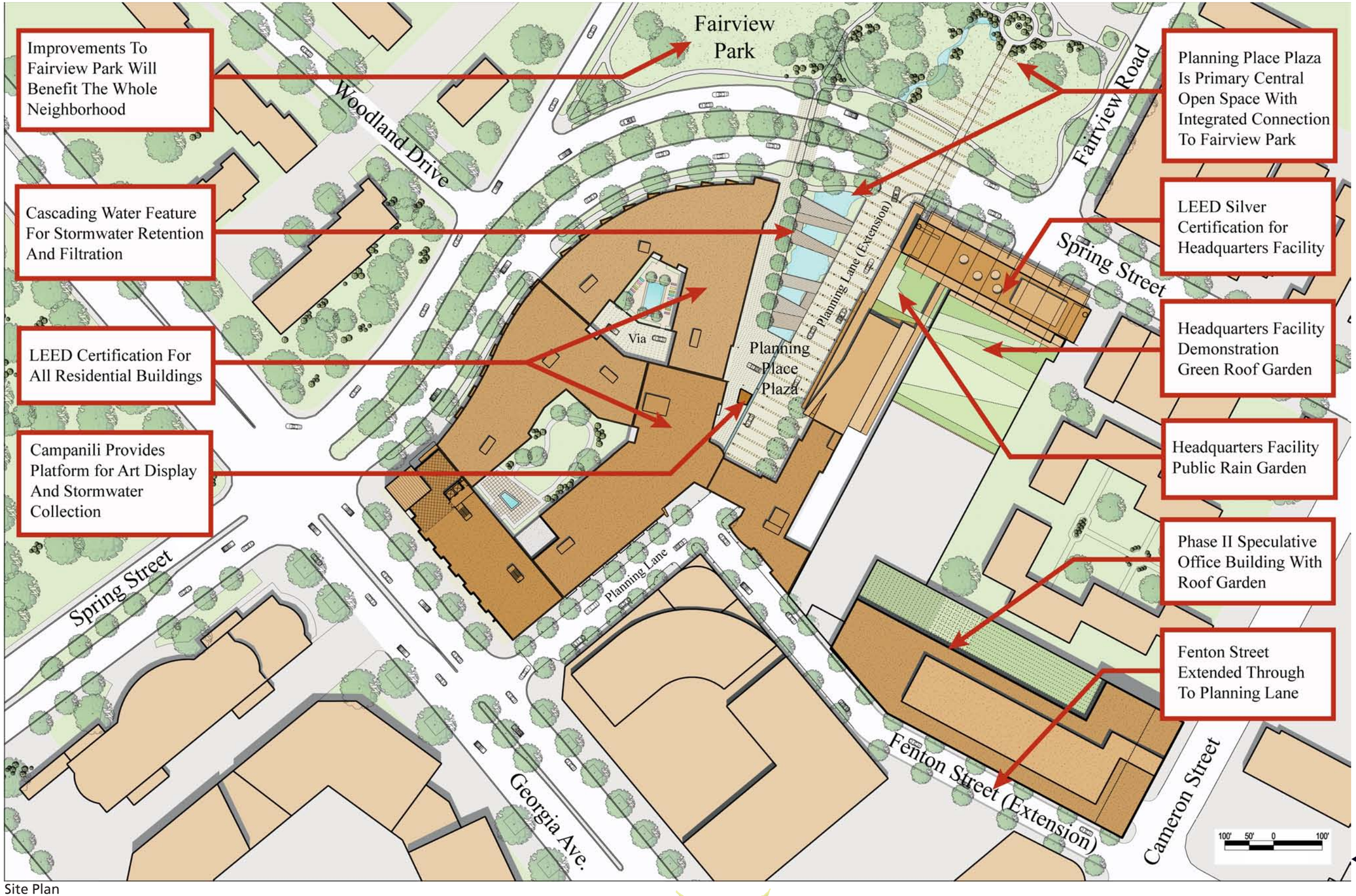
4.2.4.2 Site Plan

Our proposed Master Plan for the Consolidated MRO Site was conceived with a clear set of urban design principles reinforced by the Sector Plan as its fundamental driving force. This plan begins with the concept that the block on which the site resides should be restored and enhanced to make it a true urban block. This means replacing the fragmentation and disconnection evident in the current super block configuration with a few simple interventions that provide structure, establish hierarchy, ensure safety, and enhance circulation. To this end, we propose that:

1. Fenton Street be extended into the site to establish a strong pedestrian and vehicular link to the Silver Spring Town Center to the south;
2. The street now called Planning Place be extended from Georgia Avenue through the site to intersect with Spring Street and renamed Planning Lane;
3. A well-defined civic plaza, ("Planning Place Plaza"), be established as the heart of the new development and as the principal open space on the block;
4. A gestural and symbolic link between Planning Place Plaza and the adjacent Fairview Park be provided to enhance our vision of creating a high quality "City Life in the Park"; and
5. A second link between Spring Street and Planning Place Plaza, called the Via, be provided to further define the structure of the block and enhance service, connectivity and circulation for pedestrians and vehicles alike.

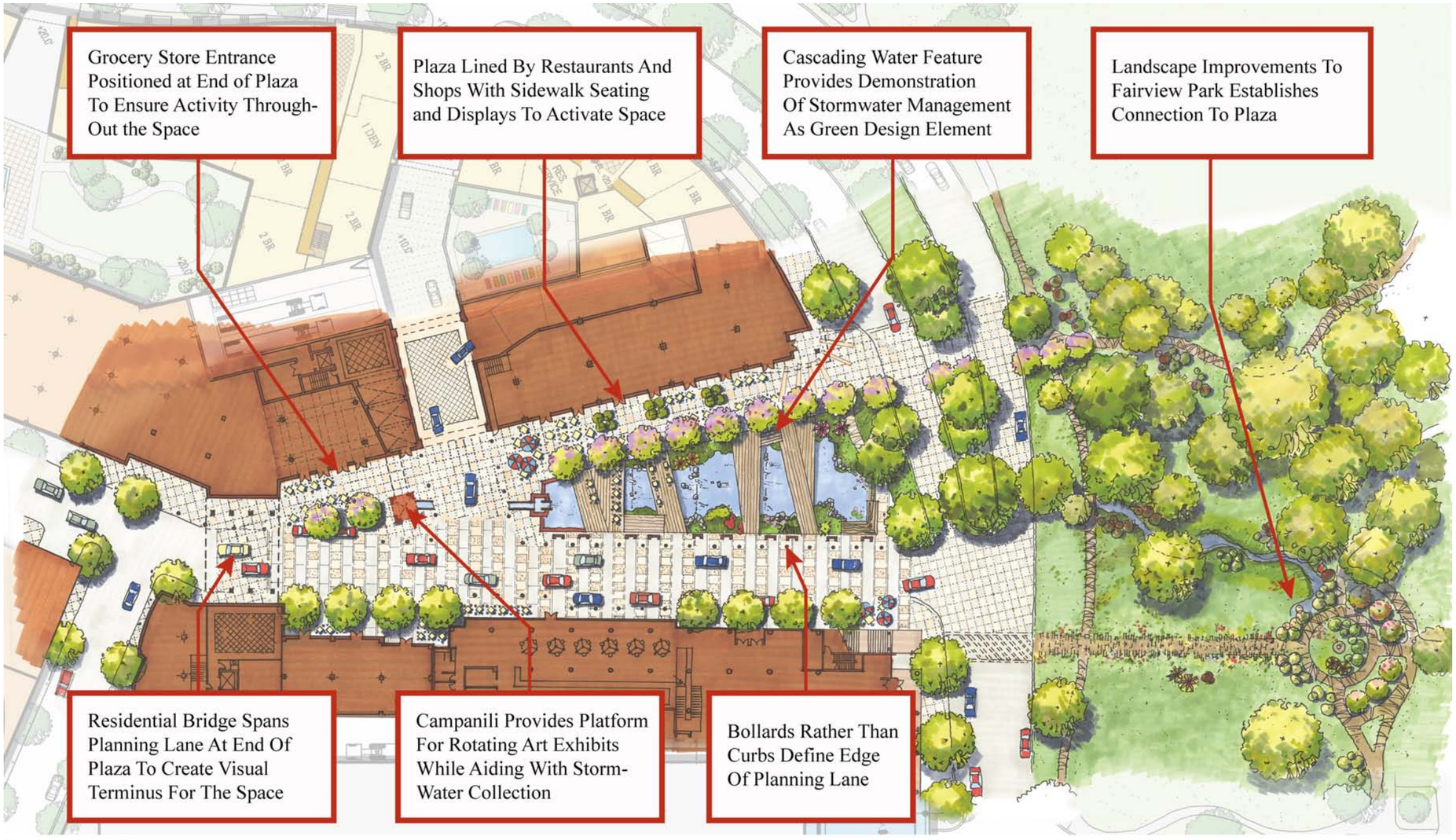
In concert with our strategy to reorder the block and site, establishing the best location for the new Headquarters Facility was the top priority. We clearly understood from the beginning that the principal open space (Planning Place Plaza) would take its civic character from its strong association with the Headquarters Facility, and the Headquarters Facility's prestige and identity would be integral to its position on the space. Furthermore, we also recognized that there was value in associating the new Headquarters Facility with the adjacent Fairview Park, both as a symbolic and iconographic gesture, and as a practical amenity for employees and the public that links the park back to the Commission's goals and objectives. Significant features and benefits of the site plan are outlined as follows:

- In order to minimize disruption in Commission operations, reduce costs, maximize land value, enhance the Commission's civic presence, and line the existing Parking Garage, this proposal recommends a single move relocation of the Headquarters Facility to an enhanced position on-site, adjacent to a new civic Plaza and across from Fairview Park.
- Foremost among all these programmatic elements, our proposal provides the Commission with a state-of-the-art Headquarters Facility that will truly become a symbolic and readily identifiable icon. With its crisp architectural expression, clear spatial hierarchy of public and private functions, welcoming accessibility to the public for hearings and Commission services, and fully integrated Green Design principles, this new Headquarters will be a truly exceptional facility that meets and exceeds all of the Commission's requirements and goals.
- In conjunction with the placement of the new Headquarters Facility lining the garage, this proposal creates a vibrant and symbolic new setting for the relocated Headquarters Facility -- Planning Place Plaza. This new public space will provide a dramatic, active setting for the new facility, enhancing its stature and civic presence, while providing ample urban spaces and amenities such as shops and cafes, an animated public plaza with demonstrable green design elements integrated into the rich landscaping and water features, and active pedestrian and vehicular linkages for connections to the surrounding urban fabric, parks and residential neighborhoods.
- Equally responsive to stated objectives and goals, the residential buildings proposed will yield 358 mixed-income units, fully complying with the 30% affordability requirement, while achieving a high score for LEED certification with exemplary green design strategies, and providing exceptional amenities available to both residents and members of the surrounding community.
- The most salient of the additional project components proposed is the inclusion of a significant retail program. Situated at street-level on both Georgia Avenue and Planning Place Plaza, the retail presence on this site will complement the Commission's "retail" uses in its south wing, while significantly enhancing the vitality and character of the proposed development, bringing significant urban shopping amenities, including a potential Grocery Store to the north CBD area for the benefit of both current and new residents alike.

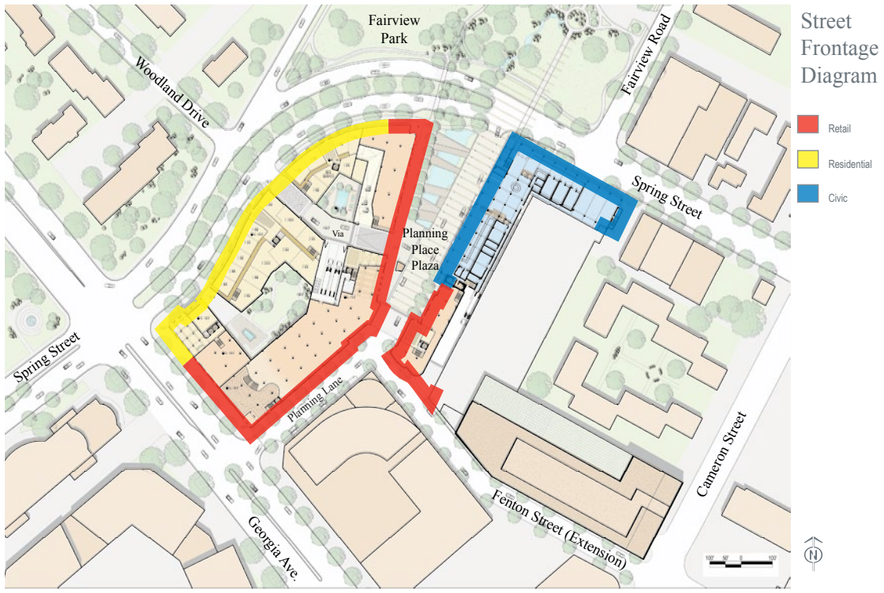

Improvements To Fairview Park Will Benefit The Whole Neighborhood
Cascading Water Feature For Stormwater Retention And Filtration
LEED Certification For All Residential Buildings
Campanili Provides Platform for Art Display And Stormwater Collection
Planning Place Plaza Is Primary Central Open Space With Integrated Connection To Fairview Park
LEED Silver Certification for Headquarters Facility
Headquarters Facility Demonstration Green Roof Garden
Headquarters Facility Public Rain Garden
Phase II Speculative Office Building With Roof Garden
Fenton Street Extended Through To Planning Lane
Fairview Park
Woodland Drive
Fairview Road
Spring Street
Via
Planning Place Plaza
Planning Lane (Extension)
Planning Lane
Georgia Ave.
Fenton Street (Extension)
Cameron Street
100' 50' 0 100'
N

Site Plan

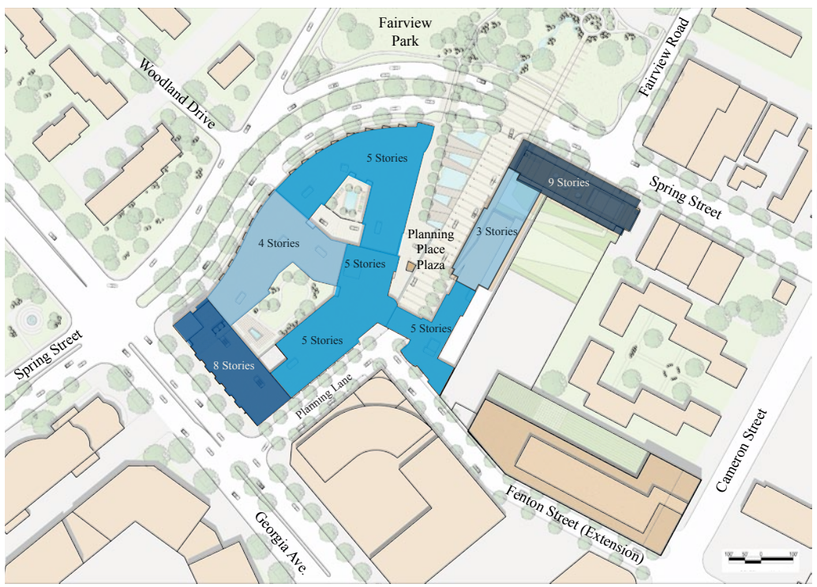
Consolidated Ground Floor Plan



Planning Place Plaza



Street Frontage Diagram



Building Heights Diagram

- The ability to ensure that the Project is not just a "great vision," but a vision that is fundamentally sound and can be successfully implemented given ever-changing market conditions is critical to the Project's success. To that end, we have proposed a mix of tenures, with For Rent and For Sale residential development; appropriately scaled and strategically placed retail; and an implementation timeline that will enable us to make our "Vision" a "Reality".
- The parking components have been deftly positioned and concealed throughout the site, using new buildings (such as the Headquarters Facility) to line the existing, above-grade structures, placing substantial parking structures below grade, and meeting projected demand by providing a careful balance of on-site public and private parking capacity. Our plan also replaces all of the parking spaces displaced from the current Garage and Lot and some new spaces associated with the expanded program in an enlarged Garage.
- Green design features are woven inextricably throughout the project, and are not limited to just the Headquarters Facility and Residential components. Significant sustainable elements include integrated rooftop gardens on the Headquarters Facility and a new green roof on the Garage, rainwater harvesting and irrigation implemented throughout the site, stormwater filtration and management located on-site as a significant water feature in the Plaza, and application of solar strategies in the placement of buildings. The costs associated with the introduction of green design features have been carefully balanced with related financial goals, providing the Commission with optimal leverage of the Consolidated MRO Site and the provision for a strong affordable housing component.

Overall, our proposed master plan for the Consolidated MRO Site will set a new and superior standard for redevelopment in Silver Spring's north CBD. By replacing fragmentation, disconnection and underutilization with a development characterized by sound urban planning, civic presence and quality architecture, we offer the Commission an opportunity to revitalize this portion of the CBD that has heretofore suffered from marginal development and enervating neglect. Our master plan as conceived and presented in this proposal will establish the Commission as a leader and trend setter in downtown Silver Spring's revitalization and renewal, with a state-of-the-art, iconographic Headquarters Facility as its anchor and centerpiece. The Commission can truly lead the way with this inspirational vision for "City Life in the Park."

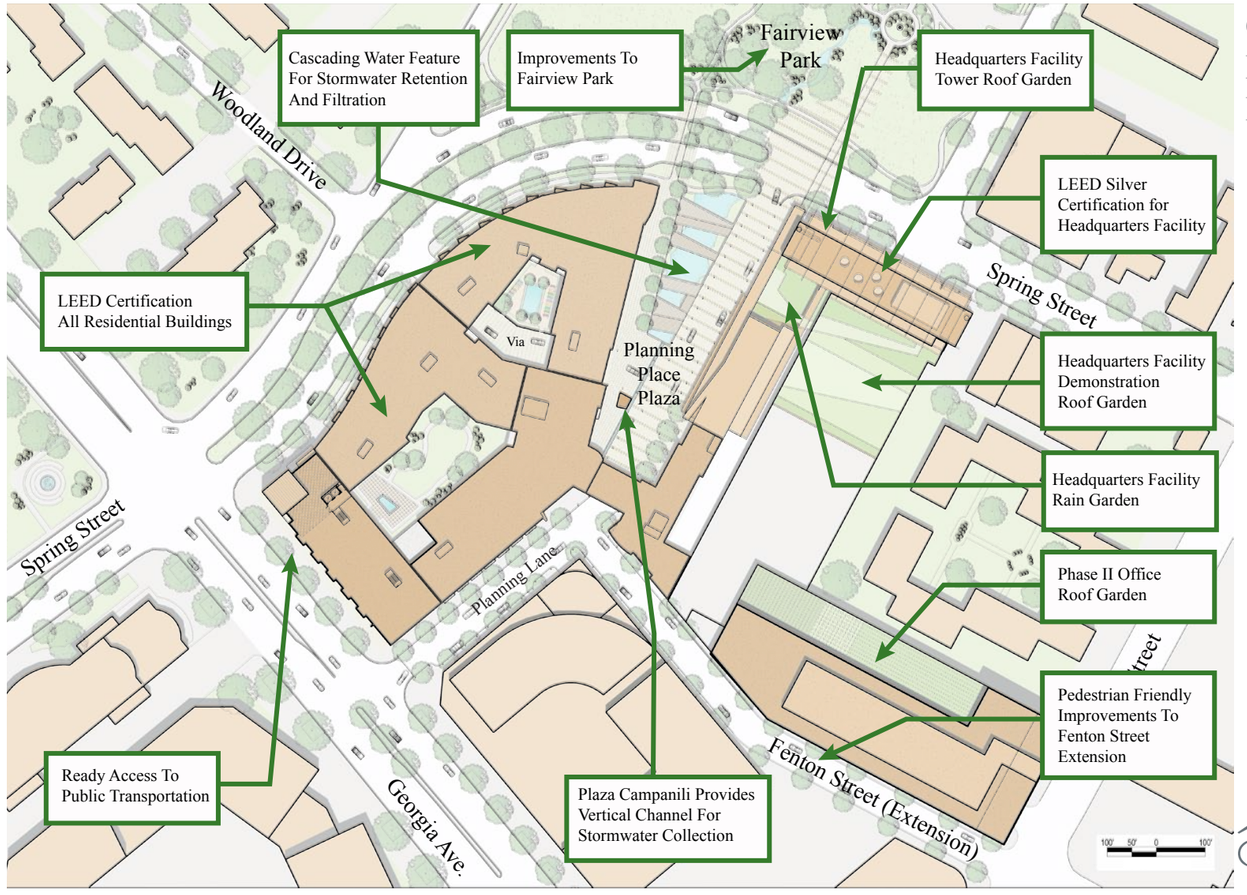
4.2.5 Overview: Green Design

The SilverPlace, LLC team's approach will achieve both LEED Silver Certification for the Headquarters Facility and LEED Certification for the residential development based on the Commission's stated goals of creating a Headquarters Facility that meets the programmatic needs and enhances the Commission's image. This approach provides a Headquarters Facility and surrounding setting that reflects the Commission's mission to "…improve the quality of life by conserving and enhancing the natural environment…." Careful study and iterative concept testing ultimately guided our selection of those LEED credits that would yield scores meeting or exceeding the desired levels of certification (see Section 4.3.3 and 4.4.3).

Our team views LEED as an integral part of realizing the best land use and providing the best Headquarters Facility and overall Project. We thoroughly tested all of the Commission's LEED objectives and goals, and established a viable balance of costs and benefits expressed in selected LEED credits. This approach assures that LEED principles are fully integrated into the Master Plan and building design solutions, resulting in a Headquarters Facility and Project that exemplifies LEED principles in every facet of its conceived design.

These LEED principles have been organically incorporated into the overall Project by using sound, common sense planning principles. For example, the Headquarters design minimizes direct solar gain to reduce the impact on the building's mechanical systems. A series of green roofs will control the amount of rainwater runoff as well as provide other green-roof benefits. Minimal building width decreases the demand for artificial lighting while increasing natural light, thereby improving indoor environmental quality (IEQ). Air-quality programs during construction and use of low-emitting materials further help maximize IEQ. This approach also includes recycling during both demolition and construction. Significant on-site stormwater retention strategies have also been incorporated to control the quantity and enhance the quality of runoff and to improve the overall amenity of the site.

In an effort to ensure that the desired LEED certification levels are obtained, the SilverPlace, LLC team has targeted credits in excess of the minimum amounts required for the respective Silver and Certified ratings. This approach was utilized, not in an effort to achieve more than the desired ratings, but to realistically allow some flexibility during the design, construction, and certification processes. The SilverPlace, LLC team is confident, based on the proposed design of the Headquarters Facility, the residential development and the overall project, of our ability to meet or exceed the desired LEED Silver and Certification ratings.



Green Features Diagram

SILVER
PLACE

SILVER PLACE

TAB 3

HEADQUARTERS FACILITY

HEADQUARTERS FACILITY

4.3 Part 1 Tab 3: Headquarters Facility

4.3.1 Headquarters Facility: Development Program

4.3.1.1 Headquarters Facility: Facility Description

The Commission has presented a significant challenge to the SilverPlace, LCC team to design a new Headquarters Facility that (among many aspects) is state-of-the-art, achieves LEED Silver Certification, projects a strong identity, demonstrates advanced applications of Green Design principles, and provides a strong design concept that is both inspirational and visionary. Our innovative design for the new Headquarters Facility meets this challenge and provides the Commission with a bold, dynamic solution that addresses the full spectrum of objectives, goals, and requirements as outlined in the RFP. The architecture of this new Headquarters Facility is superior in quality, details, and use of materials, setting a high-mark for the entire project. Its most striking attribute, beyond LEED Silver Certification, will be its demonstration of Green Design principles in readily accessible built-forms that are fully integrated into a holistic site concept. This great civic gesture in Green Design will identify the Commission as a true leader in the field of environmental planning, design, and development, confirming its dedication to serving the citizens of Montgomery County with its commitment to environmental protection and quality of live enhancements.

Analysis of the Headquarters Facility program and the opportunities presented by the Consolidated MRO site indicated that a more appropriate location for the Headquarters Facility than on the present site offers many advantages. Our proposed location, on Spring Street and fronting the Garage, is within the Silver Spring CBD and provides optimal functionality in terms of compatible uses as well as high visibility and proximity to all modes of transportation.

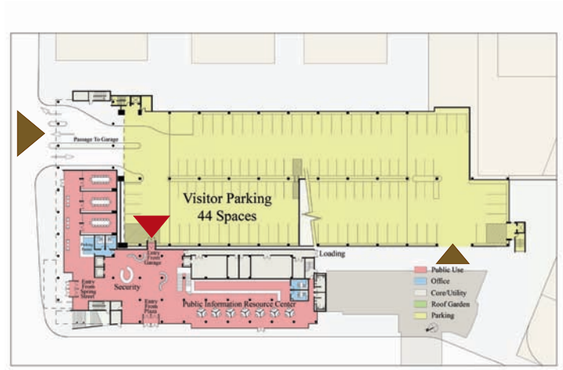
The key advantages of the proposed development strategy are good urban design, responsiveness to program (including cost), and a prime location with a distinctive, custom-designed presence that benefits from and contributes to its surroundings.

This location allows the construction of the new Headquarters Facility without disruption to current Commission operations. There is no need for an interim space to house the Commission's activities. With the Headquarters in this location, we take advantage of an existing, underutilized parking facility and eliminate the need to construct additional and costly below grade parking. At the same time, we provide convenient parking and enable the creation of an enhanced public plaza that embraces the Commission's goals physically, functionally and environmentally. These factors reduce the overall development cost for the Headquarters building.

Today, the Garage is sited with open space on the northern and western faces of the facility. This adjacent 60 foot deep open space, known as Lot No. 2, is currently used for surface parking and access to the garage. The portion of the property fronting Spring Street is within the CBD-2 zone, which allows a building height of 143 feet versus CBD-1, which limits the height to 90 feet. The long and narrow front and side yards, along with the increased allowable height, work well in accommodating the Headquarters program elements; offices and public spaces.

Although parking is an essential element in any urban setting, the current parking structure does not contribute in a positive way to the architectural fabric nor does its location on the site reinforce the urban street walls. Masking the garage with the Headquarters and additional residential buildings will substantially improve the character of this sector of Silver Spring. By shifting the Headquarters Facility to this new location we are able to aggregate the open space on the remaining parcel into a significant urban space. The new Headquarters Facility will be the focal point of this urban space, which reinforces and reflects the Commission's mission. The new Planning Place Plaza will create a "front door" for the Headquarters, linking it to the residential development and creating a vibrant gathering place for employees, local residents and visitors. A new street, "Planning Lane", connects Georgia Avenue and Spring Street, further enhancing the overall presence of the new Headquarters Facility.

Consolidated Site Plan

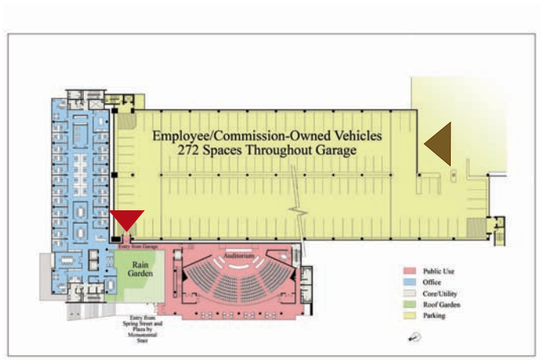


Headquarters Facility Parking Diagram

Ground Floor

Garage Access

Building Access

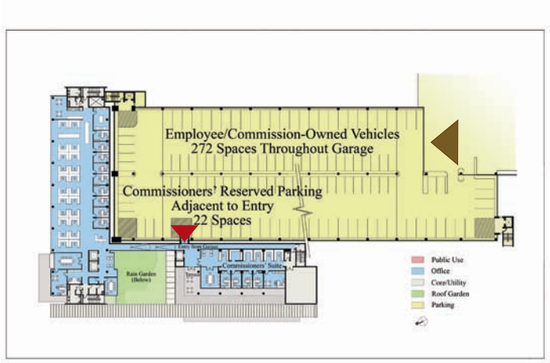


Headquarters Facility Parking Diagram

Second Floor

Garage Access

Building Access

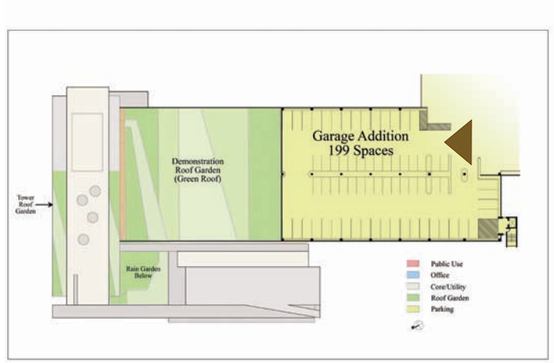


Headquarters Facility Parking Diagram

Third Floor

Garage Access

Building Access

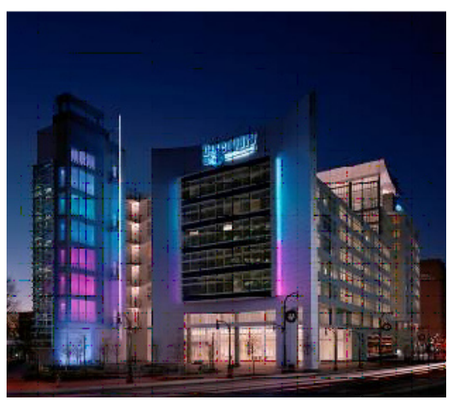


Headquarters Facility Parking Diagram

Garage Addition Footprint

Garage Access

Building Access



PART 1
TAB 3: TABLE 1

SILVERPLACE, LLC
HEADQUARTERS FACILITY
PARKING PLAN

Headquarter's Facility	Total Parking Spaces	Type *Surface/Structure/ Underground*	Pkg Ownership *Commission, County, Private*	Location [1]
Employees	216	Structure	County	Consolidated MRO Site
Commissioners/Reserved	22	Structure	Commission	Consolidated MRO Site
Commission-Owned Vehicles	56	Structure	County	Consolidated MRO Site
Visitors	44	Structure	County	Consolidated MRO Site
Total	338			

1. " Consolidated MRO Site" consists of MRO Site, Garage No. 2, and Lot No. 2.

4.3.1.2 Headquarters Facility: Parking Program and Circulation

A central aspect of our design for the Headquarters Facility includes a custom-designed solution for convenient visitor, employee and Commissioner parking. Placing the Headquarters adjacent to the existing Garage, provides an opportunity to take advantage of existing surplus parking in this facility to help satisfy the parking requirements of the new Headquarters Facility.

Internal connections to the Headquarters Facility are provided at multiple levels of the garage to enable convenient use by both staff and visitors. A primary public connection has been created at the lowest level of the Garage to provide direct access to the main public use areas of the Headquarters. Access at this point passes the security desk for added control. Forty-four (44) identified visitor spaces are located at this lowest level of the Garage. The Auditorium level of the facility, located on the Second Floor, aligns with the Third Level of the Garage, providing additional direct access for those attending hearings. The M-NCPPC Commissioner's offices are located one level above the Auditorium. Once again, our customized design allows for a direct connection to the Garage where 22 reserved Commissioner spaces are provided. The remaining 272 required spaces for employees and Commission-owned vehicles, as identified in the RFP, can easily be accommodated by the existing Garage surplus spaces. All connections from the Garage are fully covered and well within 2,000 feet of the Headquarters Facility.

In order to provide the required dedicated spaces, compensate DPW&T for use of the Lot, and replace parking spaces currently on the Lot, we propose constructing a 3-story addition to the Garage at the west end of the Spring Street wing of the Garage. The addition to the Garage contains a total of 199 new parking spaces consisting of the 22 reserved commissioner spaces; the replacement of the 70 existing public parking spaces being displaced from the Lot; 25 spaces reserved to accommodate carpool and hybrid vehicles to achieve desired LEED credits and 12 additional spaces to account for spaces that might be lost in the existing Garage to facilitate the adjacent construction and proposed direct pedestrian links from the Garage to the Headquarters Facility. In addition, 70 new public parking spaces are provided, as well as a proposed allowance towards a new Garage "pay-on-foot" revenue and access control system.

All of the existing Garage entrances are to remain in their current locations. The main entrances to the Garage are located on Spring and Cameron Streets with two secondary entrances accessed off Fenton Street. The main entrance off of Spring Street will serve as the primary parking entrance for the Commission. The loading for the Headquarters Facility and the portion of the mixed-use structure that lines the Garage has been combined and co-located at the end of a new service alley running between the mixed-use structure and Garage. This new alley will also provide unobstructed access to the existing southwest corner entrance to the Garage, and will discharge onto the Fenton Street extension proposed for the site. This location allows the building services to be concealed from view, provides an additional buffer between the residential and the Garage, and moves the Garage traffic off of Planning Place Plaza.

Pedestrian access to the facility is provided by means of a main entrance from Spring Street as well as a secondary entrance fronting the public Planning Place Plaza. A lay-by has been provided in the Plaza for vehicular passenger drop-off.

4.3.1.3 Headquarters Facility: Open Space

With the strategic location of the new Headquarters Facility within the Consolidated MRO Site we are able to create a high-impact urban space that provides maximum benefit to the site and the broader Silver Spring community. The Headquarters Facility itself completes the third side of Planning Place Plaza, framing the major open space feature of the development. The Ground Floor public spaces of the Headquarters building are seen as metaphorical "retail" spaces designed in storefront character along the sidewalks facing Planning Place Plaza. The convenient location of these high-use public spaces will both physically and visually activate the Plaza and Spring Street. These program elements of the Headquarters Facility complement other primary retail activities located adjacent to the Headquarters Facility and on the opposite side of the Plaza.

In addition to the strong contribution of the proposed development to the urban fabric in Silver Spring, which is described in greater detail in Section 4.5, a number of quality open spaces have been incorporated into the design of the Headquarters Facility itself.

A prominent feature of the design is a monumental external stair which rises up from the Plaza at the Spring Street edge. This inviting element offers pedestrians direct access to the outdoor public Rain Garden and Auditorium on the Second Floor. This "green" roof at the top of the stairs is envisioned as a landscaped public park and a breakout space for those attending hearings at the Commission. The garden faces northwest and is protected from the direct sun of the summer by the trees and the Auditorium itself. The grand stairs leading up to this garden, designed with generous treads and shallow risers, also provide opportunity for the public to relax, converse and watch the activity in the auditorium and Plaza below.

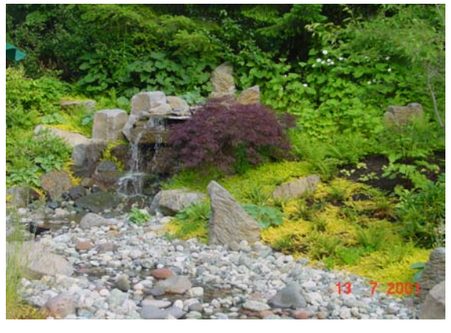
The second open space is a green roof constructed above the Garage itself. Primarily a visual amenity, providing a pleasant view from the offices above, this "green" space also functions as an education tool for the Commission, describing how a "green roof" is created and how it can benefit urban projects throughout the County. Limited access to this "Demonstration Garden" will enable the Commission to conduct guided tours of this highly sustainable design feature.

The third open space within the Headquarters Facility is located on the roof of the office tower ("Tower Roof Garden"). This limited access area, also constructed as a "green roof", is seen more as a private oasis for the Commission staff. A partially covered roof area provides an ideal space to have lunch and will provide unsurpassed views of downtown Silver Spring and the expansive, long distance view to the north and east.

Although not outdoors, the Ground Floor Lobby of the Headquarters functions much like an indoor public open space. This 7,500 square foot area links the building entrances, garage, community meeting rooms and public information counter. It can also function as a location for community meetings, social events and all-staff meetings. The landing of the monumental stair to the auditorium on the Second Floor offers a perfect location from which one can address a gathering.

Main Lobby


Tower Roof Garden



4.3.2 Headquarters Facility: Design

The design of the Headquarters Facility responds to this unique site taking the form of a simple "L" shape. A tall, slender, eight-story bar, containing 98,000 GSF of offices, fronts Spring Street. A 22,000 GSF three-story wing, lines the north side of the Garage facing Planning Place Plaza and houses the public functions of the facility.

The eight-story tower is glazed on the long sides with a slab-to-slab curtain wall using high-performance, low-e tinted glass. Projecting sun-shade overhangs on each floor above the Garage are provided on the south side of the bar. The short ends of the tower, containing the core public functions, are wrapped in brick to complement the materiality of the adjacent residential development. A copper clad "hood" spans the roof of the tower, connecting to two solid ends and creating a distinctive signature top for the Headquarters.

The lower wing is also composed of brick and glass but the overall appearance is more sculptural, reflecting the unique functions within. The pre-function space outside the main Auditorium is expressed as a glass bar providing views both in and out to the Plaza. A trellis extends the roof line of the pre-function space towards Spring Street. This trellis shades the exterior monumental stair which leads up to the main hearing room from the Plaza. A series of metal vertical sunshades create a distinct rhythm along the Plaza facing façade, while protecting the interior spaces from the setting western sun.

The ground floor space along Spring Street houses the public meeting rooms and the Parks Department permitting counter. Glass storefront along this side of the building visually connects to Fairview Park across Spring Street with reciprocal views. The other leg of the "L" houses the Planning Department's Public Resource Information Center and fronts the Plaza. Linking these two wings is a main Lobby providing opportunities for public gatherings and other community events, while still providing secured access to the Commission's offices above.

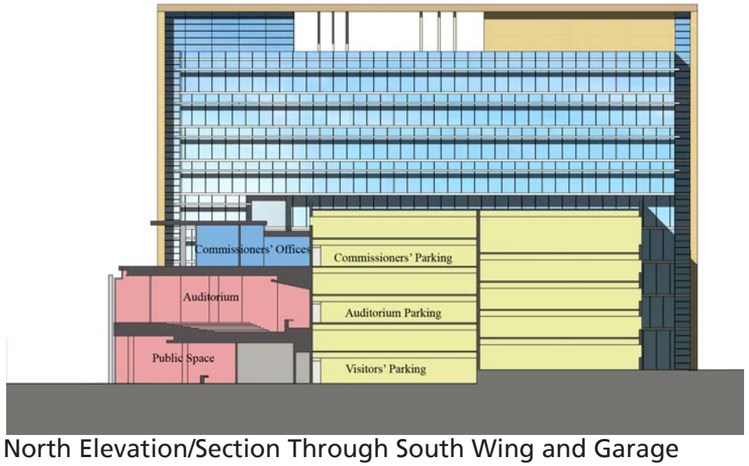
From the lobby space one can reach the Auditorium by means of a monumental stair or by a separate elevator which provides limited access to the lower wing only. The Auditorium occupies the second floor of the low wing along with public restrooms and ancillary meeting spaces for the Commission and Applicants. The public Rain Garden provides an outdoor congregational space immediately adjacent to the Auditorium. External access to this level is also provided directly from the outside grand staircase.

The third floor of the low wing contains the Commissioners' offices. This location provides immediate adjacency to the hearing room and places the Commissioners themselves near the public realm of the facility. The hearing room and Commissioners' suite are connected to the office tower by means of a restricted corridor for use by staff only.

The three main entry points to the facility (from Spring Street, Planning Place Plaza and the Garage) join in the central public lobby where a security desk has a clear view over all lobby activities. The building has been designed to provide the necessary control without inhibiting the public's use and understanding of the facility. While access to the main public spaces, including community meeting rooms, hearing room, park permitting and the resource center is unencumbered, the upper floors of the tower, housing the administrative functions of the Commission and the majority of its staff, is controlled by the security desk located immediately adjacent to the main elevator core.

The north-south facing office tower responds to its location by forming a 200 x 60 foot bar. Each floor contains approximately 12,500 GSF. The 22 foot tall first floor and 12'-6" typical floor to floor height takes advantage of the location on the portion of the site which accommodates greater height. The narrow footprint exploits the opportunity for natural day-lighting for the office occupants. The bathrooms and mechanical spaces are located at either end of the bar. With structural bays of 20 x 50 feet, the vast majority of the floor plate is left open and column free for flexibility in interior planning. The building depth will allow flexibility for both open office layouts and/or traditional perimeter offices with internal support functions. The third floor plan shows how an open office configuration could lay out. The typical floor plan represents a traditional office scheme.

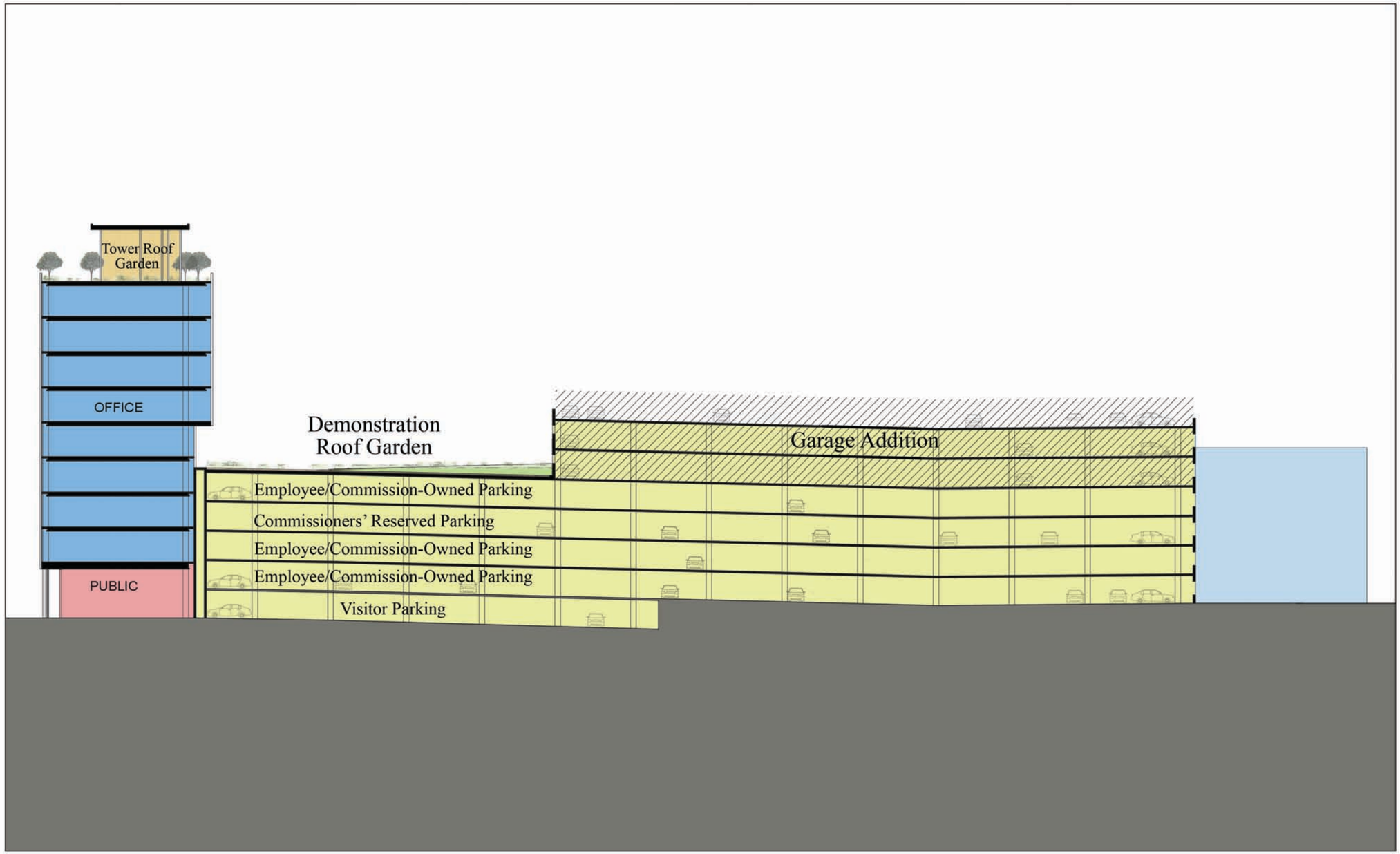
The new Headquarters Facility provides the Commission with a prominent location on the Consolidated MRO site and a continued strong presence in Silver Spring. Both the urban design and the building design employed in the development strongly reflects the ideas of smart growth extolled by the Commission. The iconic building design for the new Headquarters Facility is above all functional, and utilizes advanced design features and strategies to create a positive working environment for the staff and the citizens of Montgomery County who use its facilities.



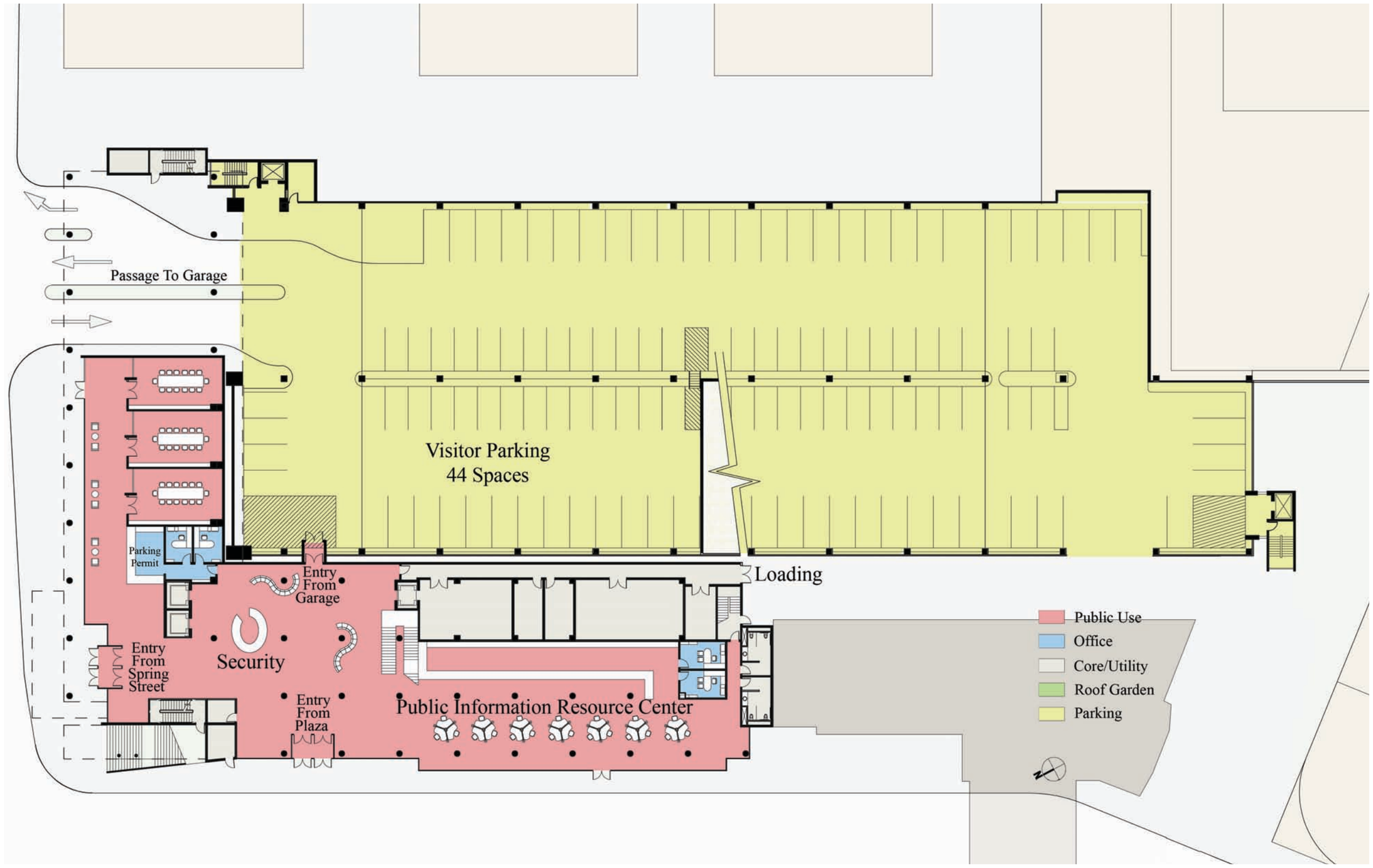
North Elevation/Section Through South Wing and Garage

Planning Place Plaza Elevation

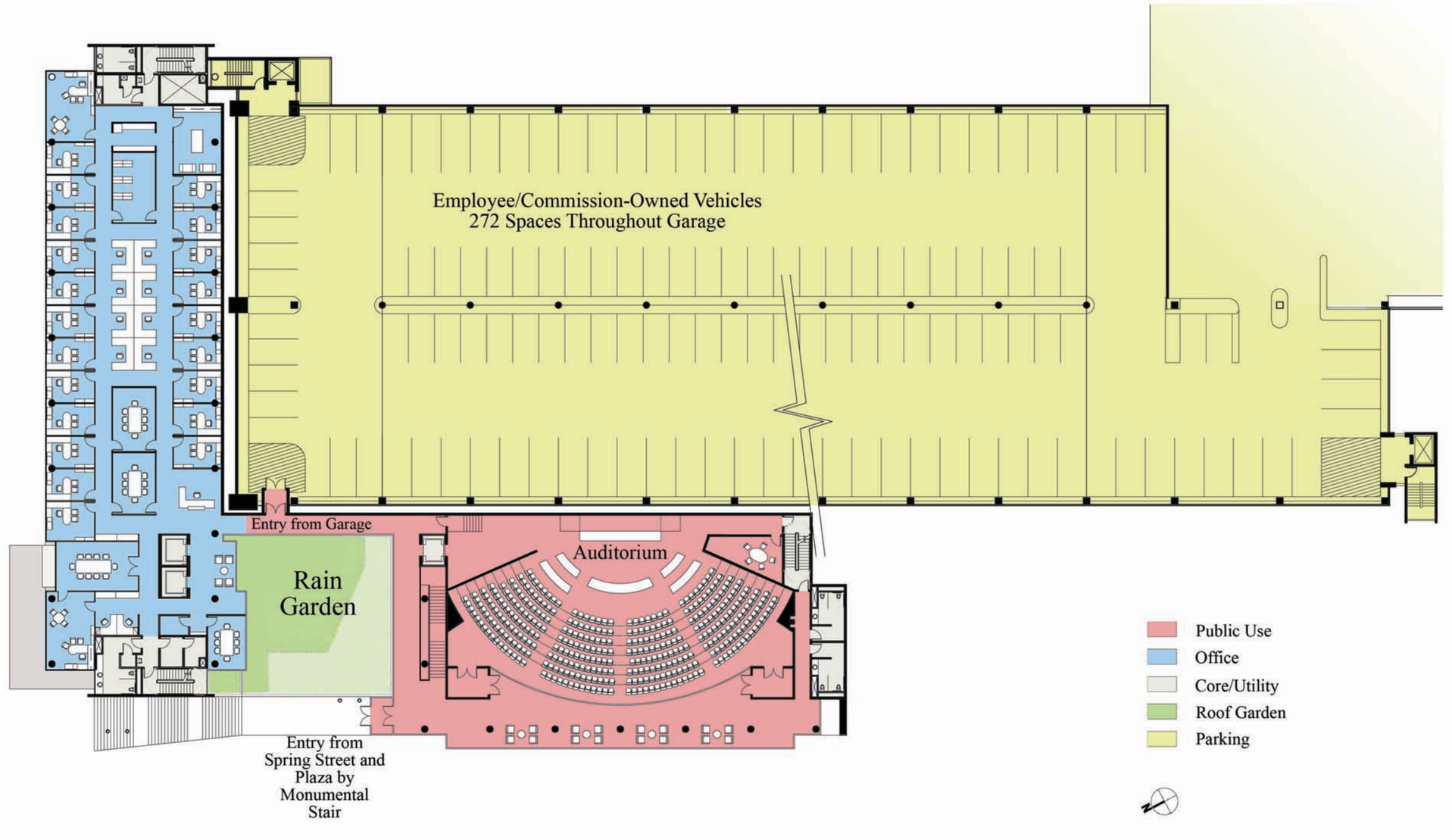
Spring Street Elevation



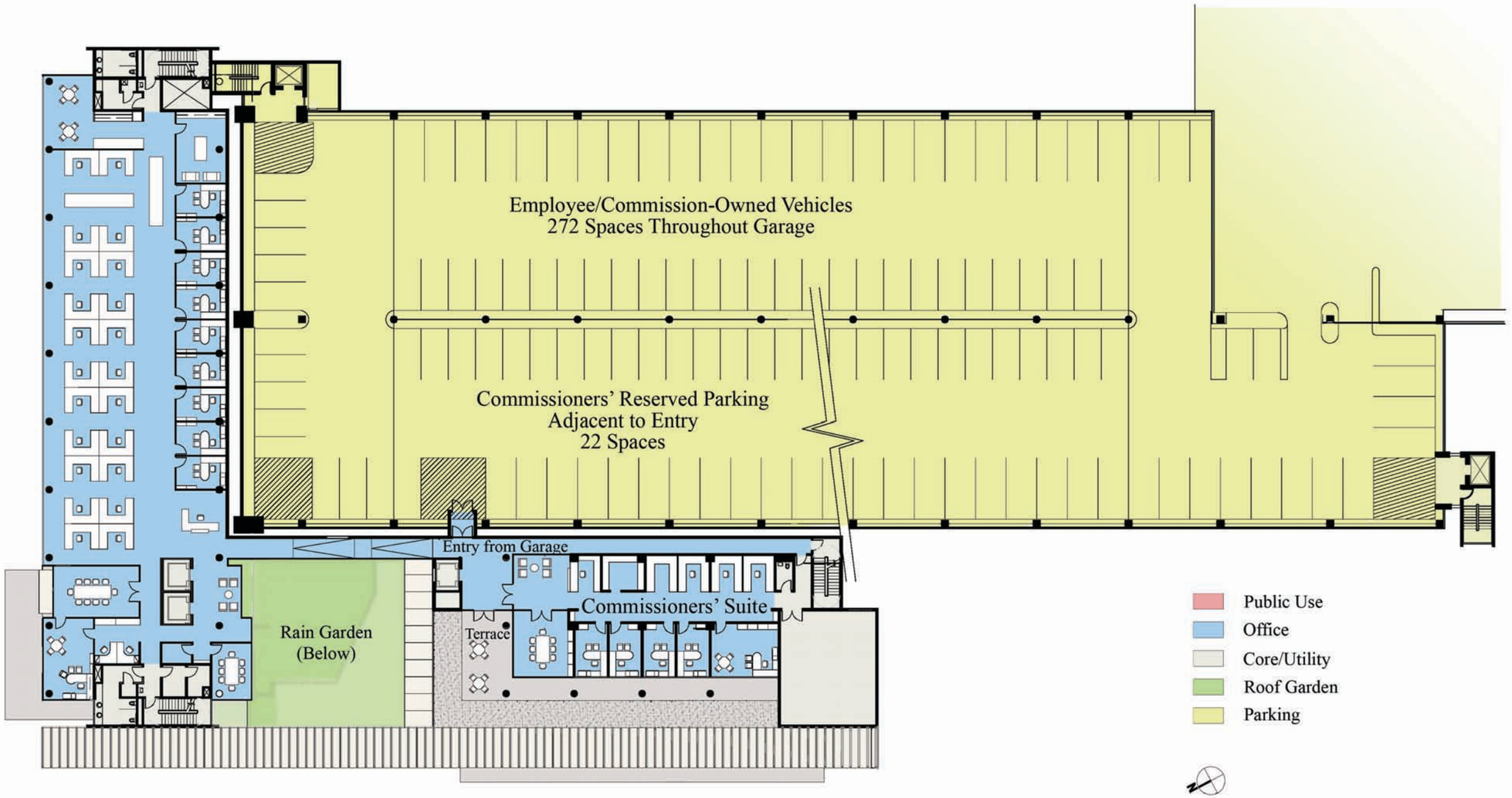
Longitudinal Section Through Headquarters Tower and Garage



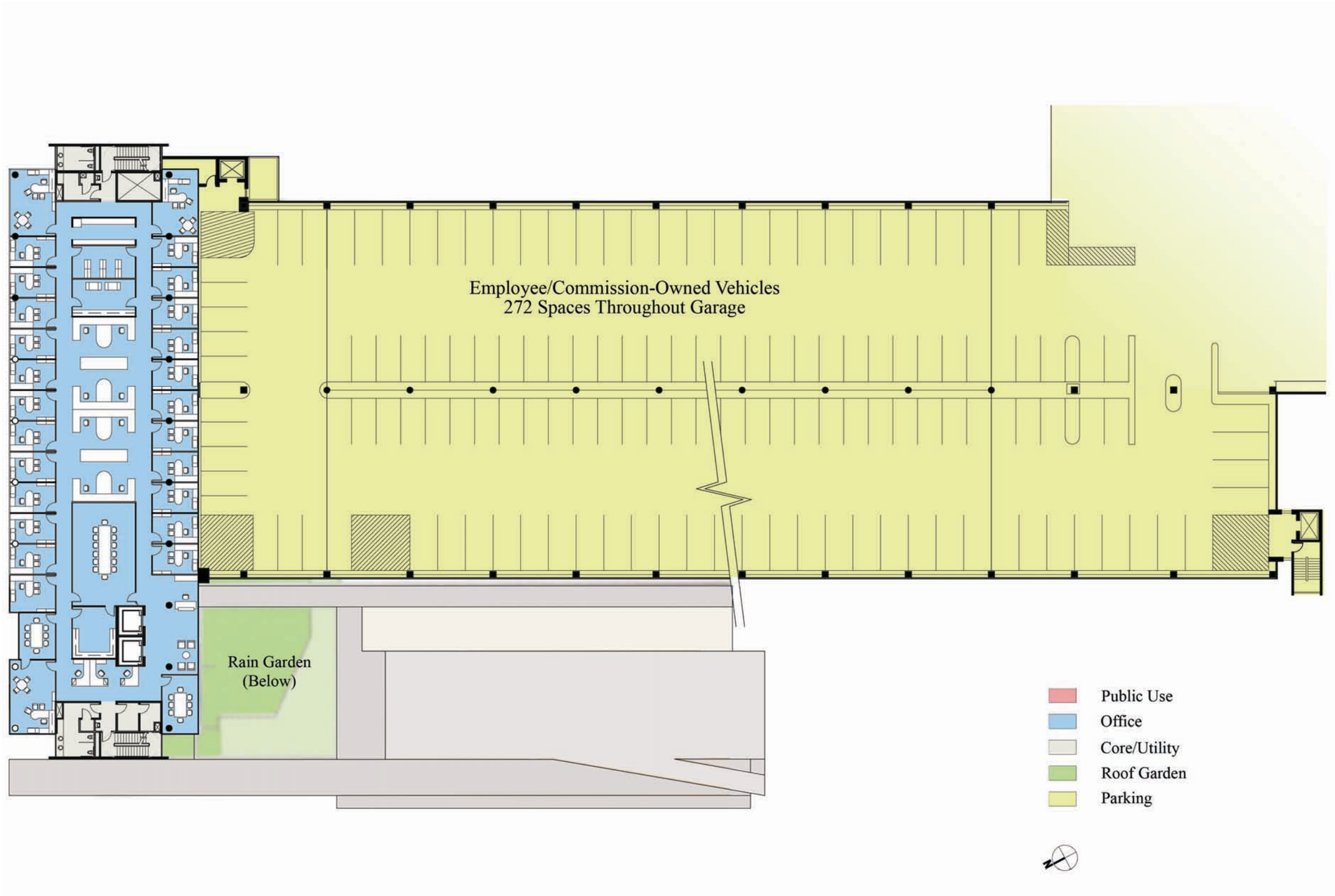
Ground Floor Plan



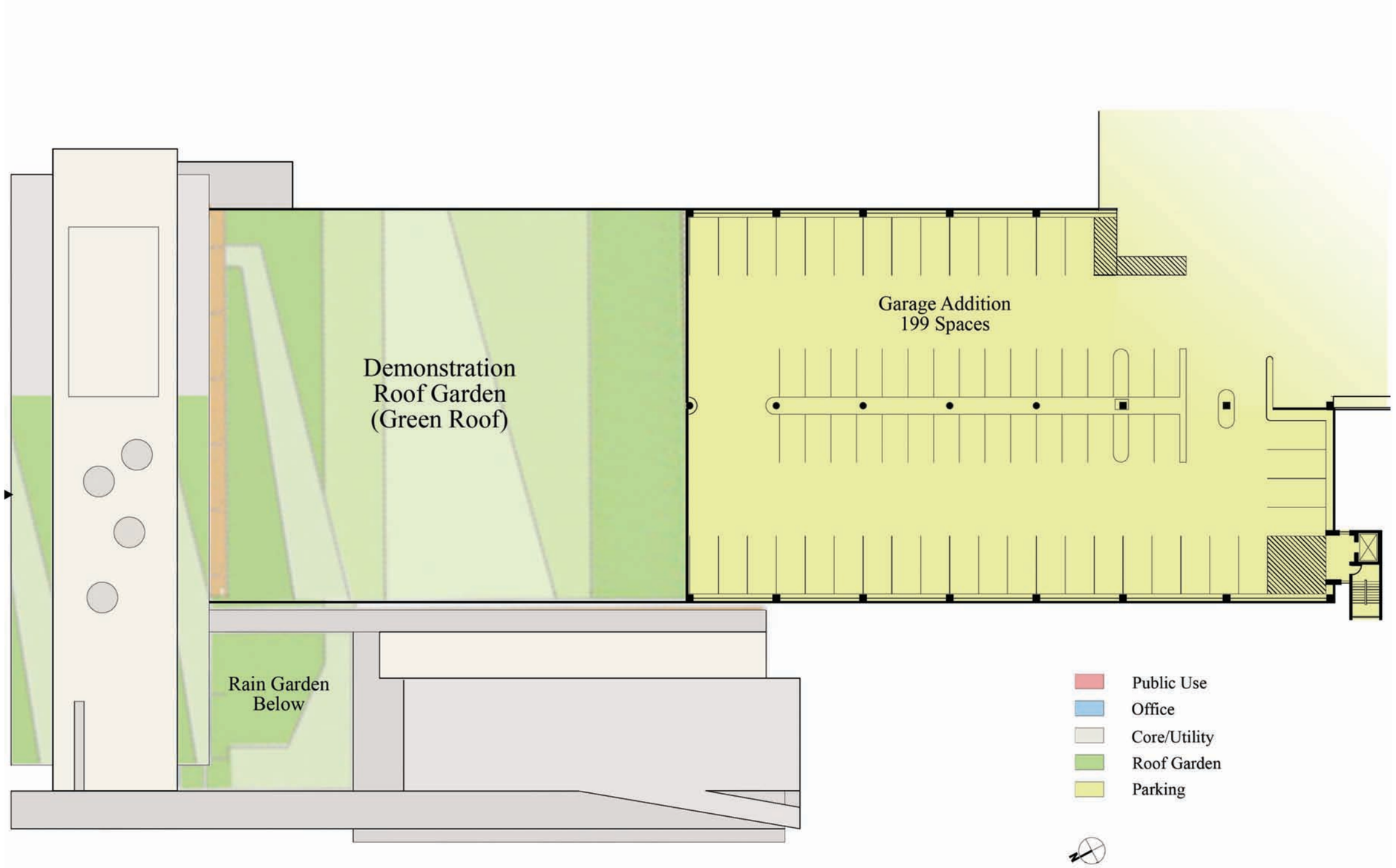
Second Floor Plan



Third Floor Plan



Typical Floor Plan


Demonstration
Roof Garden
(Green Roof)
Garage Addition
199 Spaces
Rain Garden
Below
Public Use
Office
Core/Utility
Roof Garden
Parking

Roof Plan

4.3.3 Headquarters Facility: LEED Program

The SilverPlace, LLC team approached obtaining LEED Silver Certification as an integral part of determining the Headquarters Facility orientation, location and relationship to the Project as a whole. In order to achieve this level of LEED Certification, it is imperative to incorporate LEED design principles early in the Project's evolution. This approach, combined with the need to "balance" the cost of achieving LEED Silver with the Commission's desire to have this Project serve as an example of how environmental ethics can be applied, served as the basis for design and the ultimate decision on what LEED credits to pursue in order to achieve the desired LEED Silver Certification for the Headquarters Facility.

Several LEED credits can be achieved simply by applying good, common sense, planning principles during the design process, such as minimizing direct solar gain to reduce the impact on the buildings' mechanical systems; reducing the amount of impervious roof area (green roofs) to control the amount of runoff and provide additional energy savings by providing an additional layer of roof insulation; minimizing the width of the building to decrease the demand for artificial lighting and increase the amount of natural light; incorporating recycling and air quality programs during construction: and incorporating the use of low-emitting materials into the project specifications. All of the aforementioned LEED principles have been designed into the proposed Headquarters Facility.

The LEED principles are incorporated into the Headquarters Facility in a way that complements the Headquarters programmatic uses, offers amenity space to its employees' and visitors', and provides a vehicle for the Commission to use its Headquarters as an environmental design example and educational tool. One of the ways this is achieved is through the creation of three (3) accessible "green" roofs. The first, the "Rain Garden", is located on the second floor adjacent to the public auditorium and accessible from both the auditorium and via a monumental exterior stair accessed off the Plaza. This space is envisioned as a landscaped public park and a breakout space for those attending hearings. The second space, the "Demonstration Roof Garden", is located above the existing Garage. This is a semi-public space envisioned as primarily a visual amenity for the adjacent offices, but is also accessible from the Headquarters Facility and could be used to conduct private educational tours to describe how the green roof is created and how it benefits the environment. The third space, the "Tower Roof Garden", is located on the roof of the Headquarters Facility tower and is envisioned as a private oasis for Commission staff.

Included in this proposal is a LEED scorecard showing which LEED credits that we have recommended that the Commission pursue to meet its desired Silver rating along with a brief description of each (refer to Appendix B for detailed LEED credit descriptions). We targeted 35 credits and 7 prerequisites for incorporation into the design, construction and operation of the facility. While only 33 credits are required for LEED-NC Silver certification, targeting additional credits allows for some flexibility during construction and the certification process. These are suggested credits only based on the current concept design and without direct dialogue with the Commission. When selected, we will work with the Commission to further define its goals and objectives and as the design develops and building systems are under consideration, the SilverPlace, LLC team will provide a cost benefit analysis to determine which credits ultimately are most advantageous for the Commission. Until we get to this level of detail, it is difficult to quantify the potential operational savings associated with each available credit and to the extent it might be beneficial for the Commission to pursue a higher LEED Certification level.

Please note that the Request for Proposals indicated that LEED-NC version 2.1 was to be followed for this project. According to the US Green Building Council website, all projects registered after December 31, 2005 must follow version 2.2 requirements. Accordingly, the following scorecard was revised to follow version 2.2.

LEED® Credit Scorecard

LEED-NC Green Building Rating System, version 2.2, final version

LEED — LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN

35	14	20	**Total Project Score**		Possible Points **69**
			Certified 26 to 32 points **Silver** 33 to 38 points **Gold** 39 to 51 points **Platinum** 52 or more points		
7	5	2	**Sustainable Sites**		Possible Points **14**
Y	?	N			
Y			Prereq 1	**Construction Activity Pollution Prevention**	
1			Credit 1	**Site Selection**	1
1			Credit 2	**Development Density & Community Connectivity**	1
		1	Credit 3	**Brownfield Redevelopment**	1
1			Credit 4.1	**Alternative Transportation: Public Transportation Access**	1
	1		Credit 4.2	**Alternative Transportation: Bicycle Storage & Changing Rooms**	1
1			Credit 4.3	**Alternative Transportation: Low Emitting & Fuel Efficient Vehicles**	1
1			Credit 4.4	**Alternative Transportation: Parking Capacity**	1
	1		Credit 5.1	**Site Development: Protect or Restore Habitat**	1
	1		Credit 5.2	**Site Development: Maximize Open Space**	1
	1		Credit 6.1	**Stormwater Design: Quantity Control**	1
1			Credit 6.2	**Stormwater Design: Quality Control**	1
1			Credit 7.1	**Heat Island Effect: Non-Roof**	1
	1		Credit 7.2	**Heat Island Effect: Roof**	1
		1	Credit 8	**Light Pollution Reduction**	1
3	1	1	**Water Efficiency**		Possible Points **5**
Y	?	N			
1			Credit 1.1	**Water Efficient Landscaping: Reduce by 50%**	1
	1		Credit 1.2	**Water Efficient Landscaping: No Potable Use or No Irrigation**	1
		1	Credit 2	**Innovative Wastewater Technologies**	1
1			Credit 3.1	**Water Use Reduction: 20% Reduction**	1
1			Credit 3.2	**Water Use Reduction: 30% Reduction**	1
4	3	10	**Energy & Atmosphere**		Possible Points **17**
Y	?	N			
Y			Prereq 1	**Fundamental Commissioning of the Building Energy Systems**	
Y			Prereq 2	**Minimum Energy Performance**	
Y			Prereq 3	**CFC Reduction in HVAC&R Equipment**	
2			Credit 1.1	**Optimize Energy Performance: 14% New / 7% Existing**	2
	2		Credit 1.2	**Optimize Energy Performance: 21% New / 14% Existing**	2
		2	Credit 1.3	**Optimize Energy Performance: 28% New / 21% Existing**	2
		2	Credit 1.4	**Optimize Energy Performance: 35% New / 28% Existing**	2
		2	Credit 1.5	**Optimize Energy Performance: 42% New / 35% Existing**	2
		1	Credit 2.1	**On-Site Renewable Energy: 2.5%**	1
		1	Credit 2.2	**On-Site Renewable Energy: 7.5%**	1
		1	Credit 2.3	**On-Site Renewable Energy: 12.5%**	1
1			Credit 3	**Enhanced Commissioning**	1
1			Credit 4	**Enhanced Refrigerant Management**	1
		1	Credit 5	**Measurement & Verification**	1
	1		Credit 6	**Green Power**	1
4	3	6	**Materials & Resources**		Possible Points **13**
Y	?	N			
Y			Prereq 1	**Storage & Collection of Recyclables**	
		1	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 + 1/2 pre-consumer)**	1
	1		Credit 4.2	**Recycled Content: 20% (post-consumer + 1/2 pre-consumer)**	1
1			Credit 5.1	**Regional Materials: 10% Extracted, Processed & Manufactured Re**	1
	1		Credit 5.2	**Regional Materials: 20% Extracted, Processed & Manufactured Re**	1
		1	Credit 6	**Rapidly Renewable Materials**	1
1			Credit 7	**Certified Wood**	1
12	2	1	**Indoor Environmental Qual**		Possible Points **15**
Y	?	N			
Y			Prereq 1	**Minimum IAQ Performance**	
Y			Prereq 2	**Environmental Tobacco Smoke (ETS) Control**	
1			Credit 1	**Outdoor Air Delivery Monitoring**	1
		1	Credit 2	**Increased Ventilation**	1
1			Credit 3.1	**Construction IAQ Management Plan: During Construction**	1
1			Credit 3.2	**Construction IAQ Management Plan: Before Occupancy**	1
1			Credit 4.1	**Low-Emitting Materials: Adhesives & Sealants**	1
1			Credit 4.2	**Low-Emitting Materials: Paints**	1
1			Credit 4.3	**Low-Emitting Materials: Carpet**	1
1			Credit 4.4	**Low-Emitting Materials: Composite Wood & Agrifiber Products**	1
1			Credit 5	**Indoor Chemical & Pollutant Source Control**	1
1			Credit 6.1	**Controllability of Systems: Lighting**	1
	1		Credit 6.2	**Controllability of Systems: Thermal Comfort**	1
1			Credit 7.1	**Thermal Comfort: Design**	1
1			Credit 7.2	**Thermal Comfort: Verification**	1
1			Credit 8.1	**Daylight & Views: Daylight 75% of Spaces**	1
	1		Credit 8.2	**Daylight & Views: Views for 90% of Spaces**	1
5			**Innovation & Design Proce**		Possible Points **5**
Y	?	N			
1			Credit 1.1	**Innovation in Design: Green Educational Program**	1
1			Credit 1.2	**Innovation in Design: 40% Water Use Reducation**	1
1			Credit 1.3	**Innovation in Design: Transportation Management Plan**	1
1			Credit 1.4	**Innovation in Design: Green Housekeeping**	1
1			Credit 2	**LEED™ Accredited Professional**	1

Sustainable Design Consulting

SILVER
PLACE

SILVER PLACE

TAB 4

RESIDENTIAL COMPONENT

4.4 Part 1 Tab 4: Residential Component

4.4.1 Residential Component Program

4.4.1.1 Development Program

In keeping with the Commission's goals for a vibrant community development with a strong residential program, the SilverPlace, LLC team is proposing a dynamic mix of residential dwellings for the Consolidated MRO Site. Our team's proposed residential program was derived through an iterative and evolutionary process that focused on the critical factors of site conditions, urban design, market feasibility, green design and economic analysis. In particular, we examined:

- Building location, massing and solar/shadow effects,
- The costs and benefits of high-rise vs. mid-rise construction,
- The costs and benefits of above-grade structured vs. below-grade excavated parking,
- Centralized vs. decentralized public open-spaces,
- For Rent vs. For Sale proforma analyses,
- Affordable and market rate income targets,
- The net economic effects and design impact of all of these variables towards meeting the Commission's stated goals and objectives.

The final result is a residential program, and a design and implementation schedule that meets all of the Commission's defined project goals, including the required 30% affordable housing component and LEED-NC Certification. Furthermore, our proposed solution successfully integrates all the necessary components of good neighborhood design and provides the fundamentals for a financially viable, sustainable solution that contributes positively to its surroundings.

The proposed residential program consists of 358 residential units, including 108 (30%) affordable units, a mix of For Rent and For Sale products and a combination of mid- and high-rise buildings constructed over a single, 3-story below-grade parking garage, the two lower levels of which contain the 474 residential spaces. All of the residential program will be constructed in a single phase, sequenced to allow the Commission to remain in its existing Headquarters until the new Headquarters Facility is completed (see "Project Schedule" section 4.2.3 for details).

The affordable housing component consists of 45 (12.5%) MPDU and 63 (17.5%) workforce housing units, equaling 30% of the total number of residential units. All 45 of the MPDU units will be provided for in the rental buildings. A third of the workforce housing units (approximately 21 units) will be provided for in Building 5 (the condominium building) with the balance (42) distributed within the rental buildings.

PART 1
TAB 4: TABLE 1

SILVERPLACE, LLC
RESIDENTIAL PROJECT
DEVELOPMENT PROGRAM

		Sale Units			Rental Units		
Unit Mix	Total Units	Number	Unit Size (Square Feet)	Location /1	Number	Unit Size (Square Feet)	Location /1
Market Rate	250	70	1134	Consolidated MRO Site	180	982	Consolidated MRO Site
MPDU	45				45	825	Consolidated MRO Site
Workforce	63	21	900	Consolidated MRO Site	42	825	Consolidated MRO Site
Other							
Total	358	91			267		

1. " Consolidated MRO Site" consists of MRO Site, Garage No. 2, and Lot No. 2.

PART 1
TAB 4: TABLE 2

SILVERPLACE, LLC
RESIDENTIAL PROJECT
PARKING PROGRAM

	Sale Units				
Unit Mix	**Units**	**Parking Spaces**	**Type** *Surface/Structure/ Underground*	**Pkg Ownership** *Commission, County, Private*	**Location /1**
Market Rate	70	122	Underground	Private	Consolidated MRO Site
MPDU					
Workforce	21	16	Underground	Private	Consolidated MRO Site
Other					
Total	91	138			

	Rental Units				
Unit Mix	**Units**	**Parking Spaces**	**Type** *Surface/Structure/ Underground*	**Pkg Ownership** *Commission, County, Private*	**Location /1**
Market Rate	180	270	Underground	Private	Consolidated MRO Site
MPDU	45	34	Underground	Private	Consolidated MRO Site
Workforce	42	32	Underground	Private	Consolidated MRO Site
Other					
Total	267	336			

1. " Consolidated MRO Site" consists of MRO Site, Garage No. 2, and Lot No. 2.

4.4.1.2 Parking Program and Circulation

The "market" parking for the residents is provided in a single 3-story below-grade structure located directly beneath the footprint of the residential buildings. The entire garage includes a total of 564 parking spaces, 474 of which are for residential use and are located on garage levels 2 and 3. This provides the market-rate housing units with an average ratio of approximately 1.5 spaces per unit and the "affordable" housing units with an average ratio of approximately 0.75 spaces per unit. Any additional demand in excess of that provided in the residential garage will be accommodated by utilizing the existing and expanded public parking Garage.

The residential garage and loading areas have been strategically located to balance the need for accessibility and serviceability with the goal of maintaining a safe, pedestrian friendly environment. The residential garage is accessed off of Spring Street to the north and the Plaza to the south, connected by a new partially-covered vehicular and pedestrian linkage or "Via". The Via is located approximately mid-way between Georgia Avenue and Spring Street along Planning Lane and provides access to the central residential loading berth and two (2) residential garage access ramps. This loading and garage-entry plan limits the number of proposed curb cuts along Spring Street and removes all garage and loading doors from Planning Place Plaza, Georgia Avenue and Spring Street.

While the main entry points to the parking and loading areas have been centralized, the entrances to the residential buildings have been located in several locations to encourage more pedestrian activity in and around the entire Consolidated MRO Site. There are five (5) separate lobby entrances to the residential buildings. There is one entrance located at the corner of Georgia Avenue and Spring Street, two along Spring Street, and two located on the west edge of Planning Place Plaza.

4.4.1.3 Open Space Requirement

While the open spaces provided on the Consolidated MRO Site are highly integrated, some distinct spaces are more closely related to the residential component. The two residential courtyards will provide significant places for outdoor recreation and leisure, with substantial landscaping and furnishings. Additionally, the substantial setbacks along Spring Street will provide some residents with landscaped yards and stoops encouraging street activity. In addition to the courtyards and front yards, Planning Place Plaza, which acts as a public and multifunctional space, will serve the new residences as an additional outdoor amenity.

4.4.2 Residential Component: Design

4.4.2.1 Architectural Design Description

One of the most exciting aspects of our proposal is the creation of a truly vibrant urban neighborhood by integrating a mixed-use program composed of civic, office, residential and retail components onto the Consolidated MRO Site. The residential program constitutes the largest of these four components. Given that the existing buildings on the block lack strong architectural merit, the design of residential buildings in tandem with the new Headquarters Facility presents an excellent opportunity to provide a signature project that establishes a new identity for the entire north CBD. In order to achieve the highest standards and maintain consistency with our architectural vision for the site, we have elevated our design aspirations for all the residential buildings to a level of effort consistent with the design of the new Headquarters Facility and Planning Place Plaza. As revealed in our plans, sections and perspective views, these residential buildings will provide a fresh and energetic architecture expressed in rich details and quality materials. This dynamic architectural language will unify the character of the site and lend flexibility in material and methods, which inextricably enables the sustainable design called for in the Commission's goals.

The buildings have been designed and sculpted to enhance a number of features intrinsic to the site or developed in concert with new features such as Planning Place Plaza. These include a significant gateway presence at the corner of Spring Street and Georgia Avenue, a sweeping crescent along the greenscape of Spring Street, elegant residential courtyards internal to the site, and a significant frontage on the new Plaza. Building massing has been emphatically designed to create an exciting gateway to the CBD and to ease the transition from the taller buildings of the CBD to the much smaller houses of the residential neighborhood to the north. Furthermore, the building heights have been carefully calibrated to optimize solar exposure in open spaces and minimize the negative impact of shadows cast both from within and outside the Site.

The façades have been conceived in a contemporary vocabulary, expressed in a sophisticated palette of masonry, panels, architectural metals, and glass. The composition of the facades respond to the changing circumstances of the site, providing exuberance and strong identity at the head of the new Plaza and at the corner of Georgia Avenue and Spring Street (the "Gateway"), while presenting a calmer, reserved expression along the Spring Street crescent and the internal courtyards. The facades on Georgia Avenue and Spring Street are articulated with projecting bays that create visual interest while conveying a distinct residential feel to the buildings. Facades that will experience significant solar exposure employ a number of projecting horizontal features such as balconies and bris-soleils to mitigate the negative impact of heat gain inside the units. Particular attention has been given to the Spring Street crescent, carefully breaking down the facade massing by introducing elements such as stoops for ground floor units and a calming color and material palette , all with the intent of easing the transition to and establishing a relationship with the small scale residential neighborhood across Spring Street.

The residential component consists of five contiguous buildings. Buildings 1, 3, 4, and 5 exist entirely on the MRO Site as defined in the RFP, while Building 2 extends beyond the original site and into the Consolidated MRO Site.

Building 1 resides at the head of the Plaza, with substantial frontage on both the Plaza and Spring Street. The building will be five stories, including a retail component on the ground floor of the Plaza frontage, with some retail frontage on Spring Street at the head of the Plaza, and residential frontage along the broad swath of the Spring Street crescent. The residential lobby for the building is located on Spring Street, with additional direct access for residents to the below-grade parking. Building 1 also includes the parking garage access ramp off the Via that will be used by all the residents. The building includes a fully landscaped residential courtyard that will serve as an outdoor recreational amenity for the residents.

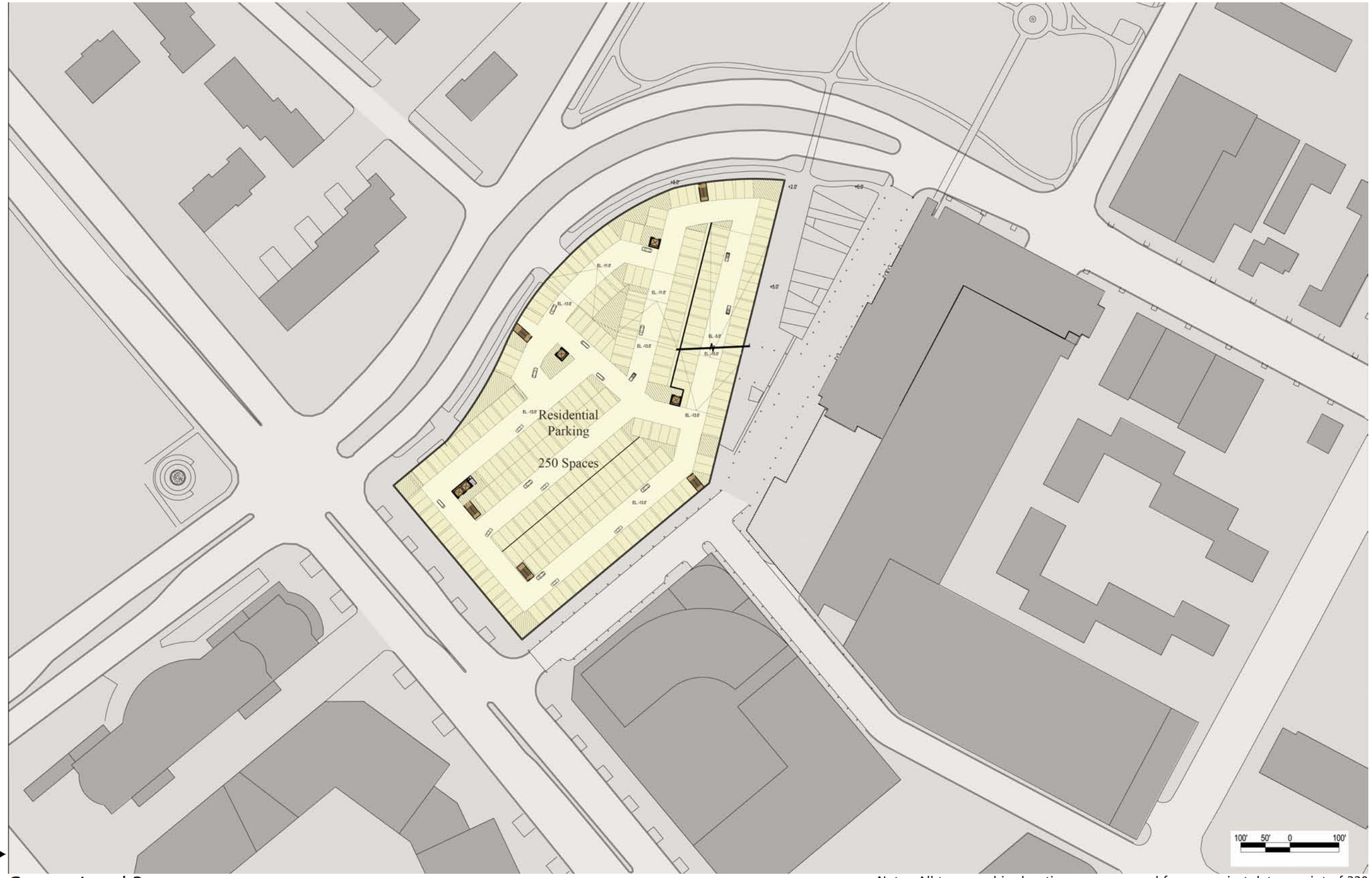
Building 2 resides at the south end of the Plaza and is distinguished by the residential bridge that spans over Planning Lane. This bridge provides closure to the Plaza, with the added benefit of masking the rear facades of adjacent existing structures. This building is five stories, and includes a retail component that will provide service to the Plaza. Access by the building's residents is provided through a lobby located directly on the Plaza. Access to the residents' garage is provided in the northwest wing.

Building 3 fronts on Spring Street, the Via and the southwest residential courtyard. This building is four stories in height, and does not include a retail component due to the residential character of Spring Street. This building, in tandem with Building 1, defines the look and character of the Spring Street crescent, and will provide a distinctly residential feel to the street. The building's lobby is located off of Spring Street, with direct access to the residential garage below. The building shares access to the southwest courtyard, which will serve the residents as a substantial, landscaped outdoor amenity.

Building 4 fronts on Planning Lane and resides over the largest retail component, the grocery store. The residential portion of the building is four stories, on top of the double height space for the grocery store. The building will share a lobby with Building 2 and consequently, residents will have access directly off the Plaza. The building will also have access to the southwest residential courtyard and all the outdoor amenities therein. Residents will share garage access with the residents of Building 2.

Building 5 is the tallest of the residential buildings, standing at eight (8) stories. Its principal frontage is on Georgia Avenue, with its residential lobby located on the corner at Spring Street. The Georgia Avenue frontage also has a substantial retail component, including the Grocery entry mezzanine. Residents will have direct access to the residential garage. Residents will also have direct access to the southwest residential courtyard.

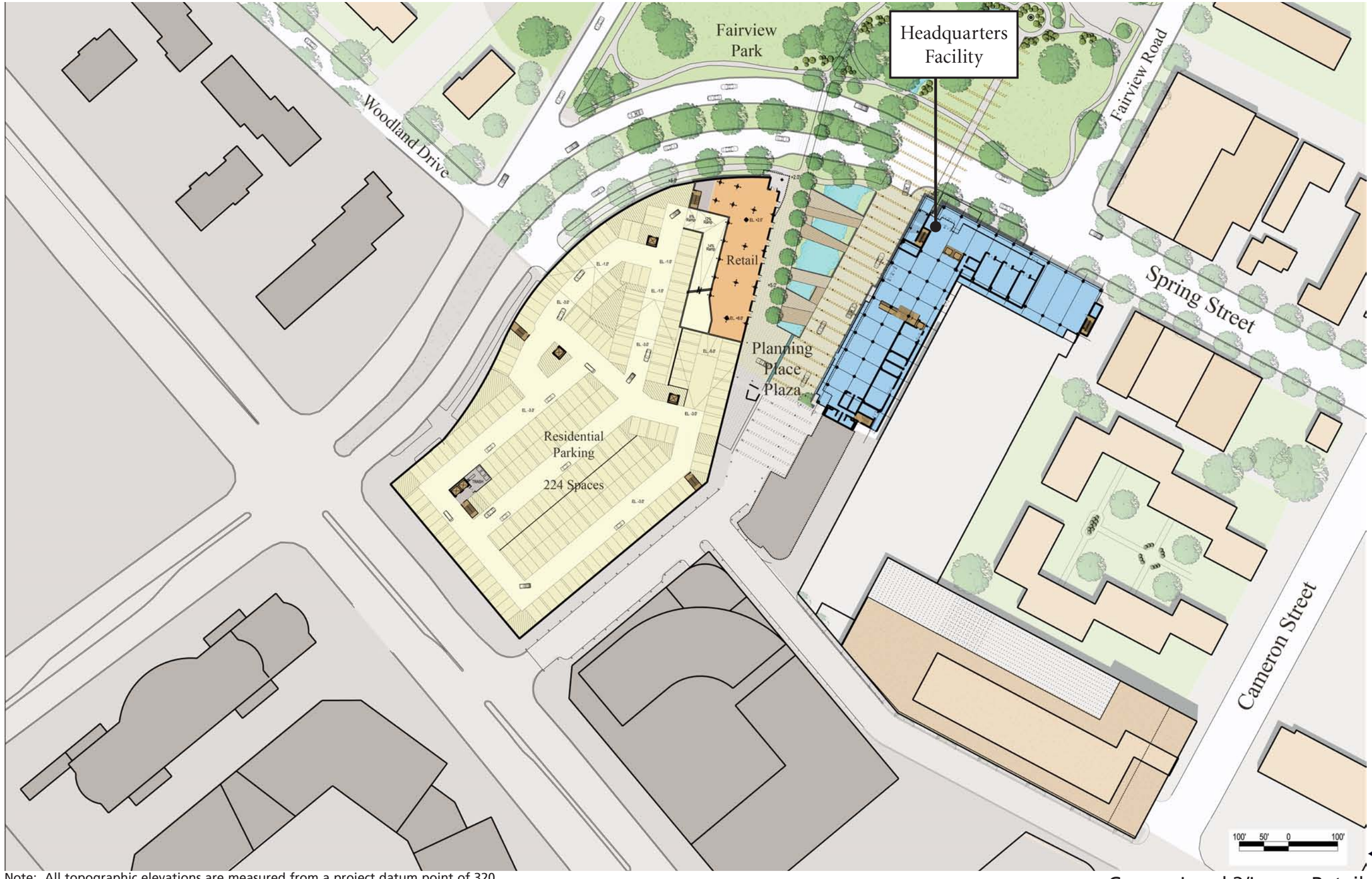
Aerial Perspective of Residential Component



N

Garage Level 3

Note: All topographic elevations are measured from a project datum point of 320 feet, which approximates the lowest proposed ground elevation on the site.



Note: All topographic elevations are measured from a project datum point of 320 feet, which approximates the lowest proposed ground elevation on the site.

Garage Level 2/Lower Retail

Retail Parking Level/Mid-Level Retail

Note: All topographic elevations are measured from a project datum point of 320 feet, which approximates the lowest proposed ground elevation on the site.

Note: All topographic elevations are measured from a project datum point of 320 feet, which approximates the lowest proposed ground elevation on the site.

Upper Retail Level/First Level Residential

Typical Residential Floor

Note: All topographic elevations are measured from a project datum point of 320 feet, which approximates the lowest proposed ground elevation on the site.

Note: All topographic elevations are measured from a project datum point of 320 feet, which approximates the lowest proposed ground elevation on the site.

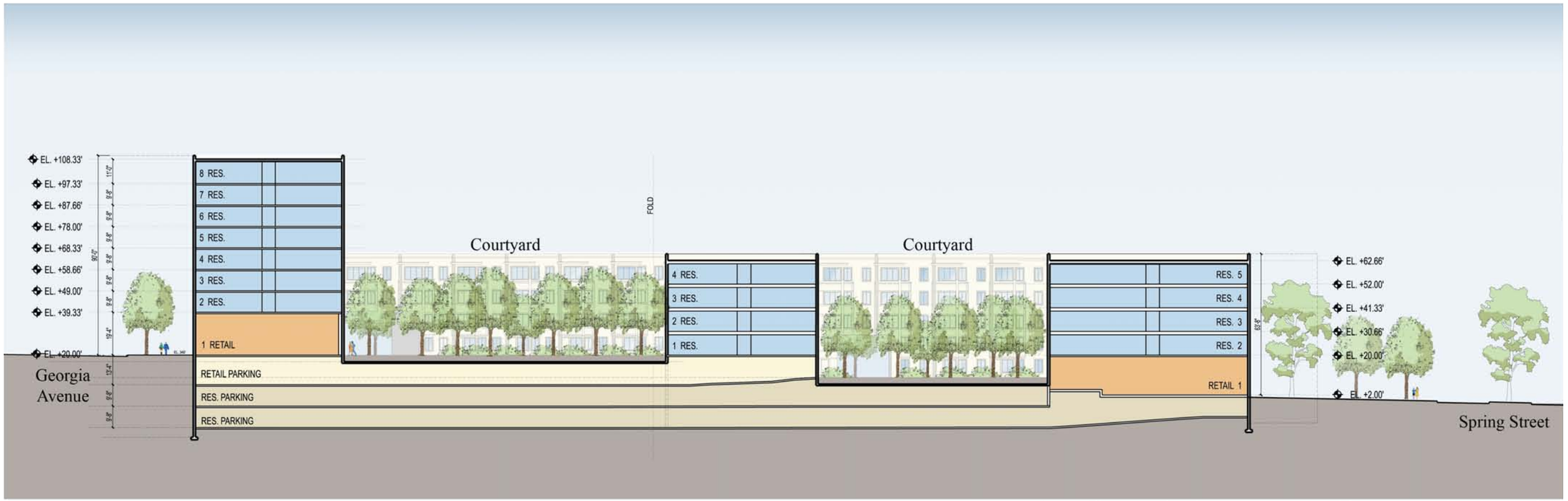
Upper Levels Buildings 2, 4 and 5

Upper Level Building 5

Note: All topographic elevations are measured from a project datum point of 320 feet, which approximates the lowest proposed ground elevation on the site.

Roof Plan

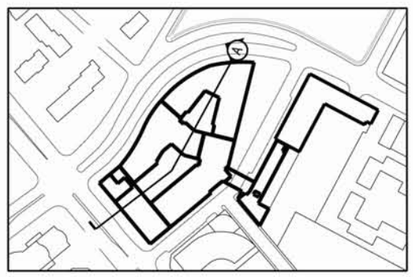
Note: All topographic elevations are measured from a project datum point of 320 feet, which approximates the lowest proposed ground elevation on the site.



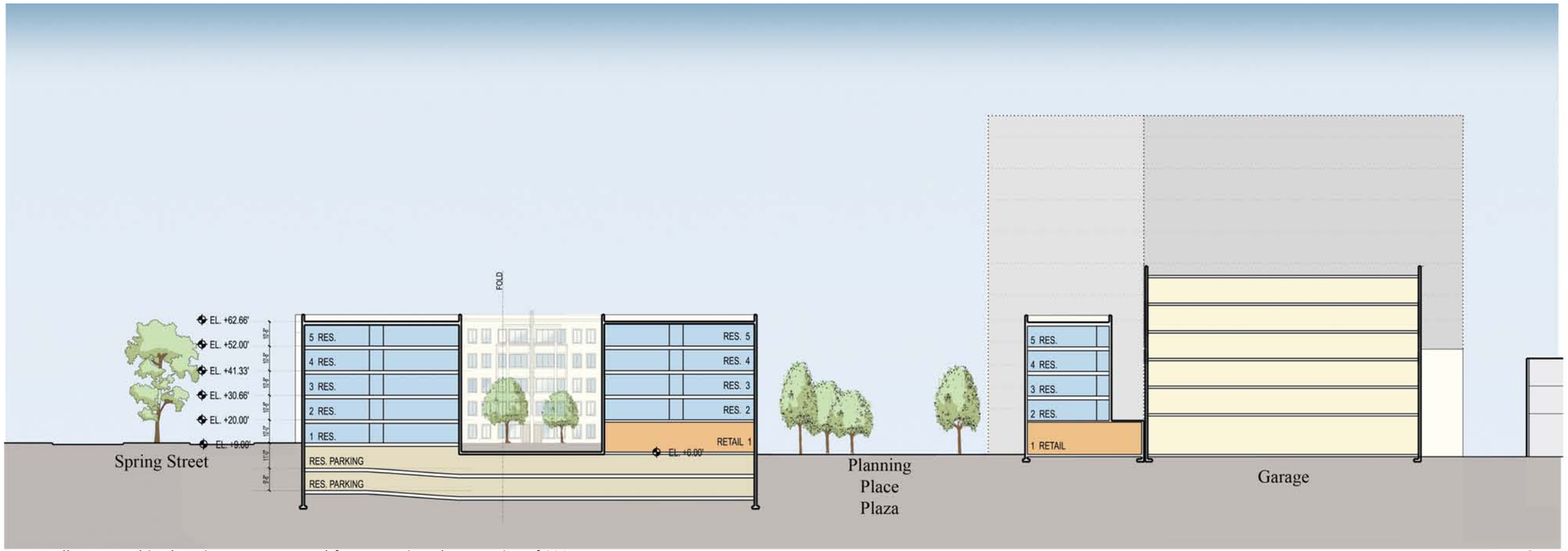
Longitudinal Section

Note: All topographic elevations are measured from a project datum point of 320 feet, which approximates the lowest proposed ground elevation on the site.

0 50 100



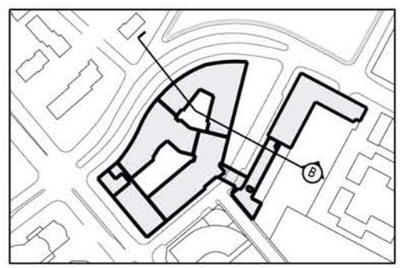
KEY PLAN



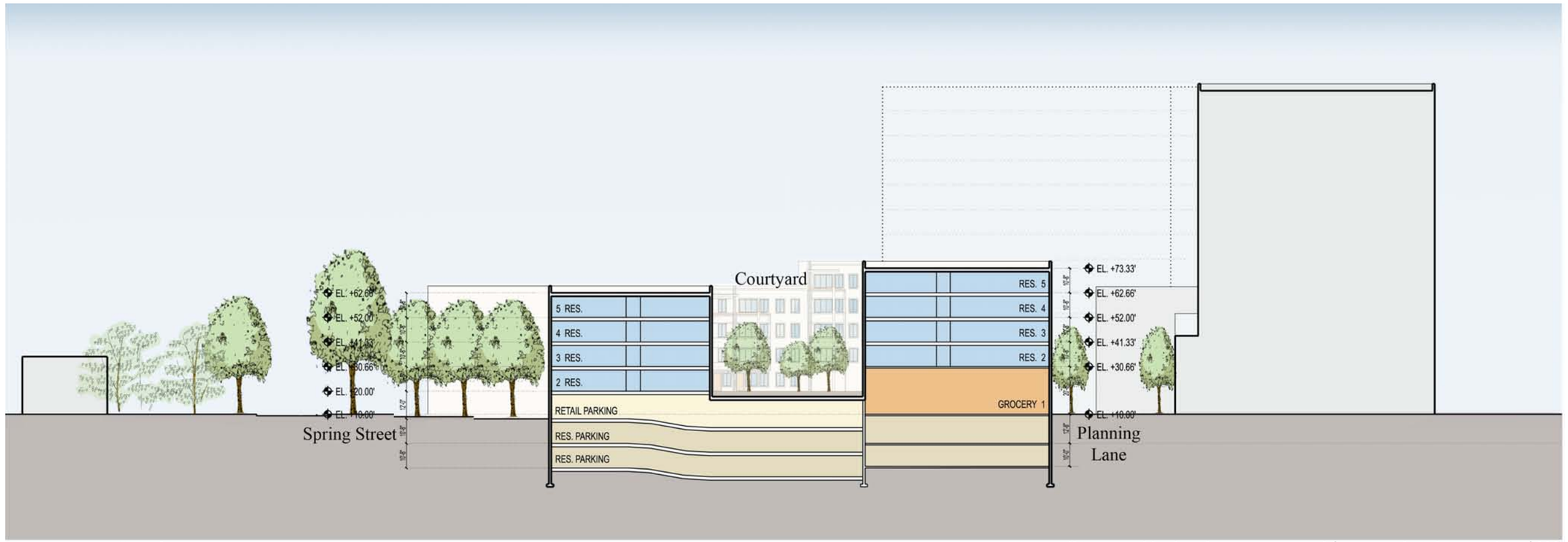
Note: All topographic elevations are measured from a project datum point of 320 feet, which approximates the lowest proposed ground elevation on the site.

0 50 100

Transverse Section



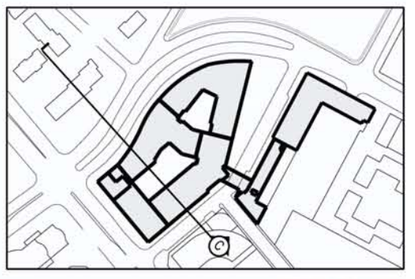
KEY PLAN



Transverse Section

Note: All topographic elevations are measured from a project datum point of 320 feet, which approximates the lowest proposed ground elevation on the site.

0 50 100



KEY PLAN

4.4.3 Residential Component: Green Design

The SilverPlace, LLC team is committed to achieving a LEED-NC Certified residential project. Our approach in achieving the residential LEED credits was to target those credits that provided a Project amenity opportunity, were most readily achievable based on using current standard construction methods and materials, and would have a positive effect on reducing energy consumption.

The residential project receives a few LEED credits based in its location near public transportation, the amount of residential density proposed and the use of a below-grade parking structure. The balance of the credits required for the Certified rating come through careful attention to identifying multiple green design opportunities, such as specification of the building systems that respond to energy conservation and IEQ improvement, selection of low-emitting interior finishes, creative implementation of stormwater management controls, and the incorporation of recycling and air quality programs during construction.

Included in this proposal is a LEED scorecard showing which LEED credits we anticipate pursuing to meet the required LEED Certified rating, including a brief description of each (see attached Appendix C). We targeted 28 credits and 7 prerequisites for incorporation into the design, construction and operation of the residential buildings. While only 26 credits are required for LEED-NC certification, we have targeted additional credits to allow some flexibility during construction and the certification process. These are only suggested credits based on the current design concept and will be refined as the project evolves to ensure that the points targeted represent the most cost effective means of achieving the required level of certification.

Please note that the Request for Proposals indicated that LEED-NC version 2.1 was to be followed for this project. According to the US Green Building Council website, all projects registered after December 31, 2005 must follow version 2.2 requirements. Consequently, we have revised the enclosed scorecard to follow version 2.2.

LEED® Credit Scorecard

LEED-NC Green Building Rating System, version 2.2, final version

LEED
LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN

28 | 14 | 27 Total Project Score — Possible Points **69**

Certified 26 to 32 points **Silver** 33 to 38 points **Gold** 39 to 51 points **Platinum** 52 or more points

8 | 2 | 4 Sustainable Sites — Possible Points **14**

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
1			Credit 2	Development Density & Community Connectivity	1
1			Credit 3	Brownfield Redevelopment	1
1			Credit 4.1	Alternative Transportation: Public Transportation Access	1
1			Credit 4.2	Alternative Transportation: Bicycle Storage & Changing Rooms	1
		1	Credit 4.3	Alternative Transportation: Low Emitting & Fuel Efficient Vehicles	1
		1	Credit 4.4	Alternative Transportation: Parking Capacity	1
	1		Credit 5.1	Site Development: Protect or Restore Habitat	1
	1		Credit 5.2	Site Development: Maximize Open Space	1
		1	Credit 6.1	Stormwater Design: Quantity Control	1
1			Credit 6.2	Stormwater Design: Quality Control	1
1			Credit 7.1	Heat Island Effect: Non-Roof	1
1			Credit 7.2	Heat Island Effect: Roof	1
		1	Credit 8	Light Pollution Reduction	1

2 | 1 | 2 Water Efficiency — Possible Points **5**

Y	?	N			
1			Credit 1.1	Water Efficient Landscaping: Reduce by 50%	1
	1		Credit 1.2	Water Efficient Landscaping: No Potable Use or No Irrigation	1
		1	Credit 2	Innovative Wastewater Technologies	1
1			Credit 3.1	Water Use Reduction: 20% Reduction	1
		1	Credit 3.2	Water Use Reduction: 30% Reduction	1

3 | 4 | 10 Energy & Atmosphere — Possible Points **17**

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of the Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	CFC Reduction in HVAC&R Equipment	
2			Credit 1.1	Optimize Energy Performance: 14% New / 7% Existing	2
	2		Credit 1.2	Optimize Energy Performance: 21% New / 14% Existing	2
		2	Credit 1.3	Optimize Energy Performance: 28% New / 21% Existing	2
		2	Credit 1.4	Optimize Energy Performance: 35% New / 28% Existing	2
		2	Credit 1.5	Optimize Energy Performance: 42% New / 35% Existing	2
		1	Credit 2.1	On-Site Renewable Energy: 2.5%	1
		1	Credit 2.2	On-Site Renewable Energy: 7.5%	1
		1	Credit 2.3	On-Site Renewable Energy: 12.5%	1
	1		Credit 3	Enhanced Commissioning	1
1			Credit 4	Enhanced Refrigerant Management	1
		1	Credit 5	Measurement & Verification	1
	1		Credit 6	Green Power	1

3 | 2 | 8 Materials & Resources — Possible Points **13**

Y	?	N			
Y			Prereq 1	Storage & Collection of Recyclables	
		1	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 + 1/2 pre-consumer)	1
	1		Credit 4.2	Recycled Content: 20% (post-consumer + 1/2 pre-consumer)	1
1			Credit 5.1	Regional Materials: 10% Extracted, Processed & Manufactured Re	1
	1		Credit 5.2	Regional Materials: 20% Extracted, Processed & Manufactured Re	1
		1	Credit 6	Rapidly Renewable Materials	1
		1	Credit 7	Certified Wood	1

7 | 5 | 3 Indoor Environmental Qual — Possible Points **15**

Y	?	N			
Y			Prereq 1	Minimum IAQ Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
	1		Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan: During Construction	1
	1		Credit 3.2	Construction IAQ Management Plan: Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials: Adhesives & Sealants	1
1			Credit 4.2	Low-Emitting Materials: Paints	1
1			Credit 4.3	Low-Emitting Materials: Carpet	1
		1	Credit 4.4	Low-Emitting Materials: Composite Wood & Agrifiber Products	1
		1	Credit 5	Indoor Chemical & Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems: Lighting	1
	1		Credit 6.2	Controllability of Systems: Thermal Comfort	1
	1		Credit 7.1	Thermal Comfort: Design	1
1			Credit 7.2	Thermal Comfort: Verification	1
	1		Credit 8.1	Daylight & Views: Daylight 75% of Spaces	1
1			Credit 8.2	Daylight & Views: Views for 90% of Spaces	1

5 | | | Innovation & Design Proce — Possible Points **5**

Y	?	N			
1			Credit 1.1	Innovation in Design: Green Educational Program	1
1			Credit 1.2	Innovation in Design: Water Saving Applicances	1
1			Credit 1.3	Innovation in Design: Transportation Management Plan	1
1			Credit 1.4	Innovation in Design: Green Housekeeping	1
1			Credit 2	LEED™ Accredited Professional	1

Sustainable Design Consulting

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TAB 5

OPEN SPACE REQUIREMENTS

4.5 Part 1 Tab 5: Open Space Requirements

4.5.1 Open Space: Design

4.5.1.1 Open Space: Description

The fundamental concept for the open space system of SilverPlace is to link all the components of the project (Commission Headquarters Facility, Residential, Retail, office and adjoining neighborhoods) together, into a central active public square or urban plaza. The "Planning Place Plaza" is located directly between the new Headquarters Facility and the residential/retail buildings. This space is roughly 100x300 feet and is shaped to open and extend out into the larger landscape of the existing Fairview Park. The relationship of the urban plaza with the existing park physically and visually connects the new development with the surrounding community to create "City Life in the Park". Further connections are made to the Silver Spring Town Center through a proposed future connection via Fenton Street. The Planning Place Plaza is configured to encourage and facilitate a multitude of uses at both an intimate and a community-wide scale. In total, open/public use space constitutes 25% of the Consolidated MRO Site.

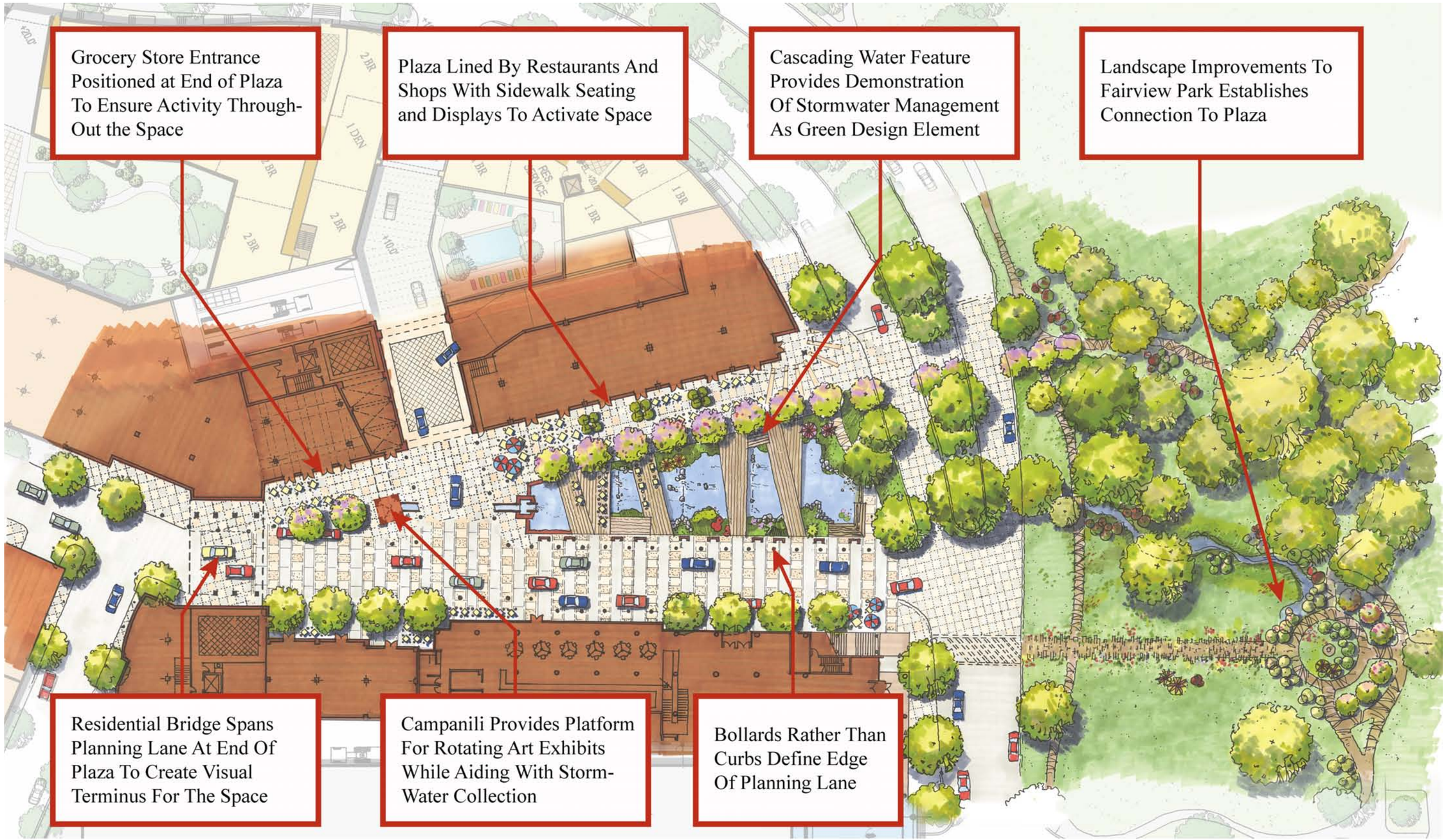
Open Space Component Descriptions:

The following are more detailed descriptions of each of the major open space components used to form the urban, landscape and environmental elements of the project.

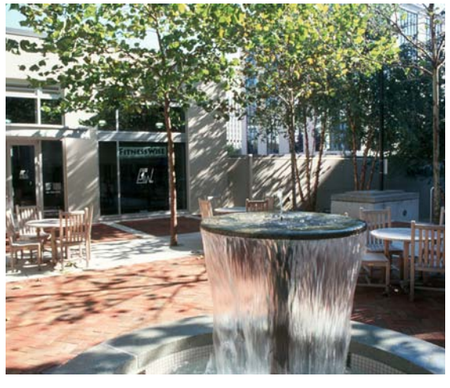
Vehicular Circulation and Parking:

As part of the conceptual design, the current Planning Place (renamed Planning Lane) will be extended through to intersect with Spring Street. This will allow unencumbered access to the Headquarters Facility and the parking Garage from Georgia Avenue and Spring Street. Planning Lane is also designed to be a secondary access road and part of the open space Plaza. This portion of the roadway will be constructed to feel more pedestrian than vehicular, which will slow traffic and, when closed, will be easily transformed into a larger urban Plaza. Spring Street, as it intersects with Planning Lane will be narrowed into a single lane, eliminating the existing metered street parking at that point to improve the relationship between the Plaza and Fairview Park and to slow traffic. Vehicular drop-off areas have been provided for the Headquarters and major retail spaces along Planning Lane.

The Headquarters Facility, with its high profile facades, will line the current Garage along both Spring Street and Planning Lane while parking will remain in very close proximity for use by the M-NCPPC Commissioners, staff and visitors. Parking for the residential and retail uses is located on three levels of below grade parking directly beneath the residential buildings north of the Plaza and can be accessed from both Spring Street and Planning Lane, offering flexibility of circulation for residents, service providers, deliveries, shoppers and visitors. Finally, an arched bridge over Planning Lane is proposed to connect to the existing Garage to provide additional or supplemental access to parking for the residences.



Planning Place Plaza Site Plan



Central Common Space:

As an important regional governmental body, the Commission needs to have an identifiable public open space in which to relate and be a part of. Our inviting open space design places the Headquarters Facility directly on the central primary open space of the project. The convenient location of the meeting and hearing rooms of the Headquarters Facility are designed to directly overlook the open space amenities. This also provides an identifiable place for important arrivals, drop offs, and events associated with the Headquarters.

Planning Place Plaza is shaped to reach and open out across Spring Street, to the park and neighborhoods beyond as an inviting gesture for access and activity into the space and the retail areas that line both sides. It pushes out to the green and pulls in the existing tree canopy to form a dialog between the two open spaces, thereby expanding their positive influences. The Plaza is scaled to accommodate small gatherings as well as large public events. A tall campanile will help mark and identify the Plaza and retail spaces. It will also serve as an above ground rainwater collection device that can slowly release water into runnels and the cascading step pools in the center of the Plaza.

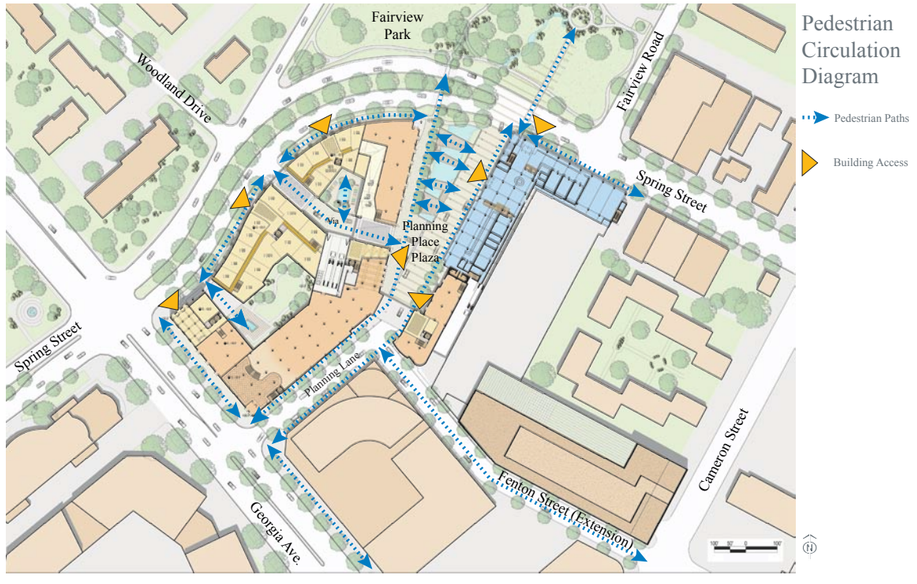
The plan also links pedestrian paths to the open space to attract and encourage pedestrian activities while providing an important link between the surrounding neighborhood and the CBD. The residential service drive also links Woodland Drive and Alton Parkway across Spring Street. Planning Place Plaza also directly ties the park and its pathways to Noyes Drive and the neighborhoods of Woodside Park and beyond. As part of a future phase, we propose the connection of Fenton Street to Planning Lane and to the Silver Spring Town Center.

Plaza Orientation:

An essential ingredient of successful open spaces that is often overlooked is their relationship to the sun. This important principle was used to design, locate and shape Planning Place Plaza. Sun studies were performed to determine the best orientation and shape of this outdoor space so that it would catch the warm morning and midday sun throughout most of the year and provide shade from the afternoon heat. Tree bosques and awnings along the south face of the residential building façade will offer additional shade during the summer months. Another benefit of this orientation will be to shield the Plaza from strong winter winds, thereby extending its seasonal use and providing an enjoyable place to visit and linger throughout the year.

Spatial Hierarchy:

The open space system for SilverPlace was designed to relate and connect to other spaces in a hierarchical manner, so that small spaces flow into larger spaces that in turn connect to and holistically integrate the environment. This sequence provides opportunities for views and vistas from one space to the other. In short, we feel most comfortable outdoors when we have a sense that it is part of a larger whole, in that the place where you sit feels part of a larger system of spaces beyond. This principle also knits the small private residential courtyards and the Headquarters roof gardens to the Plaza and larger open spaces throughout the site.



Accessible Green:

As part of our goal to create an open space hierarchy that creates a "City Life in the Park", we have chosen to relate the Plaza to the nearby park. Directly across Spring Street from Planning Place Plaza is an under-utilized park and undeveloped parcel known as Fairview Park. This open space could be easily improved for use by the community with tremendous ancillary benefits to the SilverPlace project, the Headquarters Facility, and the surrounding neighbors. People enjoy green places to go and that are easily accessible. This area fits this need quite well and will serve a dual role as an additional identifiable open space for the Commission and the whole community.

Roof Gardens:

Roof gardens play an important role in the sustainable design solution for the Consolidated MRO Site. They help with minimizing the amount of stormwater falling on impervious surfaces, contribute to rainwater harvesting and provide much needed relief from the effects of the urban heat island. The plan includes providing a large 20,000 SF roof garden on top of a portion of the existing Garage (the "Demonstration Roof Garden"). The Demonstration Roof Garden has two primary components, a relatively shallow area for non-irrigated succulent type plantings such as sedums, and an irrigated portion that may contain riparian plantings such as grasses and ornamental shrubs or small trees. Harvested roof run-off and stored cooling tower condensation will be used to irrigate this portion of the garden. The Demonstration Roof Garden will also incorporate a limited access path for tours and educational classes to promote green roofs in furtherance of the Commission's mission. A second roof garden will be constructed on the roof of the Headquarters Facility, the "Tower Roof Garden", with access limited only to Commission staff. Any excess or unabsorbed rainfall will be sent to the on-site storm water storage constructed under the Plaza for reuse. The third roof garden is located on the second floor of the south wing of the Headquarters Facility, immediately adjacent to the auditorium. This terrace is designated the "Rain Garden", in that it will provide a readily accessible outdoor gathering place to demonstrate the benefits of rainwater harvesting, recirculation, and reuse in a beautifully landscaped setting.

Storm Water Management / Rainwater Harvesting:

An underlying goal of the project is the development of a storm water management system that could serve to minimize the amount of unfiltered water that leaves the site, but to also contributes as a visual amenity and an educational tool in support of the Commission's mission for environmentally sensitive site development. The concept behind this system will be to control the rate of excess runoff, to improve the quality of any storm water that does leave the site and to use retained storm water to supply the Central Water Feature within the Planning Place Plaza and irrigate on-site plant material. This "low-impact" design will be accomplished by collecting and storing rainwater from the roofs and site; filtered and stored in underground cistern basins within the Plaza. Rainwater collected would be visibly directed through a series of downspouts, runnels, and other architectural features with the intent of publicly exposing the sources, circulation and cleansing process to the casual observer.

Two management systems will be at work with these basins or pools: initial storage and filtration through a series of sand filters, then slow release and recirculation through bioretention and filtration

pools with riparian plantings. Some of this rainwater will be used to irrigate the nearby tree bosques and then any excess water will be released into the Fairview Park swale and drainage system.

Access to Water:

Access to water, either natural or man-made is an essential component of any successful landscaped open space or garden. It completes the landscape composition and ties it back to the environment. Because of the topographic shape of the land upon which the Plaza is located, it is safe to say that at one time this area included some type of stream, active or intermittent. The design concept for Planning Place Plaza is to return the water, as much as feasible, back to the surface. As described above, after roof and surface rainwater is collected, filtered and stored, it will be re-circulated through a series of stepped pools and collection basins planted with wetland and riparian species. In addition, wood terraces, boardwalks, and footbridges will span over the pools to allow visitors to occupy and engage in this Central Water Feature.

Plantings and Finishes:

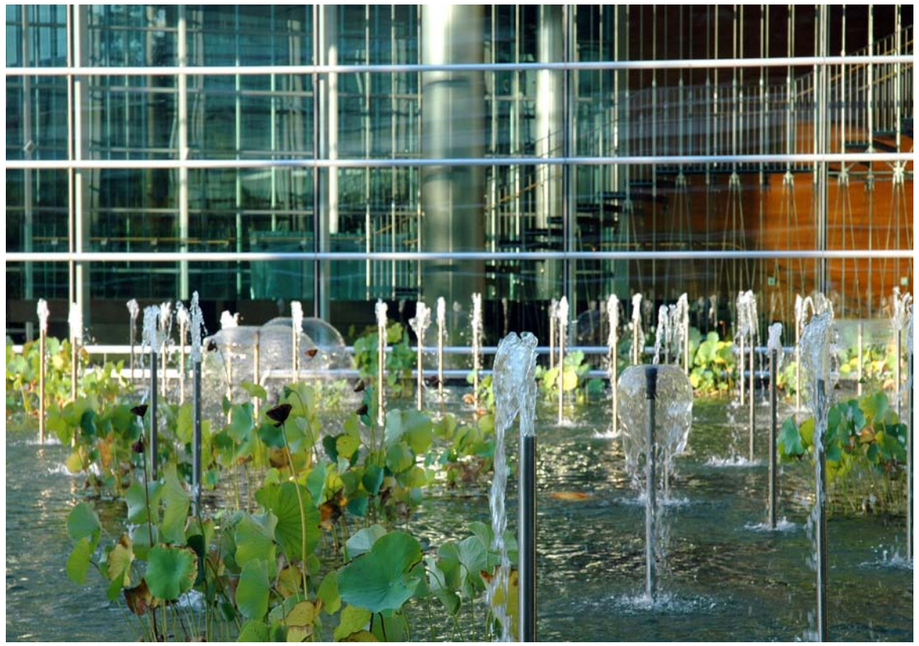
The open space and Plaza is designed to be a pedestrian urban space, in which vehicular traffic is allowed to enter. Materials, finishes and details will be used throughout to enhance the pedestrian character of the space. Vehicular areas will be paved in granite cobbles with ornamental bollards positioned to direct flow and mark the areas shared with pedestrians. Other pedestrian-only areas will be similarly paved to provide continuity throughout the space. This master design strategy will create spatial continuity when Planning Lane is closed to vehicular traffic so that community events can be sponsored in this Plaza space. Lighting will be selected to indirectly illuminate the Plaza but not the sky. A linear bosque of sentry Ginkgos will line the south face of the ground floor retail and be carried across into the woodland to further tie the Plaza and Fairview Park together.

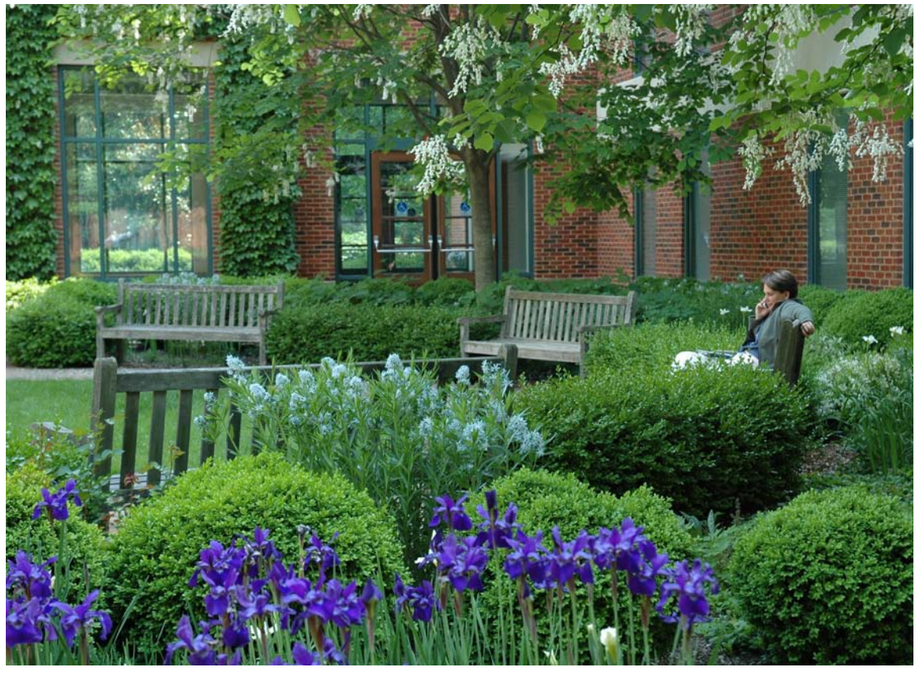
Streetscapes and Street Trees:

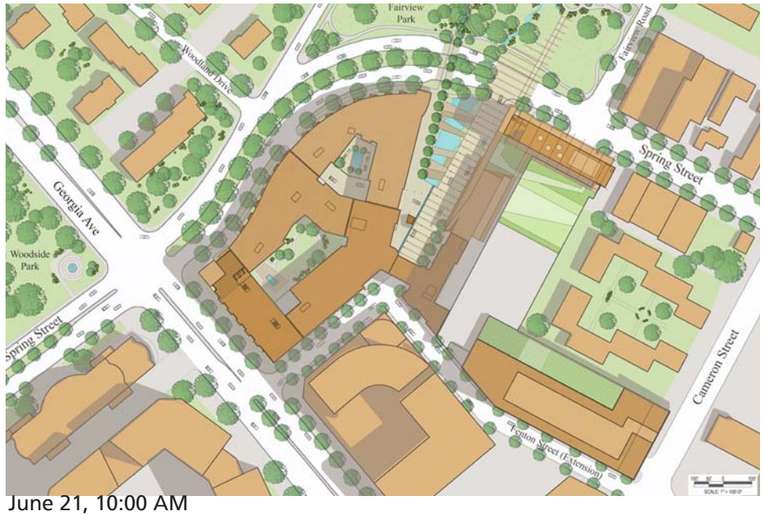
Georgia Avenue: Street trees located along Georgia Avenue will match the spacing and recommended willow oak species for the Avenue. The major design change suggested for the street trees would be to provide larger contiguous soil panels for street tree planting. The paving and furnishings would also be similar to the current types used for the Silver Spring CBD.

Spring Street: This streetscape will strive to maintain its current shade and residential character. All existing street trees in good to fair condition both within the median and on the development parcel will be protected and preserved. There are numerous existing trees in poor condition or in a severe state of decline. All trees in this condition will be recommended for removal and replanted with similar species. Street trees will be planted at 40’ on center and the planting strip will be enlarged to a minimum of 6’ wide and larger where the design allows. The streetscape along this portion will provide access to the lower residential units that run along Spring Street. These areas will be planted with indigenous ornamental trees and foundation shrub and groundcover plantings.

Planning Lane: Planning Lane will be planted wherever space allows with good urban trees such as Columnar Sentry Ginkgos. Due to their narrower crown, these trees can be more closely spaced to 30’ on center, which will soften the narrow street and base of the adjacent hotel facade. The Plaza paving, material types and details will be used and extended out to Georgia Avenue.



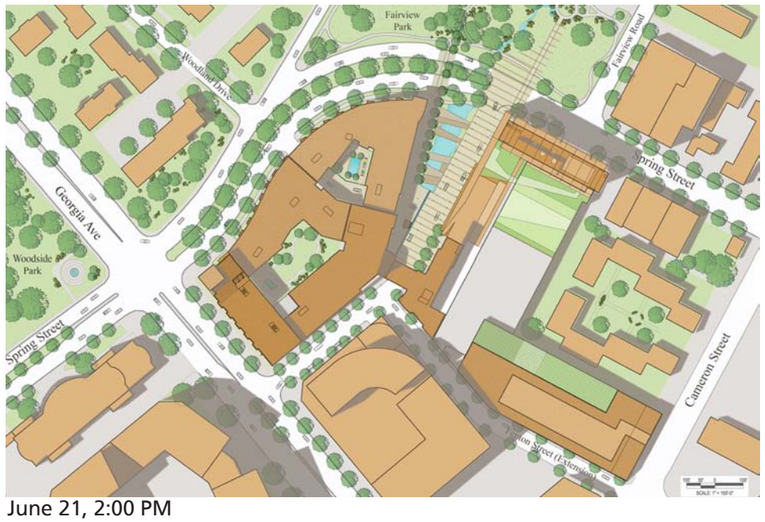




June 21, 10:00 AM

Equinox, 10:00 AM

December 21, 10:00 AM



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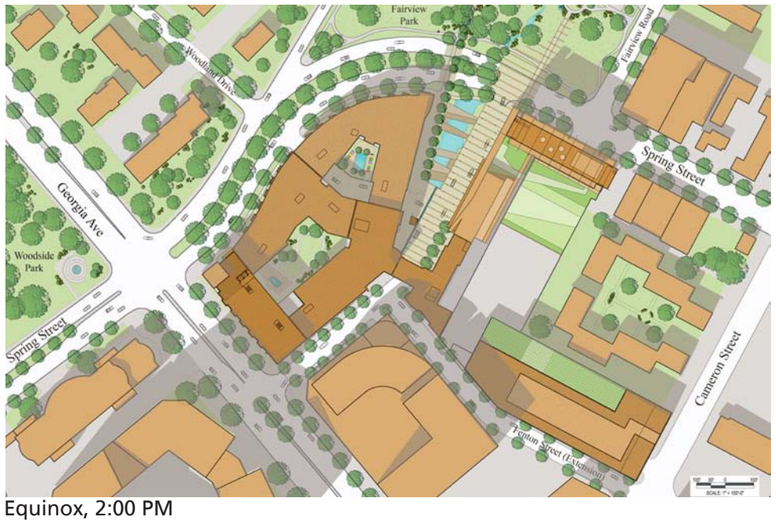

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Sun Studies

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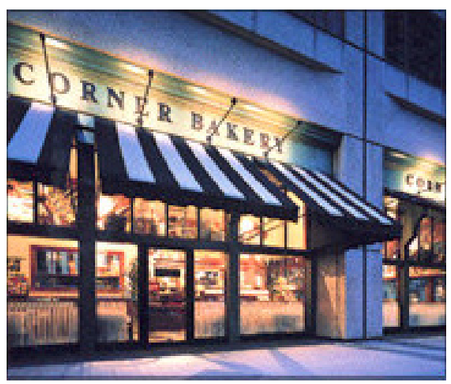
TAB 6

ADDITIONAL PROJECT COMPONENTS



4.6 Part 1 Tab 6: Additional Project Components

4.6.1 Additional Project Components Program

4.6.1.1 Development Program

The "Additional Project Components" included as part of our design solution for the Commission includes approximately 47,000 square feet of street-level retail located beneath the residential components at the entrance to the new Planning Lane at both Georgia Avenue and Spring Street, and fronting the newly formed Planning Place Plaza through to Georgia Avenue; and a potential future 150,000 square foot speculative office building and associated parking located in front of and on top of the Cameron Street wing of the existing Garage (Phase II).

The success of SilverPlace is not dependent on the implementation of Phase II. Phase II has been included in this proposal to illustrate the potential future positive impact that could result from incorporating the balance of the Garage into the redevelopment. The incorporation of retail in the SilverPlace program, however, is critical to the success of the Project in order to create an inviting, active, pedestrian friendly urban design solution that meets the needs of its inhabitants and the surrounding neighborhood.

We have provided retail spaces sized to accommodate the potential for a variety of retail uses to service employees', residents' and visitors' needs including small restaurants, cafés, and other convenience retail. In addition, we have included a retail space sized to accommodate an urban grocery store that provides a much needed "destination" retail component in order to enhance the financial success of the "other" retail and residential uses, to provide a retail "identity" on Georgia Avenue and to draw the neighborhood and the Projects' patrons into Planning Place Plaza.

4.6.1.2 Parking Program and Circulation

We have provided ninety (90) below grade retail parking spaces under the residential components on garage Level One. These spaces are intended for the exclusive use of the grocery store and are located at the same level as the grocery sales floor. These spaces are accessed off of Spring Street or Planning Place Plaza via a covered parking entrance and loading access road. The balance of the retail parking is assumed to be provided for in the existing Garage . Pedestrian access to the retail is centered on Planning Place Plaza and streetscape improvements surrounding the Project.

Phase II parking would be located in front of and directly on top of the Cameron Street wing of the Garage including approximately 225 additional spaces on two new levels with the office tower provided for in front of and above the expanded Garage.

4.6.1.3 Open Space

The retail being provided as an "Additional Project Component" is located on the ground floor of the residential buildings. The retail space will utilize the private interior gardens and sidewalks serving the residential buildings and Planning Place Plaza serving the entire development. The retail spaces fronting Georgia Avenue are designed to attract pedestrians off of Georgia Avenue while offering the additional benefit of utilizing the private, quieter residential courtyard for potential outdoor seating areas. The retail spaces fronting the Plaza will benefit from deep, tree lined pedestrian areas and a central water feature as a place to provide inviting outdoor seating and sale areas.

Phase II would include the extension of Fenton Street from Cameron Street to Planning Lane and Planning Place Plaza. This would allow the ability to provide both a pedestrian and vehicular connection from the Project to the new Silver Spring Town Center.

PART 1
TAB 6: TABLE 1

SILVERPLACE, LLC
OTHER PRIVATE USE PROJECT
DEVELOPMENT PROGRAM

Other Private Use	GSF	Location /1
Retail	47,000	Consolidated MRO Site
Speculative Office	150,000	Consolidated MRO Site
Total	197,000	

1. " Consolidated MRO Site" consists of MRO Site, Garage No. 2, and Lot No. 2.

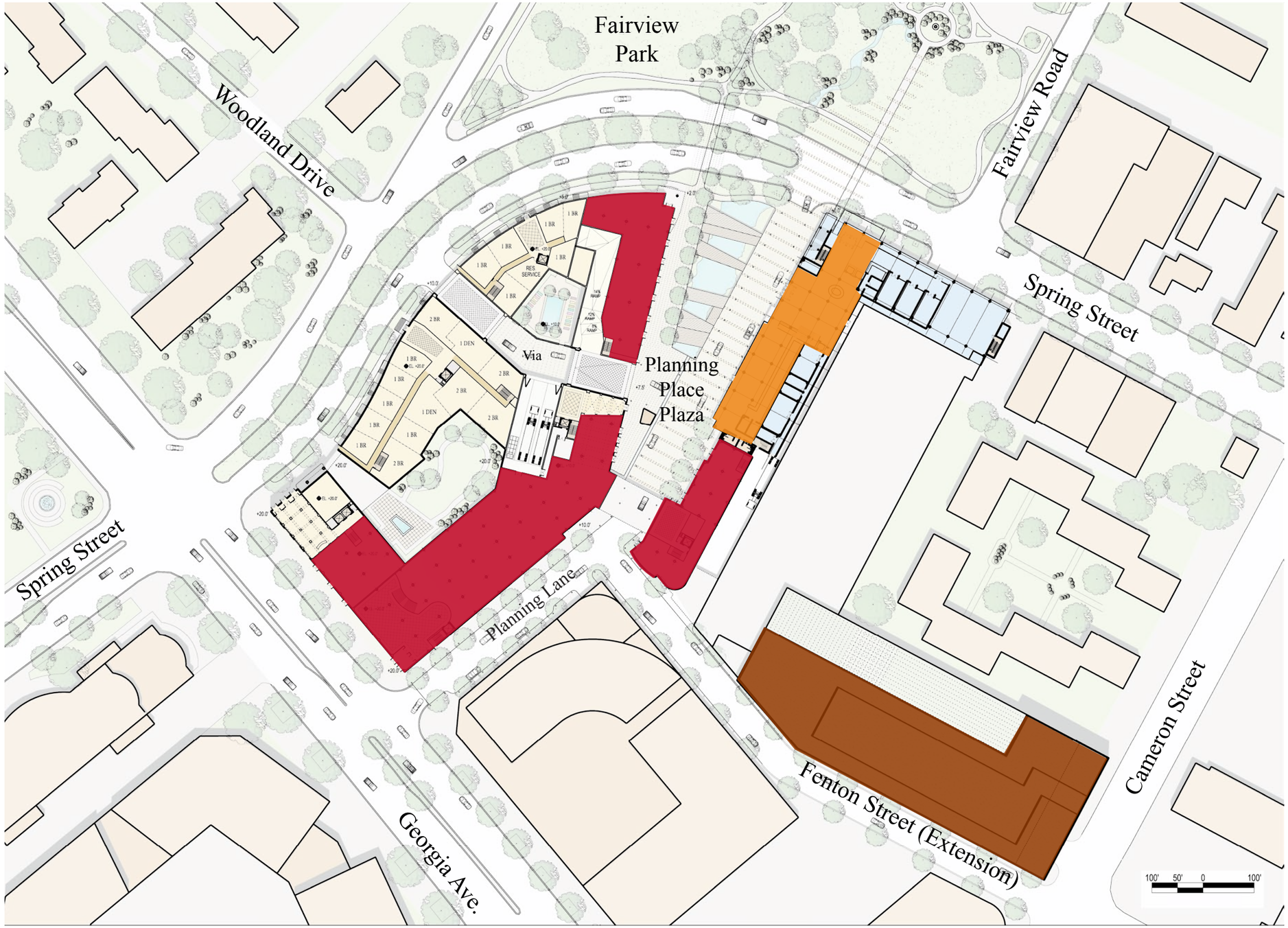
PART 1
TAB 6: TABLE 2

SILVERPLACE, LLC
OTHER PRIVATE PROJECT
PARKING PLAN

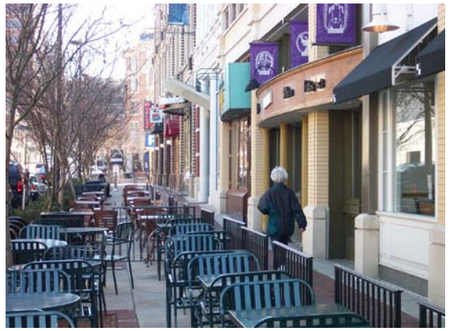
Other Private Use	Total Number	Total Parking Spaces	Type *Surface/Structure/ Underground*	Pkg Ownership *Commission, County, Private*	Location /1
Retail	47,000 GSF	90	Underground	Private	Consolidated MRO Site
Speculative	150,000 GSF	225	Structure	Private	Consolidated MRO Site
Total	197,000 GSF	315			

1. Consolidated MRO Site" consists of MRO site, Garage No. 2, and Lot No. 2.

Commercial/ Retail Diagram



- Retail
- Commission "Retail" Services
- Phase II Speculative Office Building



4.6.2 Additional Project Components: Design

4.6.2.1 Architectural Design Description

The incorporation of pedestrian-oriented retail into the SilverPlace program is critical in order to meet several of the Commission's objectives including integration with the neighborhood, linkage of the project components and providing an environment that satisfies employees', residents' and visitors' needs. The amount and location of the retail is designed to foster an active, pedestrian friendly environment balanced with the need for creating a "sense of place" and "identity" in order to attract patrons to the retail and provide an environment that facilitates its financial success.

Retail space, combined with the "public" use portion of the Headquarters Facility, defines the perimeter of the newly formed Planning Place Plaza. Each is designed to maximize the storefront at the street-level, allowing an opportunity for those uses to physically engage the public realm through multiple ingress and egress points and potential outdoor seating/sale display areas in the Plaza, combined with providing a visual connection from the Plaza into these active use spaces.

Planning Place Plaza is anchored to the south and connected from the north (Georgia Avenue) with a proposed +/- 25,000 SF grocery store with entrances in both locations. The grocery store location, as the connector between Georgia Avenue and the Plaza, provides visual identity on Georgia Avenue while simultaneously providing a draw for people into the Plaza off of Spring Street.

The inclusion of an urban-scaled grocery store into the retail program provides several benefits to the Commission and the Project on whole. The grocery store is a "destination" retailer and by the nature of its use, will attract patrons beyond that specific to the "Project" itself, thus creating a more active, urban space. This in turn will increase the viability and potential profitability of the "other" smaller, more service-oriented retail restaurants/shops around the Plaza and on Georgia Avenue, and thereby increase the potential marketability and livability of the residential Project components.

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PLACE

EXHIBIT B.11

Part 2

Tab 1

Financing Strategy Overview

Tab 2

Headquarters Facility: Financial Plan

Tab 3

Residential Component: Financial Plan

Tab 4

Additional Project Components: Financial Plan

Tab 5

Open Space/Site Infrastructure: Financial Plan

This exhibit contains proprietary and confidential information and is not available for disclosure.

SILVER PLACE

TAB 1

SUPPLEMENTAL PROJECT TEAM INFORMATION

SILVER PLACE

SUPPLEMENTAL PROJECT TEAM INFORMATION

Section 4.8

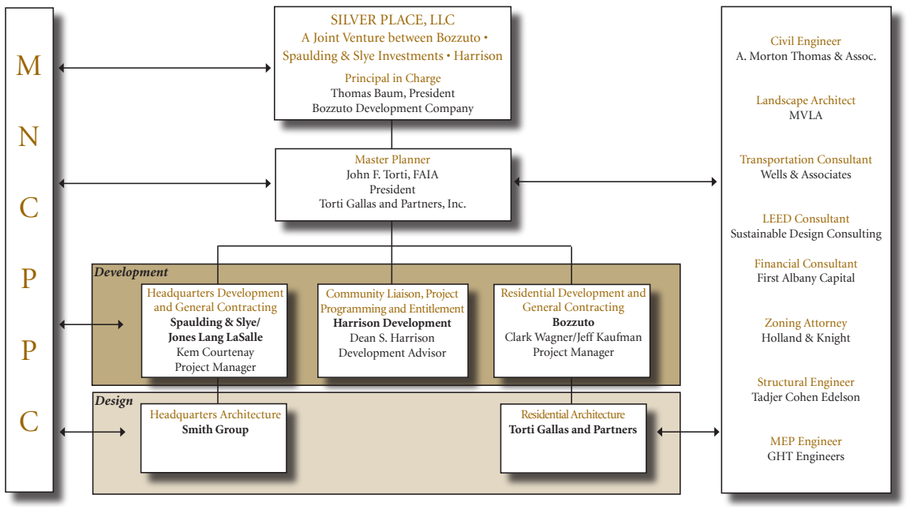
4.8.1: Relevant Experience

The members of the SilverPlace, LLC team have a long and successful history developing projects nationally, in Maryland, and specifically in Montgomery County. They have demonstrated strength in programming, planning, designing and constructing complex mixed-use projects with similar goals and objectives to those proposed in the SilverPlace M-NCCPC Headquarters and mixed-use project.

The original SilverPlace, LLC project team members as detailed in our Response to Request for Qualifications remain unchanged. However, in order to further augment the team's already substantial cumulative expertise, we have:

1. Added First Albany Capital, Inc., a national investment banking and brokerage firm, to assist with the financing aspects of the project specifically as it relates to the structuring and successful placement of Certificate of Participations (COPS);
2. Deepened our resources with the integration of Spaulding & Slye and Jones Lang LaSalle, and;
3. Added a second residential development project manager to manage the development of the "for-rent" residential components of the project.

The SilverPlace, LLC project team organization chart has been modified (see chart below) as part of our Request for Proposal response to reflect the aforementioned additions and modifications to the team.



The following is a description of each of the three (3) proposed additions and modifications to the SilverPlace, LLC team including associated supporting documentation:

1) First Albany Capital, Inc.

Overview

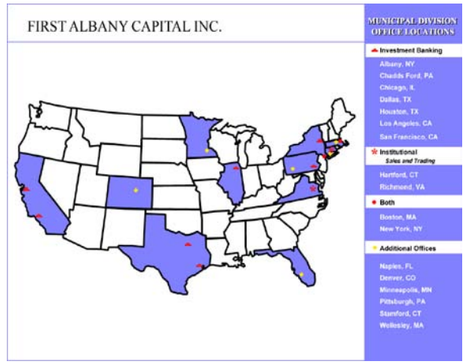
In its 50-plus-year history, First Albany Capital has established a national presence by providing clients with a full range of structuring, underwriting, distribution, financial advisory, and research services. Their familiarity with executing transactions in the State of Maryland, along with their extensive COP and Lease Revenue Bond experience make them uniquely qualified to assist the SilverPlace, LLC team in the successful execution of this assignment.

First Albany's experience in Maryland includes nineteen (19) financings totaling $2.1 billion in bonds over the past five years. This experience includes senior managed transactions with the Maryland Economic Development Corporation, Hartford County and Prince George's County, as well as serving as co-manager on Montgomery County's $146.8 million GO bonds issued in 2001. Locally, they are also financial advisor to Metropolitan Washington Airports Authority (Washington National and Dulles International Airports) and were co-senior manager on the District of Columbia's $35 million Gallery Place TIF Bonds.

In the past 5 years, First Albany has been involved with forty-nine (49) COP and lease-backed transactions totaling approximately $4.7 billion in bonds and certificates. They have senior managed financings as large as $500 million (for the State of California) and as small as $5.3 Million for New York State Dormitory Authority.

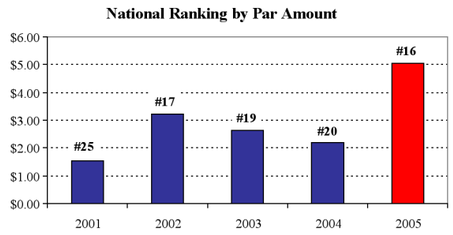
Detailed Qualifications

First Albany Capital, Inc. ("First Albany"), established in 1953, is a national investment banking, advisory, and brokerage firm offering our clients a full range of structuring, underwriting, distribution, financial advisory, and research services. First Albany underwrites and distributes tax-exempt and taxable municipal, corporate, asset-backed and government securities in the primary market and, through FAC/Equities, maintains active utility, technology and banking market-making activities in equity securities. Over the past 53 years, First Albany has established a nationwide presence through our integrated branch system comprised of 20 offices located throughout the country in 13 states.



Municipal Finance is one of our core businesses, contributing more than 30% of the firm's annual revenues. Our Municipal Capital Markets Department has grown from 46 professionals in 1993 to 94 today. In the last 5 years we have opened public finance offices in San Francisco, Chadds

Ford (PA), Dallas and Houston, in addition to our public finance offices in Albany, Boston, Chicago, Los Angeles and New York City.



First Albany consistently ranks in the Top 20 among underwriters nationally. We have one of the largest municipal sales and trading desks with more than 30 professionals and an average daily inventory of $100 million in bonds that turn every 2.2 days demonstrating our significant appetite for municipal paper. First Albany is also one of the only firms on Wall Street with a dedicated taxable municipal underwriting, sales, and trading group. Since 2001, we have managed $6.3 billion in taxable financing and are ranked in the Top 5 nationally.

Distribution Strength

First Albany's New York City based municipal institutional sales force is one of Wall Street's largest. Our staff of 47 institutional sales professionals has built a business through secondary trading in addition to our focus on marketing new issues. Our national institutional sales force covers all the major buyers of tax-exempt securities including the largest bond funds, money market funds, insurance companies, banks and Fortune 500 corporations.

One of our primary strengths in distribution is First Albany's Middle Markets Group ("MMG"), a separate unit within the municipal sales department. The MMG was created to better serve the rapidly growing and underserved sector of municipal investors that includes over 300 independent investment advisors, community banks, small trust companies and mid sized insurance companies across the country as well as high net worth individuals. First Albany has strong relationships with these accounts, which have had a powerful impact in broadening demand and thus providing the leverage necessary to establish lower interest rate levels when pricing bond issues. Currently, over 35% of our total sales volume represents second and third-tier coverage. Our relationships with both the top tier and these lower tier accounts provide our clients direct access to these important buyers, enhanced exposure to the market and, subsequently, strong pricing levels.

With traditional retail investors increasingly purchasing tax-exempt bonds through trust departments, money managers and wrap accounts, First Albany covers these "retail proxies" through our intermediate desk. In many tax-exempt bond sales, orders from these accounts typically will exceed those placed on behalf of traditional individual investors. These accounts, which place access to bonds above pricing differentials, represent the most aggressive buying sector. In addition, as do other large institutional firms, First Albany provides general retail coverage through inter-dealer relations.

In addition to ensuring that securities are broadly distributed at the initial sale, First Albany regularly supports its senior and co-managed issues in the secondary market. Our traders maintain an extensive database of securities which they regularly match with institutional buyers. A firm such as First Albany which maintains an average daily inventory of $100 million in municipal bonds can ensure the County of continued liquidity in the secondary market. This will prove vital to the success of the County's long-term financial planning, by assuring that should additional debt issues be offered, they will be well received by investors.

Case Studies

$499,590,000 State of California Public Works Board
Department of Mental Health and California Community Colleges
Lease Revenue Bonds, 2004 Series A and 2004 Series B

In April 2004, First Albany Capital served as senior manager on a $499,590,000 State of California Public Works Board lease revenue bond. Proceeds from the $474,085,000 Series A bonds will be used to finance the construction of new 1,500-bed maximum security psychiatric hospital located in Coalinga, California. The Series B bonds with a par amount of $25,505,000 will be used to finance the construction of new academic buildings on the Mendocino-Lake and State Center Madera community college campuses. All three facilities involved new construction, and interest is capitalized six months beyond the expected completion dates.

The bonds are secured by lease payments to be made by the Department of Mental Health (Series A) and the California Community Colleges (Series B). While the lease payments are subject to annual appropriation by the state, the departments are required by law to use the first funds appropriated to them from the state to make their payments. Additional security is provided by the board's master debt service reserve fund. The bonds are uninsured and are rated, Baa2, BBB- and BBB by Moody's, Standard & Poor's and Fitch Ratings respectively.

The bonds were priced for retail investors on Monday, April 5 with institutional pricing on Tuesday, April 6. During the previous week, the bond market displayed significant weakness and yields on municipal bonds had risen dramatically (30 bps) until the day of the retail pricing. However, this dramatic rise in yields brought a number of investors back off the sidelines and into the market. First Albany was able to effectively time the market and obtain aggressive pricing for the Board. The benchmark 10-year treasury was 4.10% on the day of pricing and subsequently rose to 4.17% two days later. Since uninsured California bonds are relatively scarce, the issue was extremely well received by investors as a consequence First Albany was able to price and then reprice the issue with lower yields. The 2029 term bond was priced to yield 5.33%. First Albany was able to obtain attractive rates for the Board during both a volatile market and amidst the current State fiscal crisis.

$41,605,000 California Infrastructure and Economic Development Bank Revenue Bonds
Department of Public Social Services Facility
(Vermont Village Human Services Corporation) Series 2003

The California Infrastructure and Economic Development Bank (Bank) on behalf of the County of Los Angeles (County) issued $41,605,000 Lease Revenue Bonds, Series 2003. The Bonds are secured by lease rental payments from the County general fund under an operating lease for the use of a new welfare facility for its Department of Public Social Services. The County has entered into an operating lease rather than a capital lease in order to receive federal subventions for 90% of the operating lease costs, as opposed to only 2% reimbursement under a capital lease structure.

Vermont Village Human Services Corporation (VVHSC), a 501(c)(3) non-profit Developer will receive rental payments from the County. VVHSC along with Alliance Property Group, Inc. will be responsible for the completion of this project.

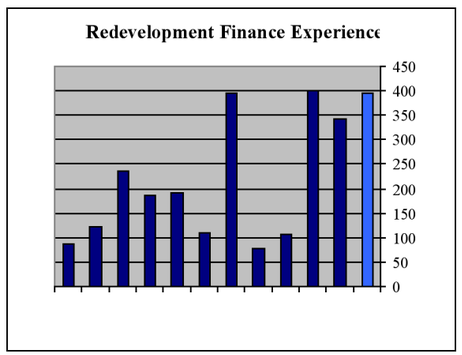
The project involves the construction of one free standing, four story building with an aggregate of 88,546 rentable square feet of office space to be constructed on an approximately 26,000 square foot site. In addition, a parking structure consisting of 542 parking stalls will be constructed. Initially, the premises will house the County's Department of Children and Family Services, Child Support Services, Mental Health, and/or Probation and Public Social Services programs managed by the County's Department of Public Social Services.

During the preceding months leading up to pricing, interest rates were slowly increasing above their previous historical lows and the week before pricing were extremely volatile amidst positive economic news. On Monday, August 4 the day of pricing, Treasury prices edged higher. Given the events of the previous week and just days before, the Bank's issue was priced during a small window of opportunity. Market participants felt that investor sentiment toward bonds had improved, which brought in buyers. Institutional investors accounted for the strongest buyers but retail buyers were also present. The combination of August 1 reinvestment cash, a manageable new issue calendar, and decent retail interest made for lower yields and relatively strong demand for the Bank's issue.

During the course of pricing, the 2023, 2028 and 2035 term bonds were well received and subsequently repriced to lower yields by 6, 7 and 7 basis points respectively. Even with the volatile market conditions which proceeded the day of pricing, we were able to secure for the Bank an attractive true interest cost of 5.123%.

Redevelopment Experience

Since 2001 First Albany has underwritten $843 million in redevelopment bonds. Our bankers have senior managed tax increment-backed financings for twelve of the nation's largest 15 cities. Key issuers include the San Francisco Redevelopment Agency, Community Redevelopment Agency of the City of Los Angeles, San Jose Redevelopment Agency, and the cities of Detroit, Atlanta and Chicago.



In addition to our past experience, we are currently serving as senior manager for deals expected to price in the next quarter, including $85 million 2006 Perry/Bolton Tax Allocation District Bonds for the City of Atlanta; and $129 million Tax Increment Financing District No. 1 Bonds for the City of Branson, Missouri.

We have pending engagements in Wilmington, DE, Chester County, PA and Hartford, CT, all of which should come to market in mid-to-late 2007.

Team Leader Resume

Marc Hughes
Senior Vice President
First Albany Capital

Experience

Mr. Hughes has seventeen years experience municipal redevelopment finance experience. Known for his creativity, Mr. Hughes has been involved with a variety of financings in his career with experience that includes over 100 real estate-backed financings with a par amount in excess of $3.20 billion. Current and past clients he has served include such large municipalities as San Francisco, Los Angeles, San Diego, Detroit, Houston, Atlanta, Wilmington and many smaller communities throughout the nation. In his career he has completed many "firsts" and in 2001 a financing he completed for the Los Angeles Community Redevelopment Agency was nominated as "Deal of the Year" by the Bond Buyer. This past year he was co-manager on the San Jose Redevelopment Agency's tax allocation bonds that won The Bond Buyer "Deal of the Year".

Mr. Hughes has also completed a number of complex lease-backed and COP transactions during his career including financings for Baltimore, Prince George's County, MD, Los Angeles, St. Louis and Oakland, CA.

Associations

He is a frequent speaker on redevelopment finance and in the past has presented at The Bond Buyer's Public Finance Conference, the California Redevelopment Association's annual conference and the Redevelopment Institute. He is a Board Member for the Council of Development Finance Agencies and the Chairman of the Tax Increment Finance Coalition.

Education

Mr. Hughes earned his BA from California State University and his MBA from the University of Southern California.

2) Spaulding & Slye and Jones Lang LaSalle

In 2006 Spaulding & Slye merged with Jones Lang LaSalle, the global leader in real estate services and money management. With approximately 22,000 employees worldwide the combined organization provides a full range of real estate services regionally and globally in more than 100 markets in 50 countries on five continents. In the Greater Washington, DC Metro area, the merger has resulted in deeper resources and greater synergy across the full scope of real estate services. The company now has more than 500 employees in the Mid-Atlantic region, making us the single largest corporate real estate provider in the DC area.

All business units have been seamlessly integrated and are operating under the name Jones Lang LaSalle. Spaulding & Slye Investments will continue to function as a wholly-owned subsidiary of Jones Lang LaSalle and neither their role, nor the roles of the personnel originally assigned to this project, will change.

3) Residential Development Project Managers

Jeff Kaufmann
Vice President, Bozzuto Development Company

Jeff Kaufman will manage a team focused on the successful development of the for-rent residential portion of the project. Mr. Kaufman will be responsible for coordination with the lead project manager for the headquarters building, the lead project manager for the for-sale building, and will work closely with Mr. Baum and the master plan team to integrate and coordinate the residential project in conjunction with the overall master plan.

Prior to joining Bozzuto, Jeff Kaufman spent five years as an architect, first with the Development Design Group in Baltimore, and then later with the Smith Group in the District of Columbia . As an architect he worked directly with the developers of Easton Town Center (Columbus Ohio), Newport on the Levy (Cincinnati Ohio), and Fairfax Corner (Fairfax, Virginia).

Since joining Bozzuto in 2002, Jeff has worked on the development of over 1000 apartment units including The Whitney Apartment Building in Bethesda, MD; the Montgomery Apartments in Wheaton, MD; Spinnaker Bay Apartments on the waterfront in Baltimore, MD; and the Wheaton Kiss & Ride Apartments, currently being developed in partnership with HOC, in Wheaton, MD.

Jeff attended Emory University and obtained a BS degree in English. He also has a Masters Degree in Architecture from Catholic University and a Masters in Real Estate Development from Johns Hopkins University.

Clark Wagner
Senior Vice President, Bozzuto Homes, Inc.

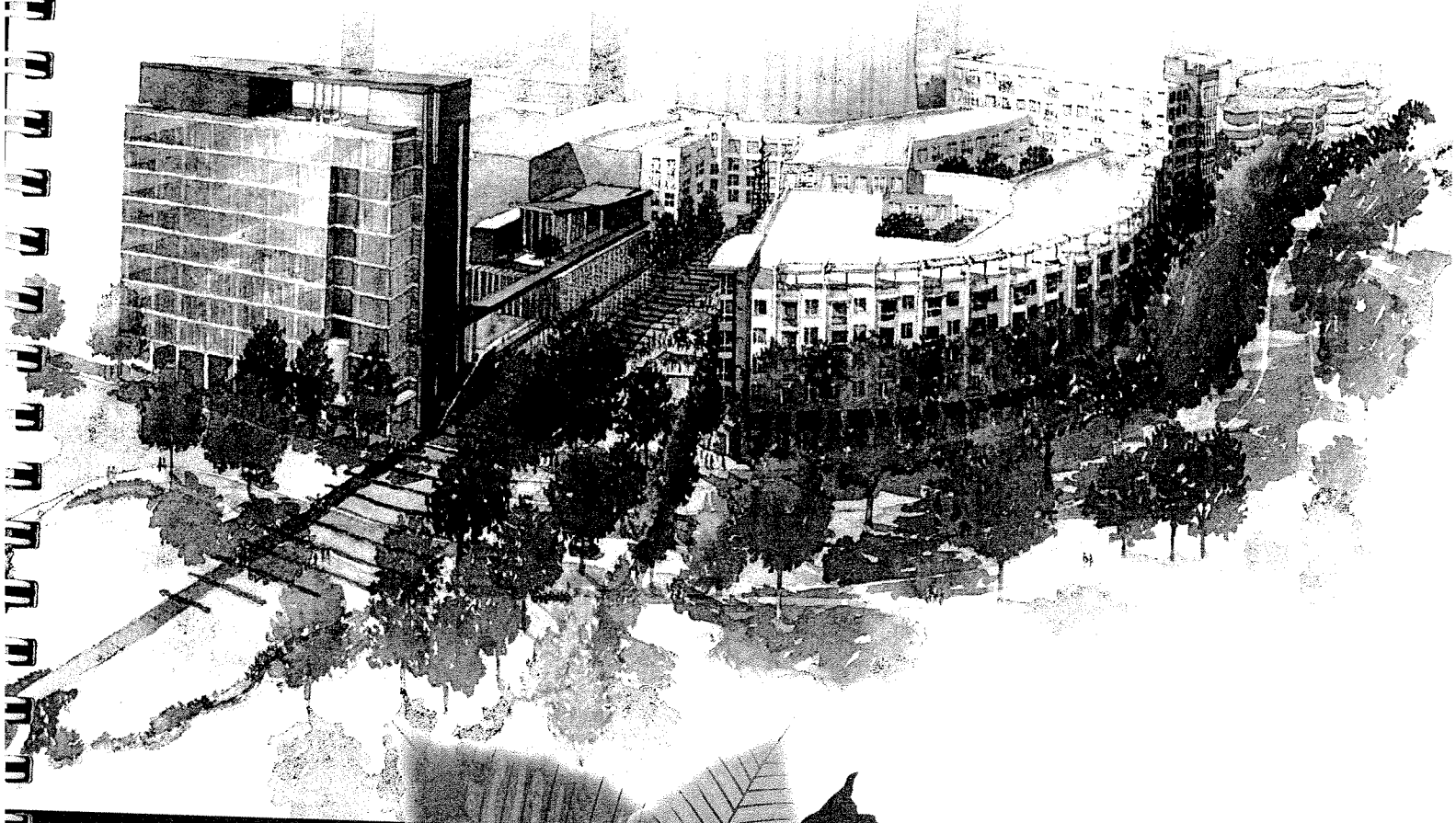
Clark Wagner will manage a team focused on the successful development of the for-sale residential portion of the project. Mr. Wagner will be responsible for coordination with the lead project manager for the headquarters building, the lead project manager for the rental apartment building, and will work closely with Mr. Baum and the master plan team to integrate and coordinate the residential project in conjunction with the overall master plan.

Prior to joining Bozzuto, Clark Wagner spent sixteen years with the city of Gaithersburg in various positions. His major accomplishments include author of the city's award winning Smart Growth Policy. He worked directly with the developers of Kentlands, and Olde Towne Gaithersburg, which are prominent Traditional Neighborhood Developments in the region. He has developed over 600 total residential units over the last four years for Bozzuto homes.

Clark Wagner attended Towson University and obtained a BS degree in Liberal Arts. He also has a certificate in Landscape Design from The George Washington University and a Masters in Planning from the University of Virginia.

He is an active member in local homebuilder's associates and currently serves on the finest for Family Living Awards Committee. He continues to serve on a variety of governmental and industrial committees and is a speaker on issues of Smart Growth and Traditional Neighborhood design.

SILVER PLACE



SILVER PLACE

"City Life in the Park"

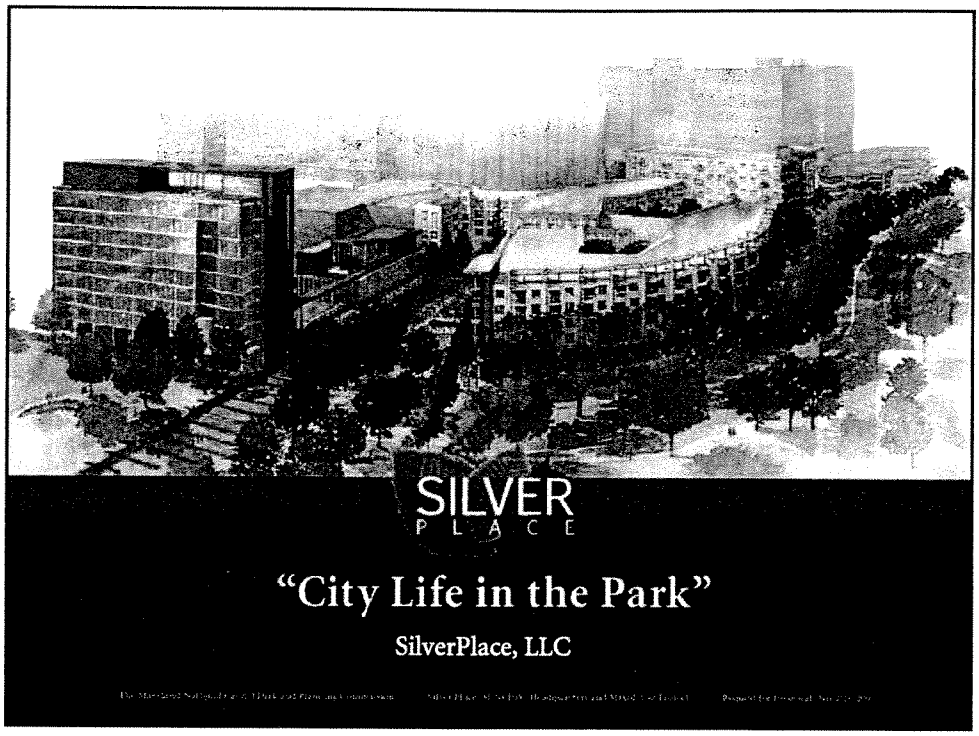
Presentation Handout and Response to Questions

SilverPlace, LLC

October 26, 2006

The Maryland-National Capital Park and Planning Commission

Silver Place, M-NCPPC Headquarters and Mixed-Use Project ☙ Request for Proposals No. P26-209

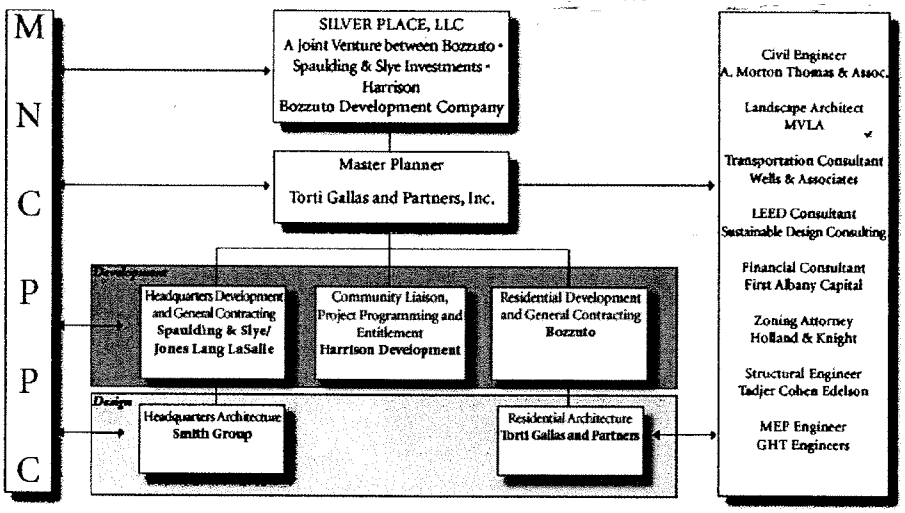


SILVER
PLACE

"City Life in the Park"

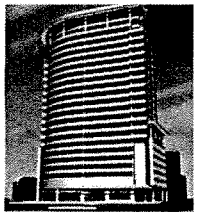
SilverPlace, LLC

Team Organizational Chart



BOZZUTO

SPAULDING & SLYE INVESTMENTS*

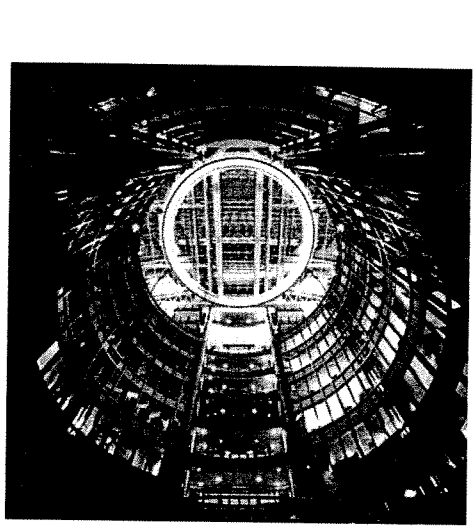


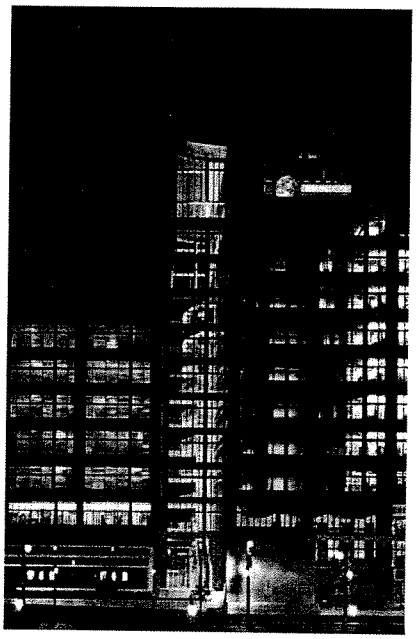
Harrison Development, LLC

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED-USE PROJECT — SILVER — "CITY LIFE IN THE PARK" — SILVERPLACE, LLC — REQUEST FOR PROPOSALS NO. P26-203

TORTI GALLAS AND PARTNERS, INC.

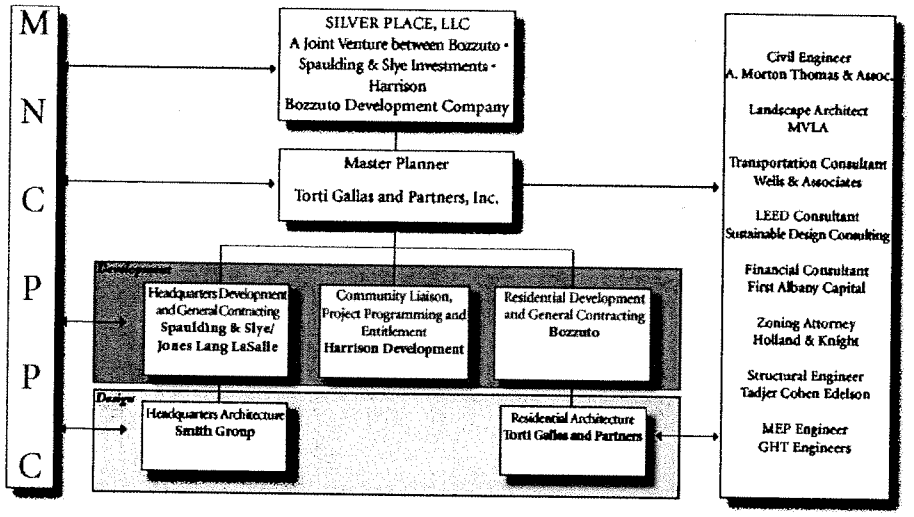
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED-USE PROJECT — SILVER — "CITY LIFE IN THE PARK" — SILVERPLACE, LLC — REQUEST FOR PROPOSALS NO. P26-203





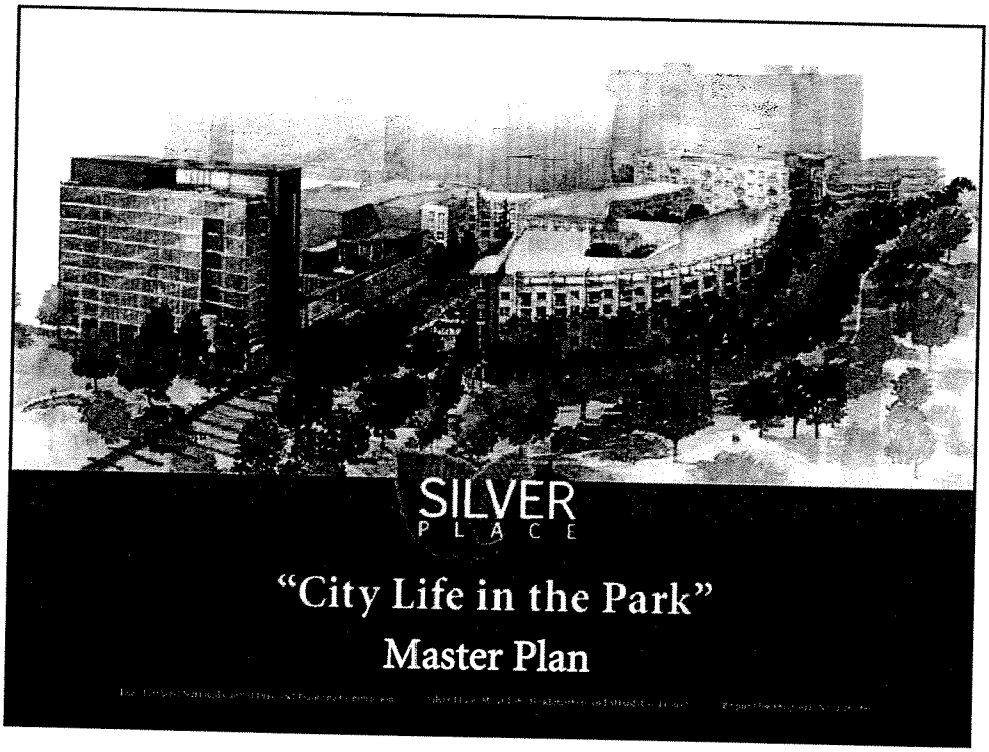
SMITHGROUP

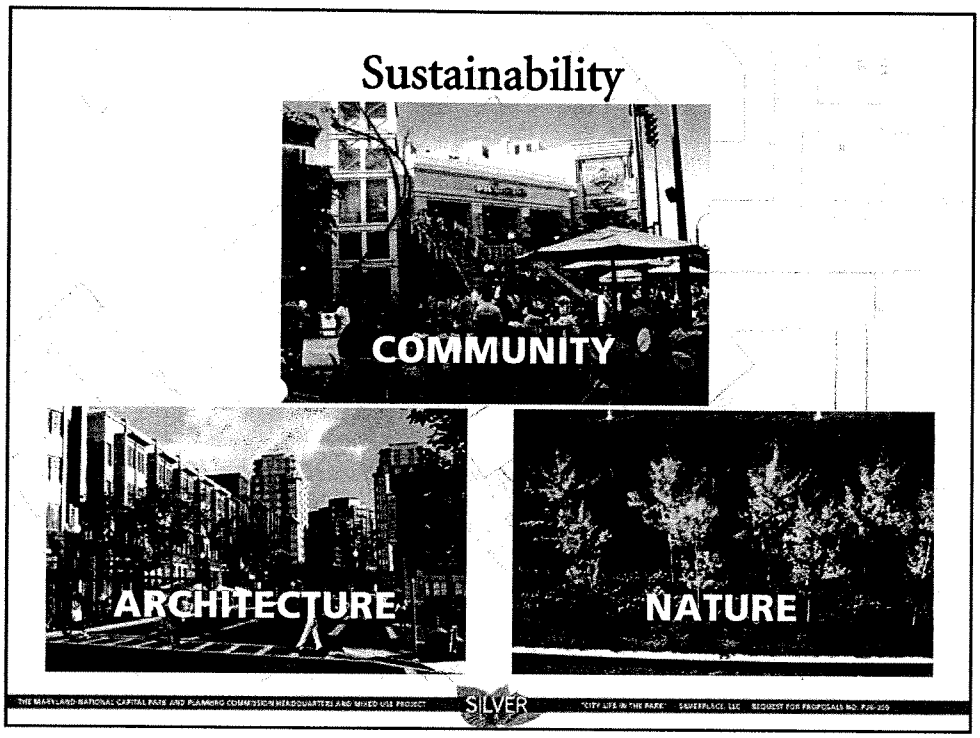
Team Organizational Chart

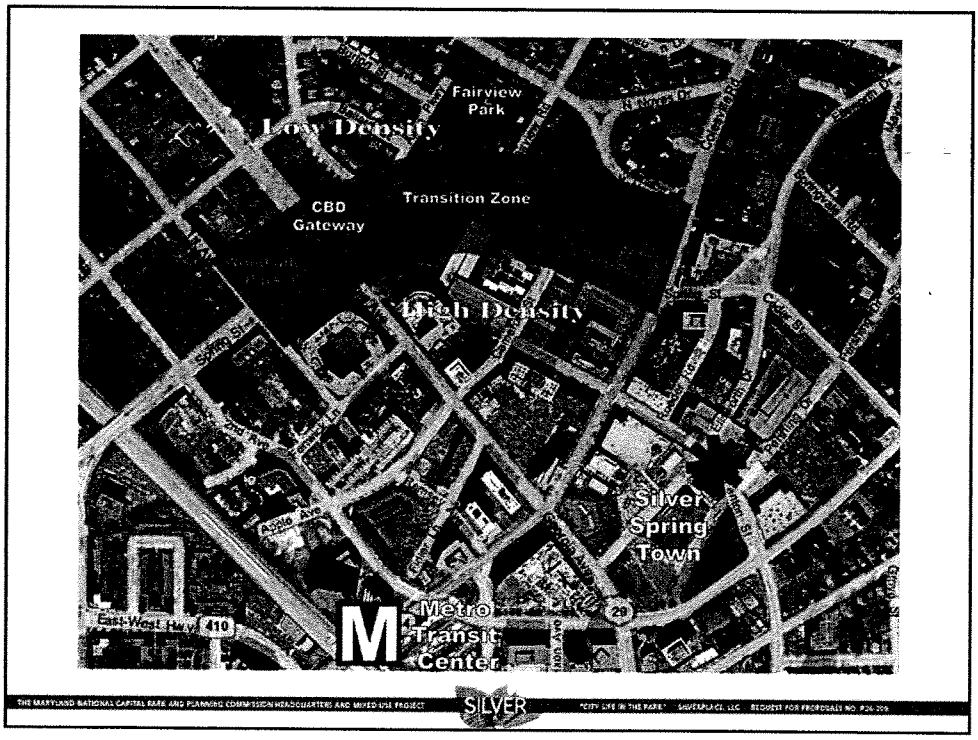


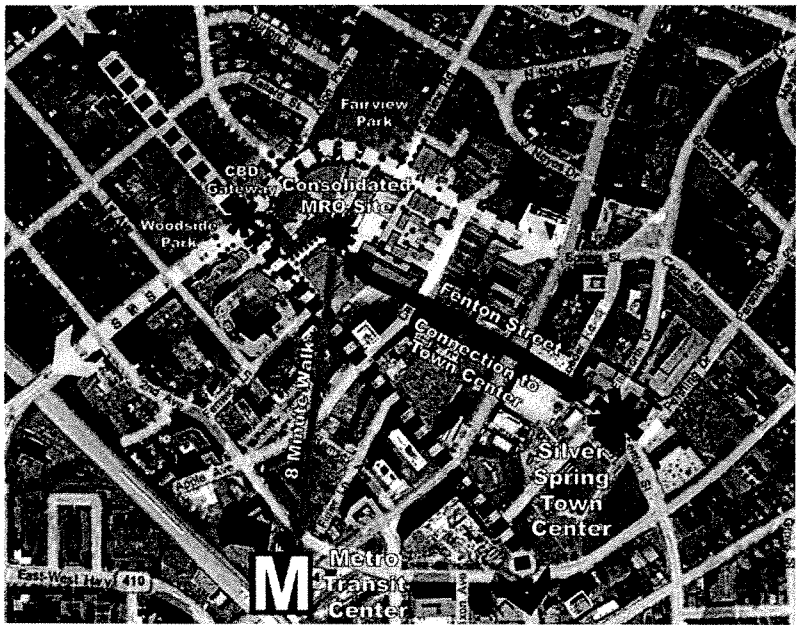
Points to Consider:

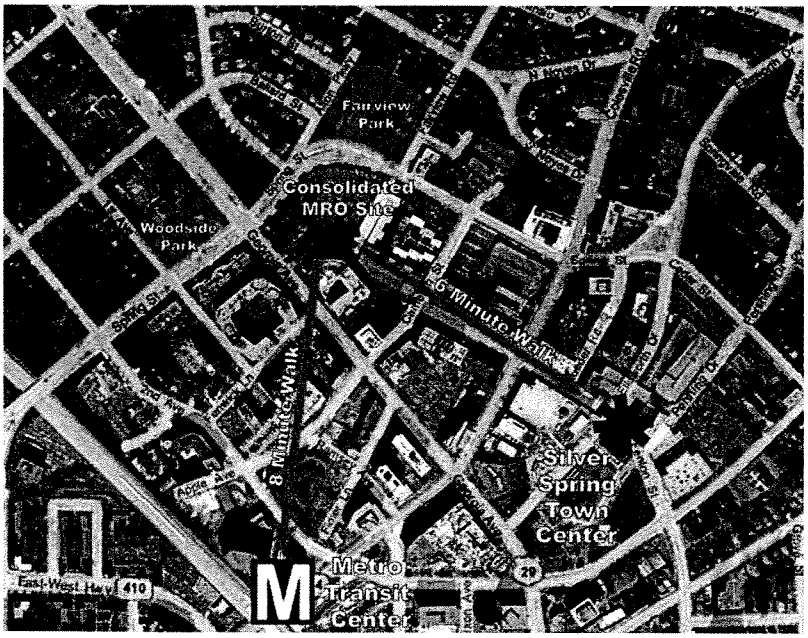
- Sense of identity for the Commission
- Benefits beyond the boundaries of the site
- Advantageous use of existing resources
- Inviting and multifunctional civic spaces
- Flexible and efficient program mix
- Expedited and seamless transition




Sustainability
COMMUNITY
ARCHITECTURE
NATURE
SILVER


Fairview Park
Low Density
CBD Gateway
Transition Zone
High Density
Silver Spring Town
Metro Transit Center
East-West Hwy
410
29
SILVER


Fairview Park
CBD Gateway
Consolidated MRO Site
Woodside Park
Fenton Street
Connection to Town Center
8 Minute Walk
Silver Spring Town Center
East-West Hwy
410
M
Metro Transit Center
SILVER


Fairview Park
Consolidated MRO Site
Woodside Park
8 Minute Walk
8 Minute Walk
Silver Spring Town Center
East-West Hwy
410
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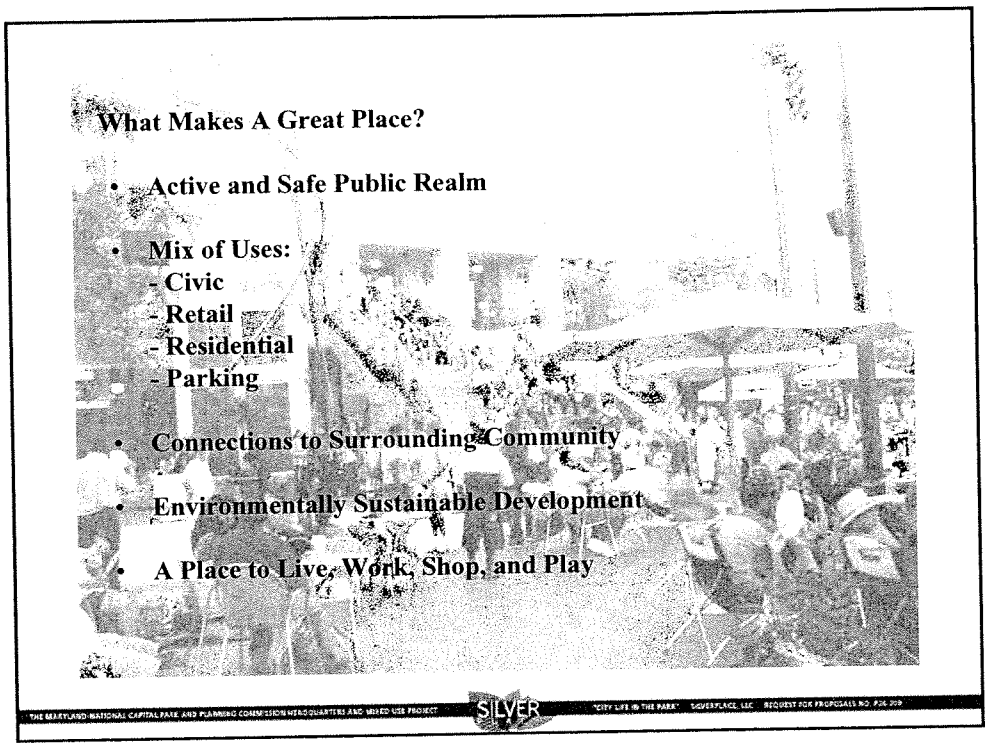
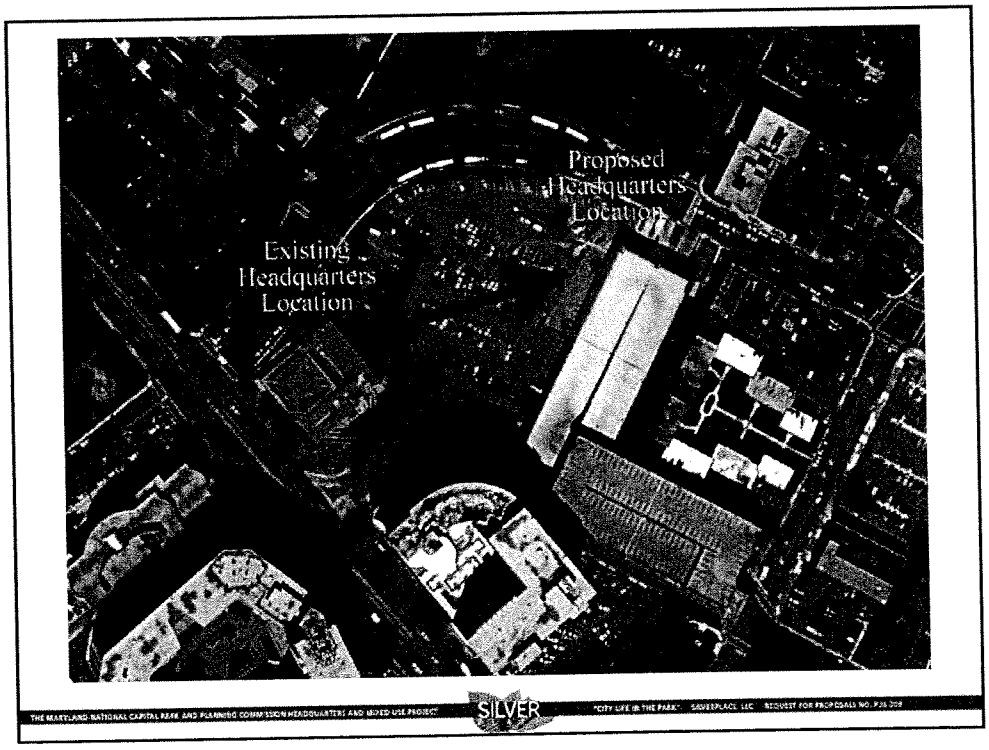
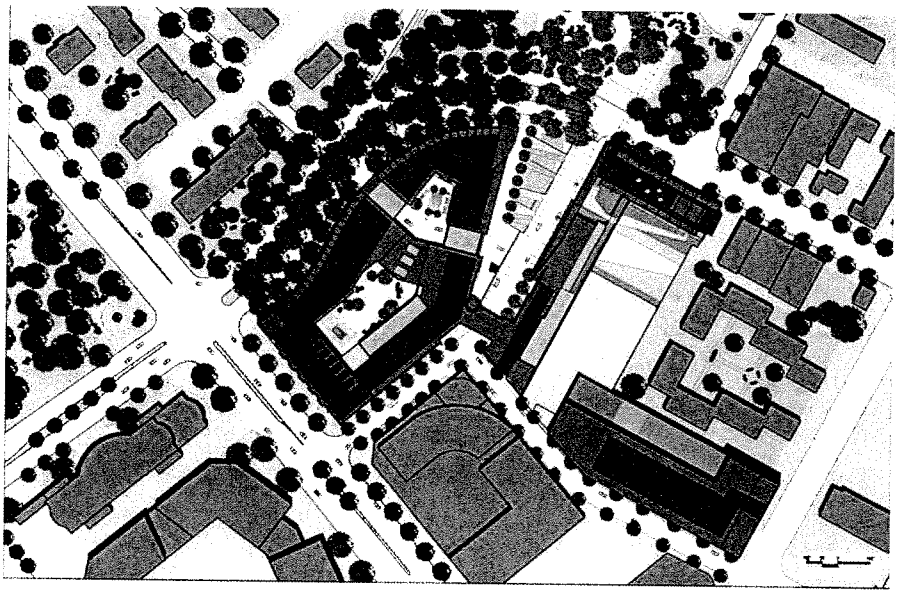
Metro Transit Center
SILVER


What Makes A Great Place?
• Active and Safe Public Realm
• Mix of Uses:
- Civic
- Retail
- Residential
- Parking
• Connections to Surrounding Community
• Environmentally Sustainable Development
• A Place to Live, Work, Shop, and Play
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED USE PROJECT
SILVER
"CITY LIFE IN THE PARK" SILVERPLACE, LLC REQUEST FOR PROPOSALS NO. P26 209


Proposed Headquarters Location
Existing Headquarters Location
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED USE PROJECT
SILVER
"CITY LIFE IN THE PARK" SILVERPLACE, LLC REQUEST FOR PROPOSALS NO. P26 209

The Silver Place Plan



PROGRAM

PHASE 1

- 120,000 SF Headquarters Facility
  - Parking 338 spaces

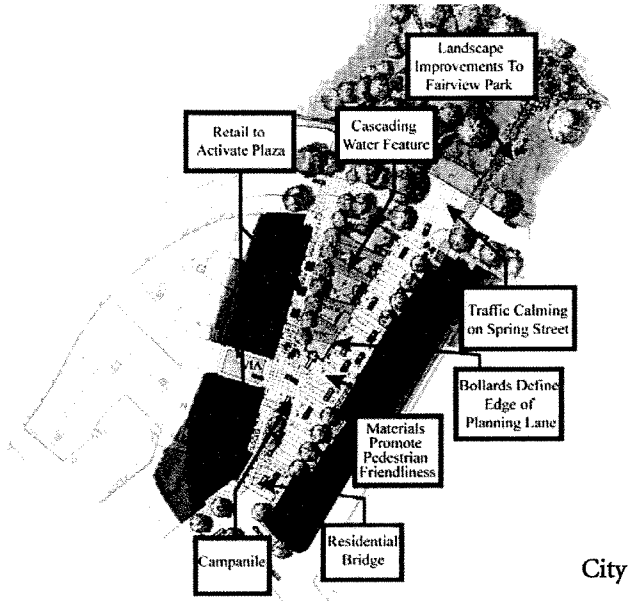
- Residential
  - 358 total units
  - For Rent – 267 units
  - For Sale – 91 units
  - 30% Affordable – 108 units
  - Parking – 474 spaces

- Retail – 47,000 SF
  - Parking – 90 spaces

PHASE 2

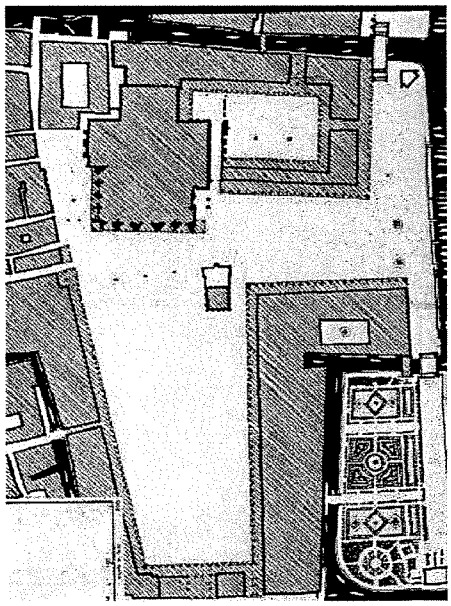
- Speculative Office Building - 150,000 SF
  - Parking – 225 spaces

PUBLIC REALM

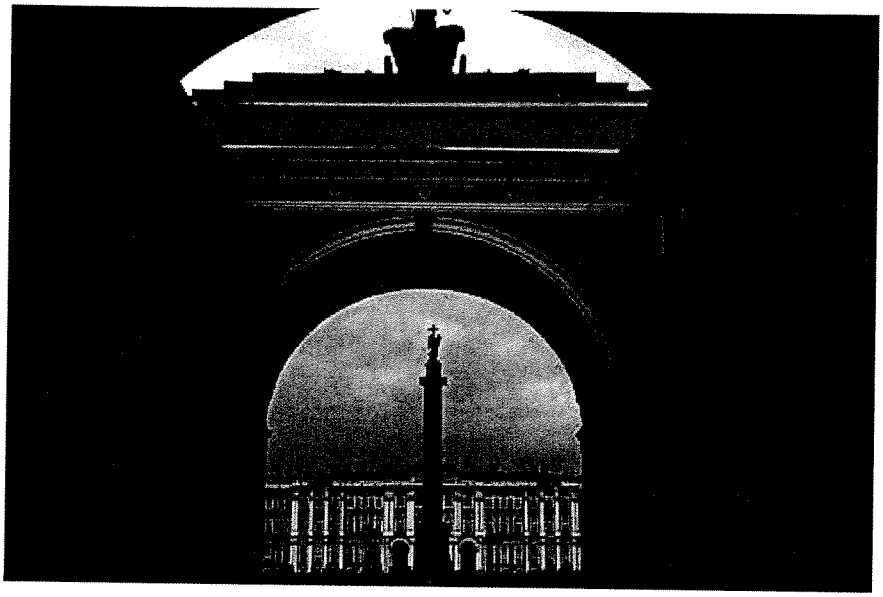


City Life in the Park

PUBLIC REALM



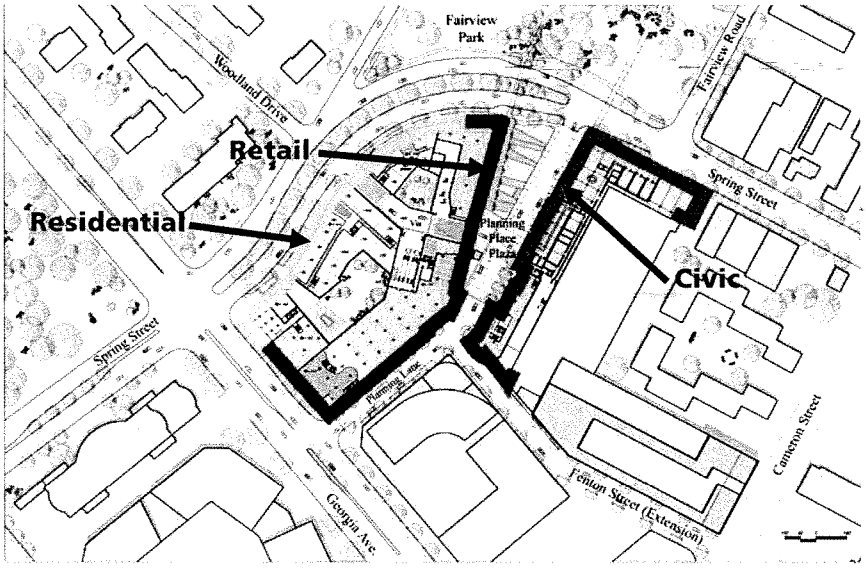
PUBLIC REALM



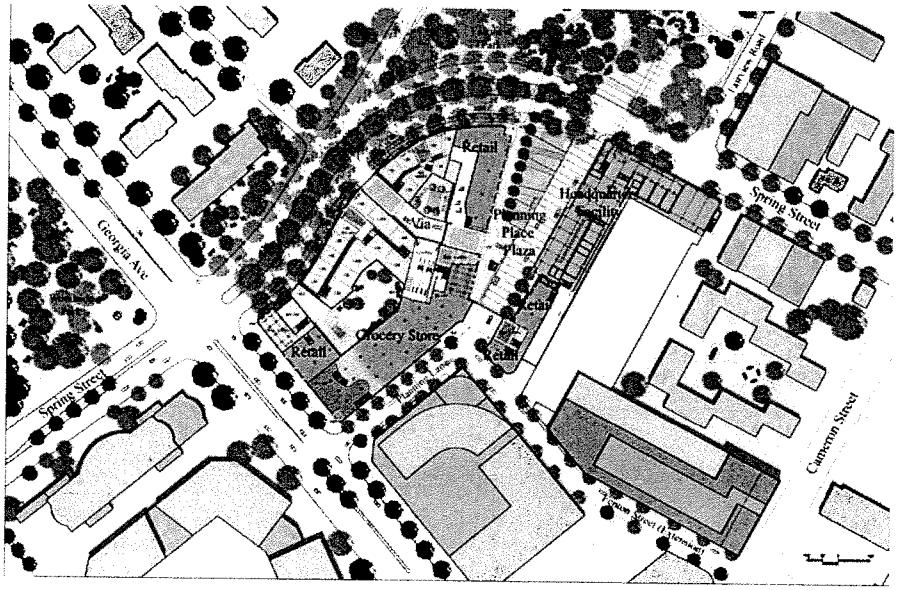
PUBLIC REALM

PUBLIC REALM

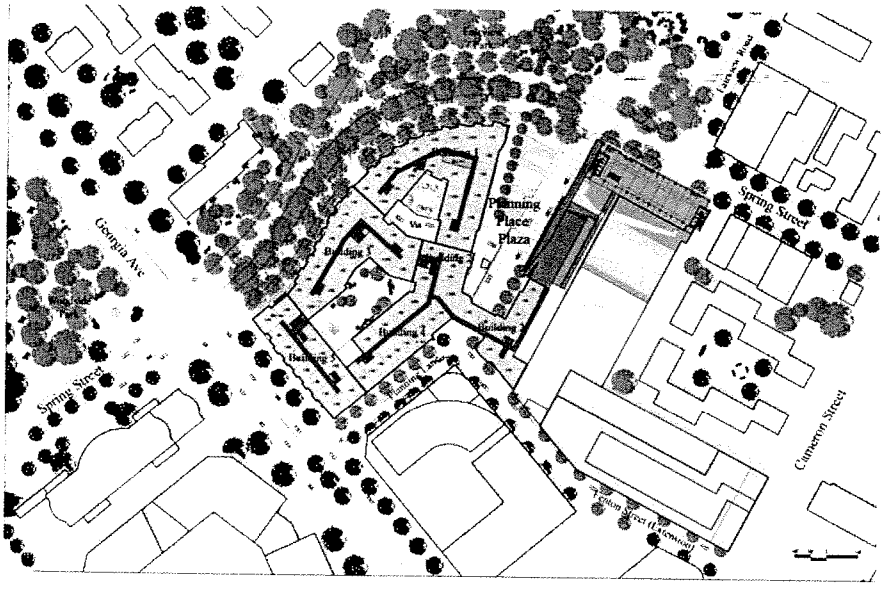
MIX OF USES



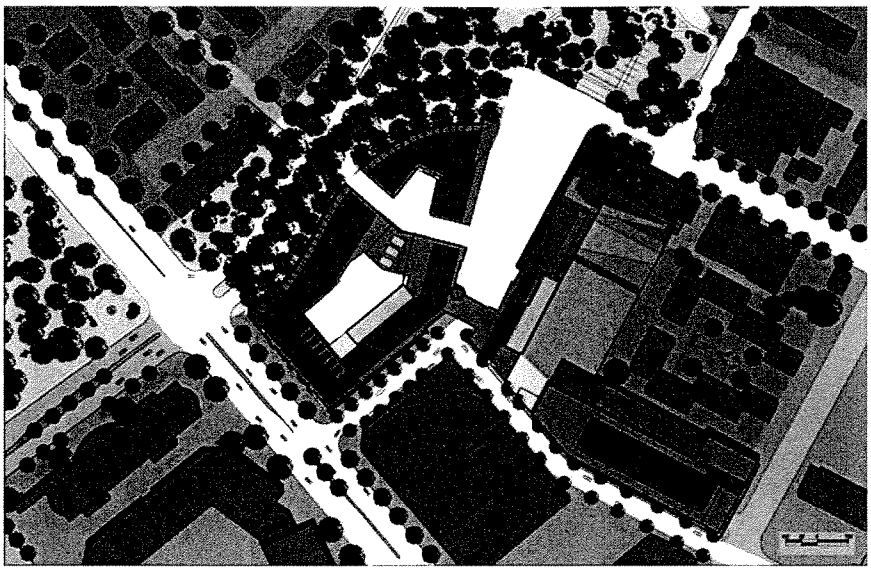
COMPOSITE SITE PLAN



TYPICAL FLOOR PLAN

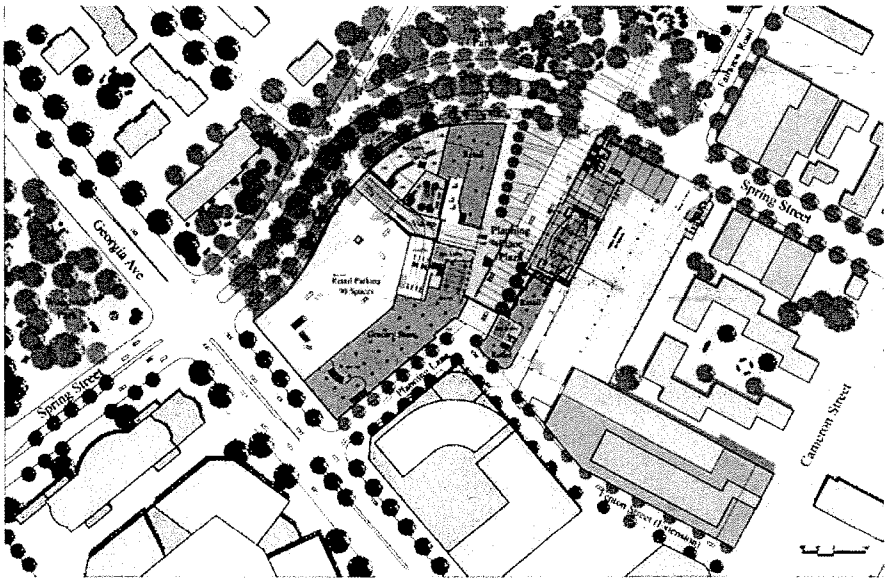


OPEN SPACE

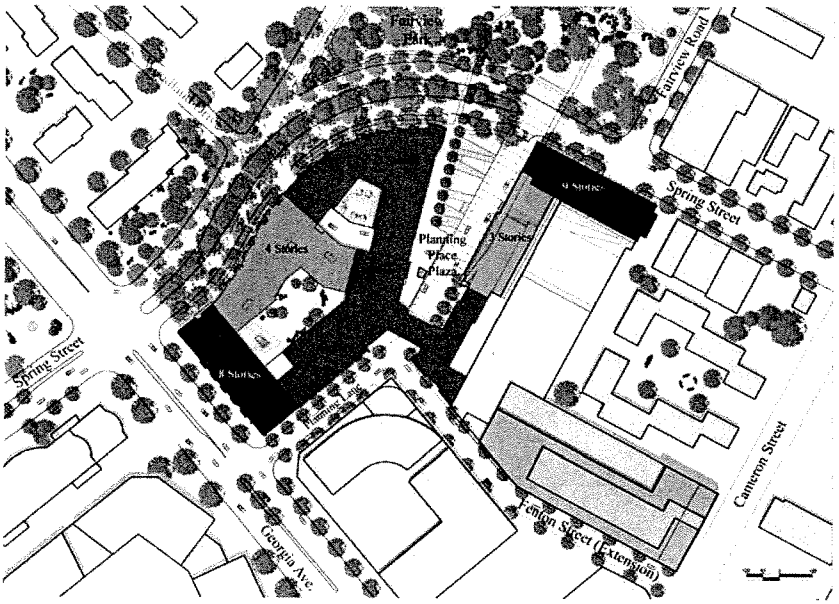


25% Open Space on MRO Site

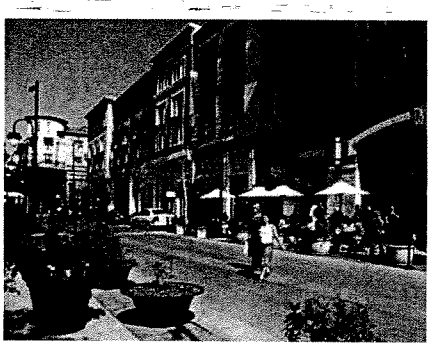
CONSOLIDATED GROUND FLOOR PLAN



BUILDING HEIGHTS



PUBLIC REALM



PUBLIC REALM

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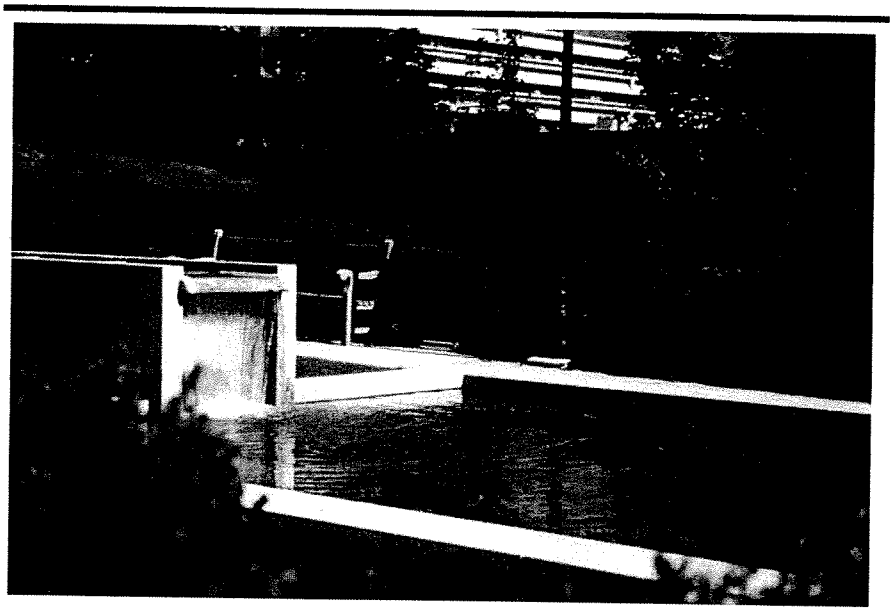
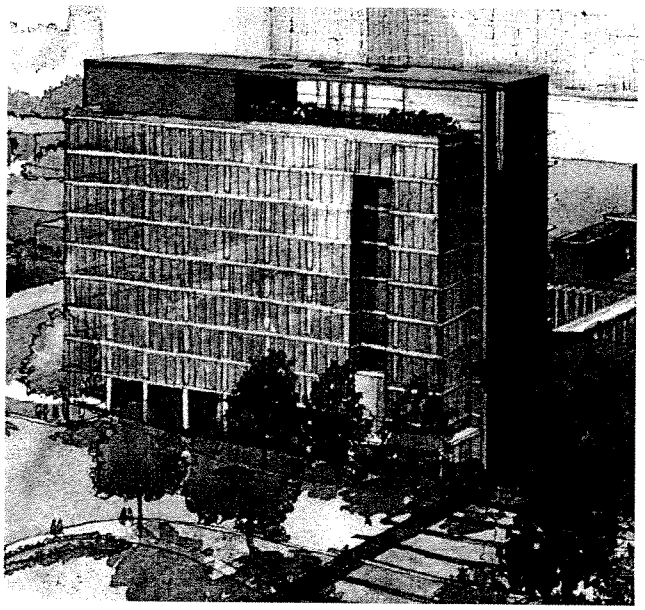
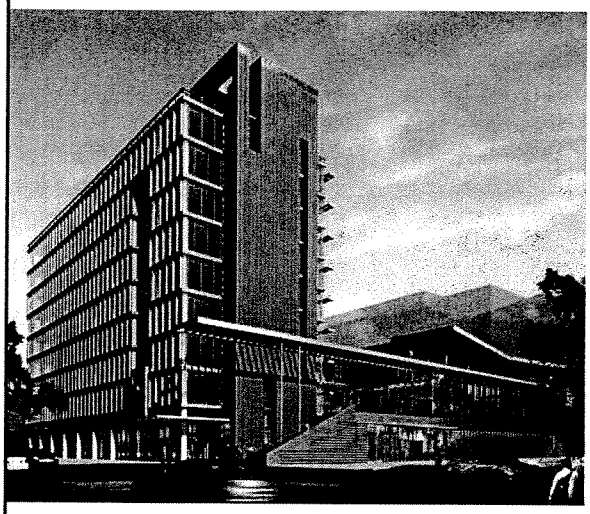
PUBLIC REALM



PUBLIC REALM

M-NCPPC HEADQUARTERS

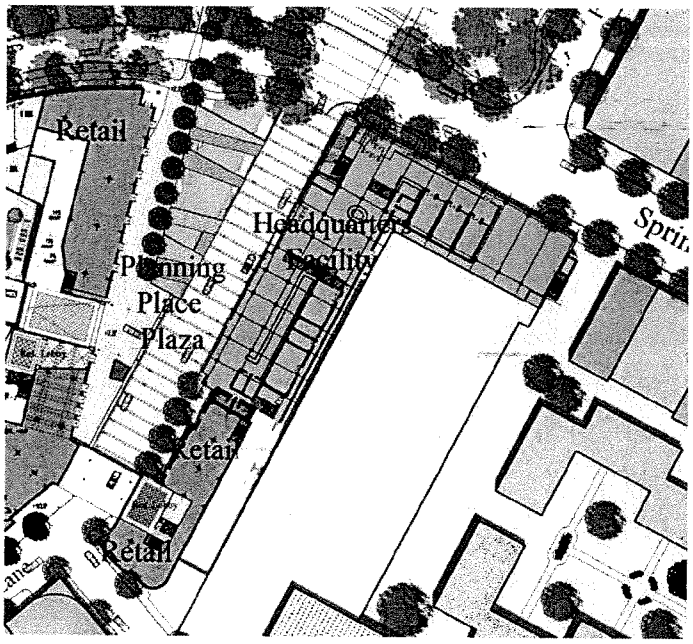


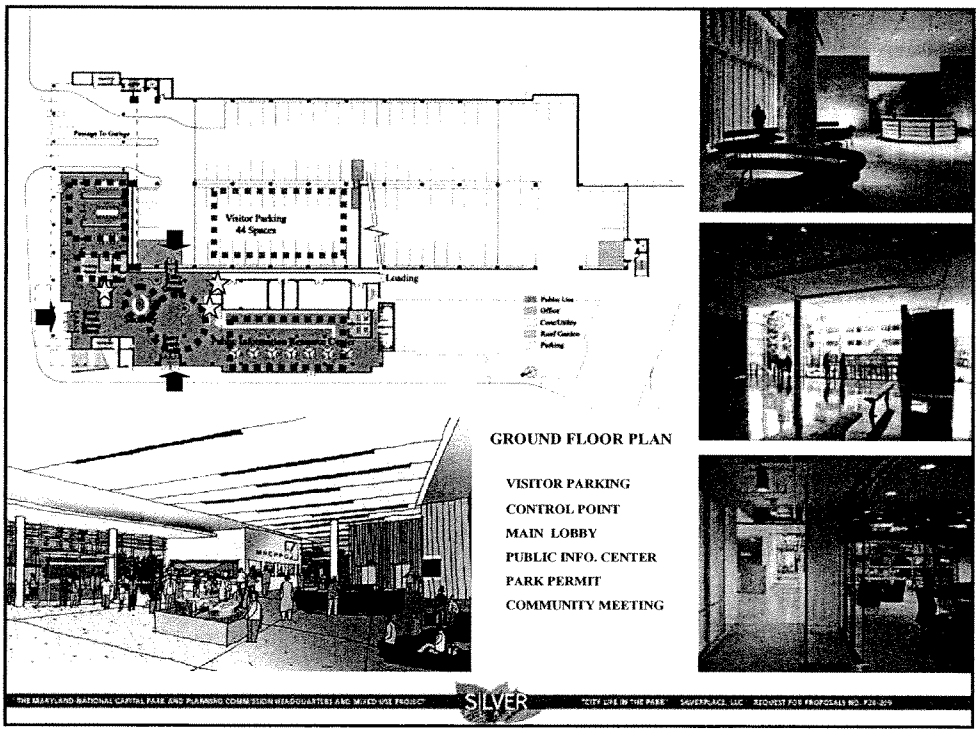


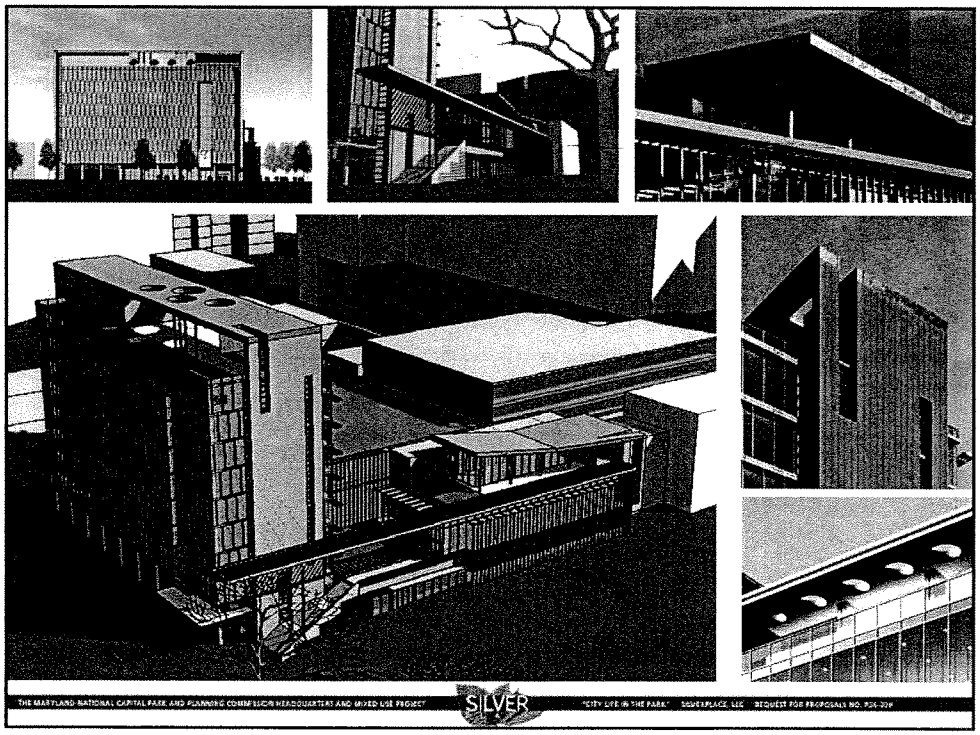
M-NCPPC HEADQUARTERS

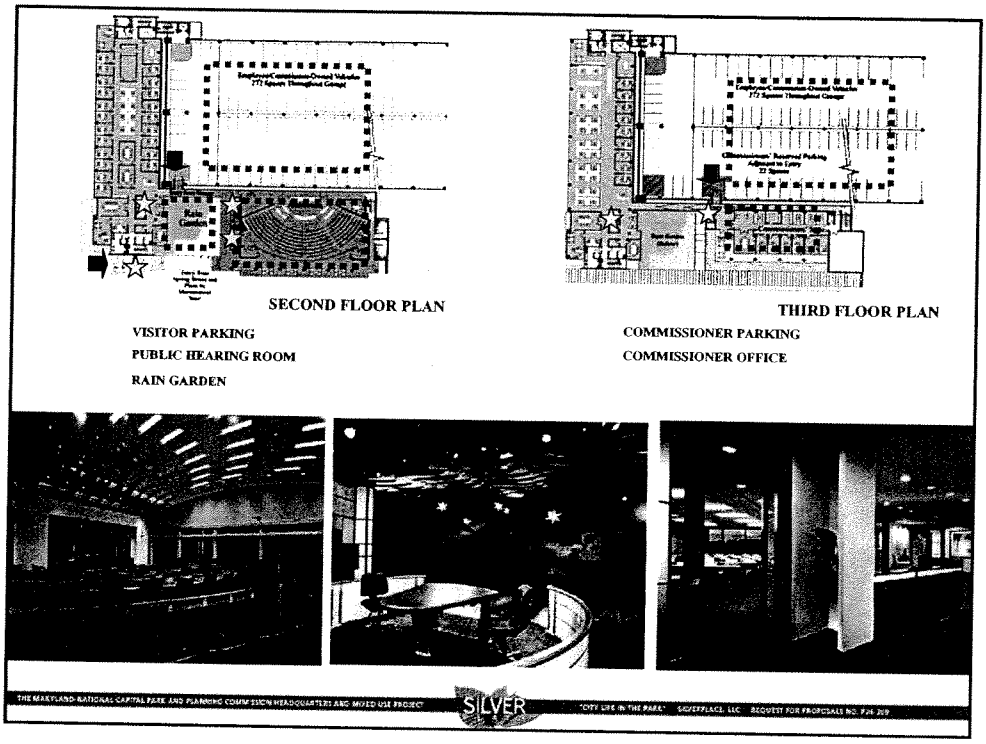
DESIGN VISION

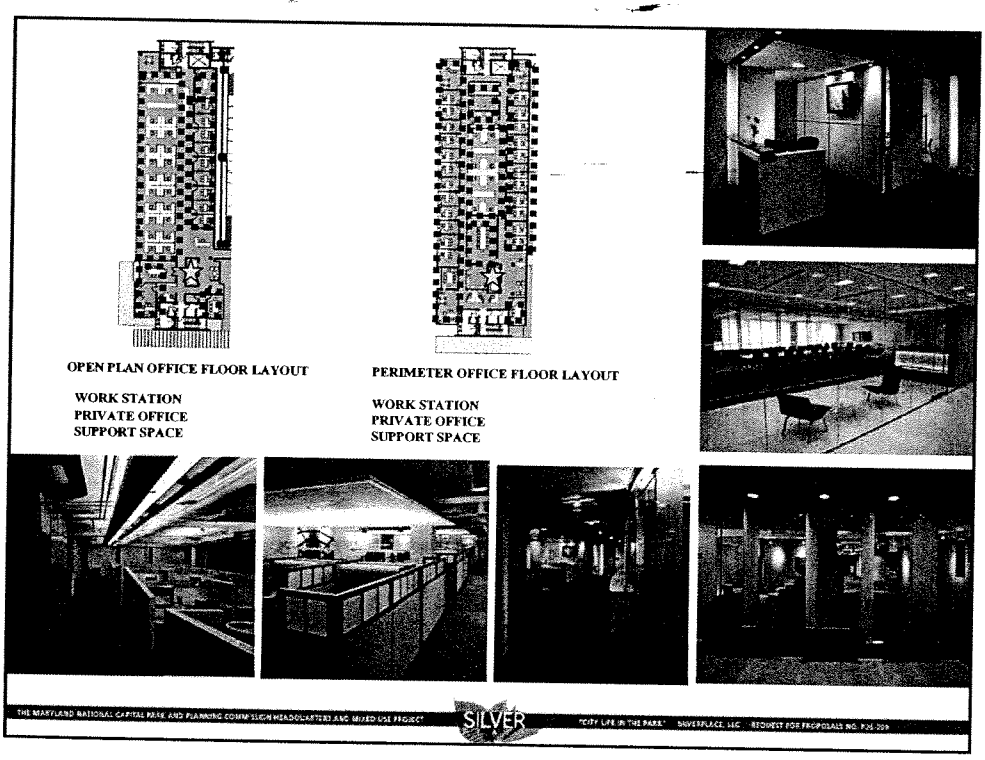
- INTEGRATED
- ICONIC
- EFFICIENT
- OPEN
- SUSTAINABLE




Visitor Parking
44 Spaces
Loading
GROUND FLOOR PLAN
VISITOR PARKING
CONTROL POINT
MAIN LOBBY
PUBLIC INFO. CENTER
PARK PERMIT
COMMUNITY MEETING
SILVER

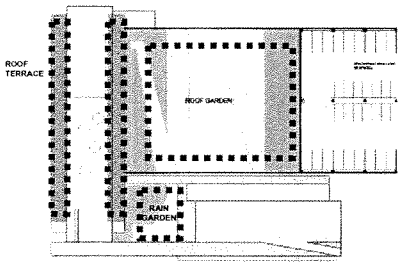

SILVER

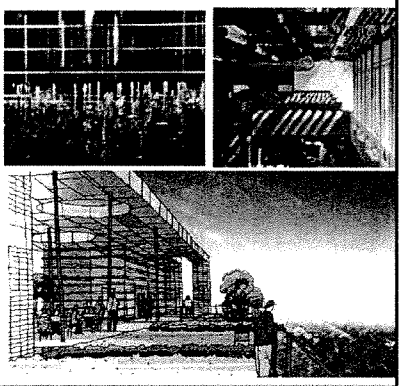

SECOND FLOOR PLAN
VISITOR PARKING
PUBLIC HEARING ROOM
RAIN GARDEN
THIRD FLOOR PLAN
COMMISSIONER PARKING
COMMISSIONER OFFICE
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED USE PROJECT
SILVER
"CITY LIFE IN THE PARK" SILVERPLACE, LLC REQUEST FOR PROPOSALS NO. P26 209


OPEN PLAN OFFICE FLOOR LAYOUT
WORK STATION
PRIVATE OFFICE
SUPPORT SPACE
PERIMETER OFFICE FLOOR LAYOUT
WORK STATION
PRIVATE OFFICE
SUPPORT SPACE
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED USE PROJECT
SILVER
"CITY LIFE IN THE PARK" SILVERPLACE, LLC REQUEST FOR PROPOSALS NO. P26 209

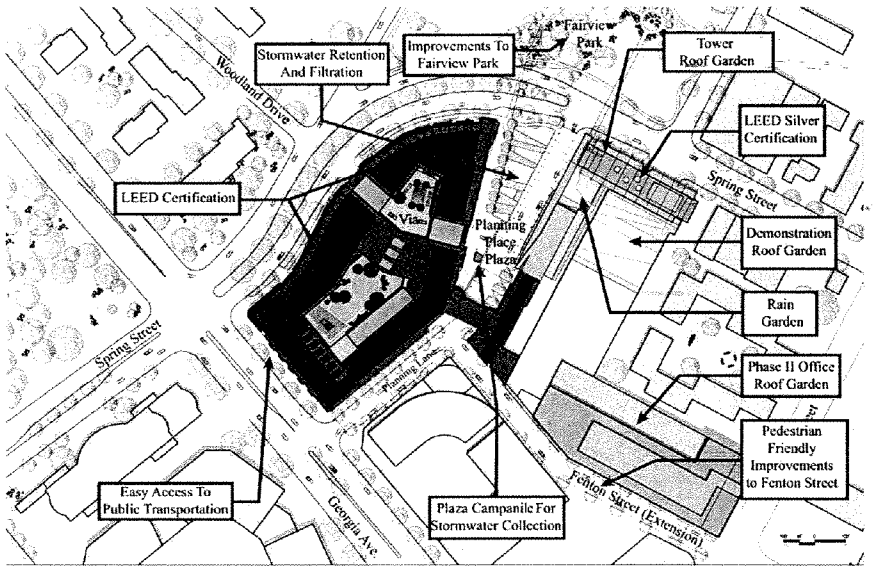
SUSTAINABILITY STRATEGIES

- SITE SELECTION
- URBAN REDEVELOPMENT
- BROWNFIELD REDEVELOPMENT
- ALTERNATIVE TRANSPORTATION
- STORMWATER MANAGEMENT
- WATER EFFICIENT LANDSCAPING
- WATER USE REDUCTION
- OPTIMIZE ENERGY PERFORMANCE
- BUILDING REUSE
- CONSTRUCTION WASTE MANAGEMENT
- LOCAL/REGIONAL MATERIALS
- INCREASE VENTILATION EFFECTIVENESS
- INDOOR POLLUTANT SOURCE CONTROL
- DAYLIGHTING AND VIEWS

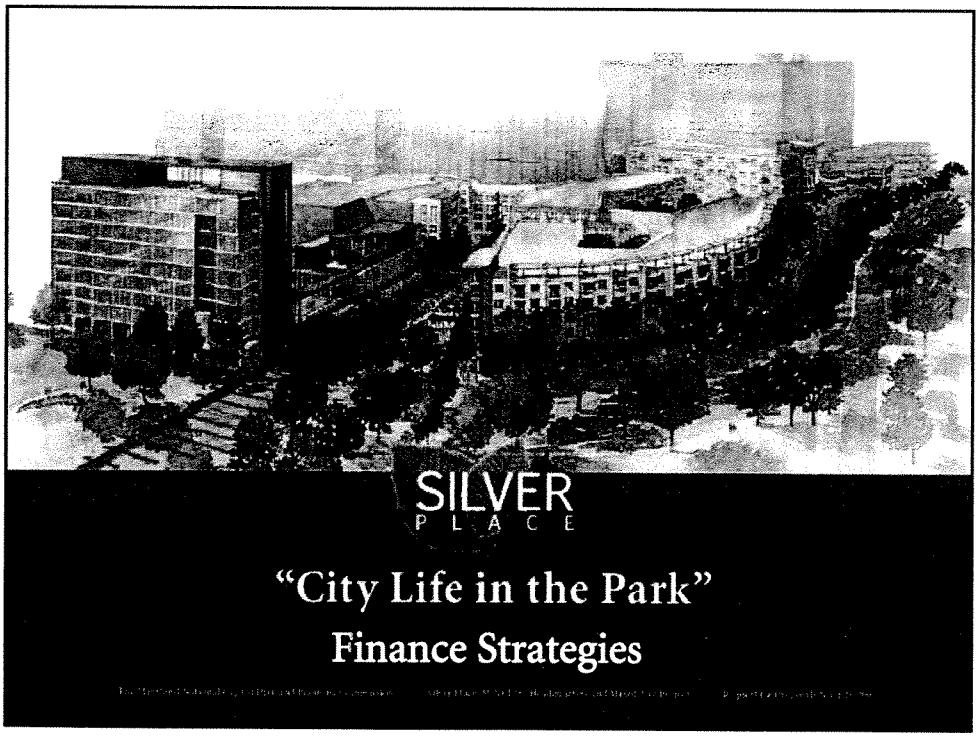


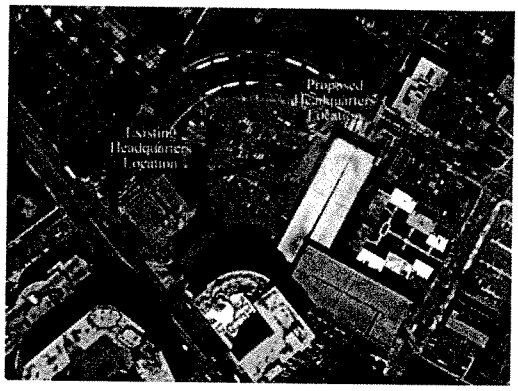


SUSTAINABLE DEVELOPMENT

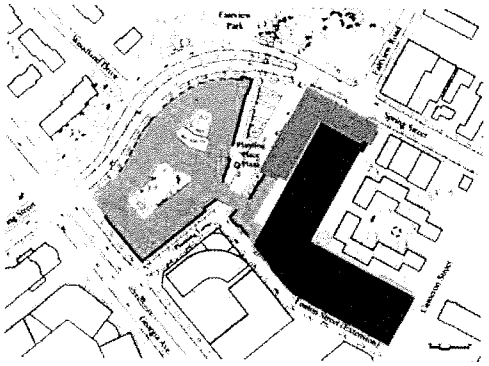



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED USE PROJECT
SILVER
"CITY LIFE IN THE PARK" SILVERPLACE, LLC REQUEST FOR PROPOSALS NO. PZ-219

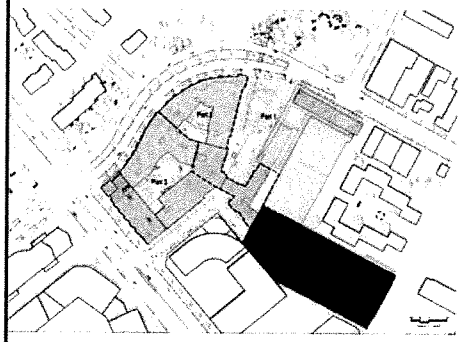

SILVER
PLACE
"City Life in the Park"
Finance Strategies



- New Headquarters Location Maximizes Land Value
  - Increased Density on MRO Site
  - Leverages Existing parking facilities and infrastructure
  - Integrates Otherwise Non-Developable Site



- Viable and Financable Mix of Uses
  - Achievable Goals Through Mix of For-Sale, For-Rent and Affordable
  - Flexible Program to Respond to Changing Market
  - Low Risk Program with Shared Upside Benefit if Market Conditions Improve



- Expedited Delivery
  - Single Move Solution
  - 18 Month Delivery from Entitlement to Completed Headquarters
  - Creative project sequencing Ensures Delivery of Public Realm with Headquarters
  - Phase I Complete 36 Months from Entitlement

Conclusion

PROGRAM

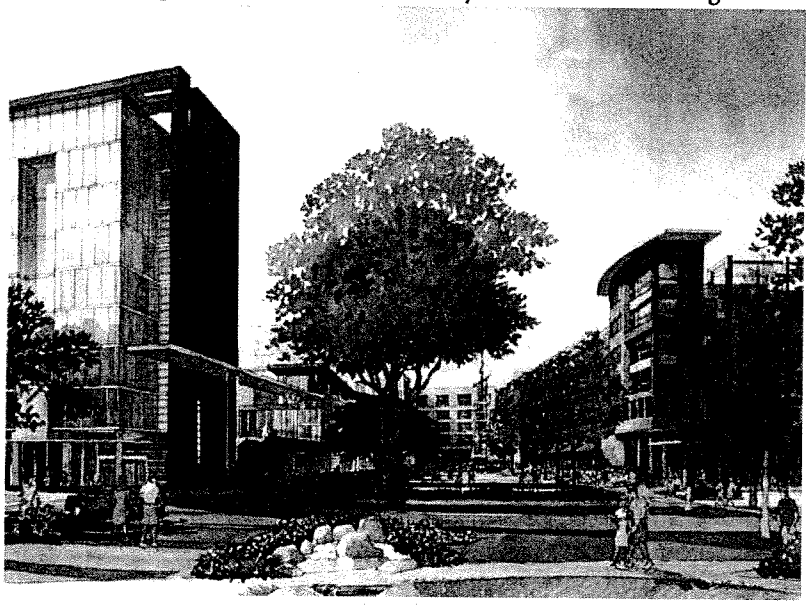
PHASE 1

- 120,000 SF Headquarters Facility
  - Parking 338 spaces
- Residential
  - 358 total units
  - For Rent – 267 units
  - For Sale – 91 units
  - 30% Affordable – 108 units
  - Parking – 474 spaces
- Retail – 47,000 SF
  - Parking – 90 spaces

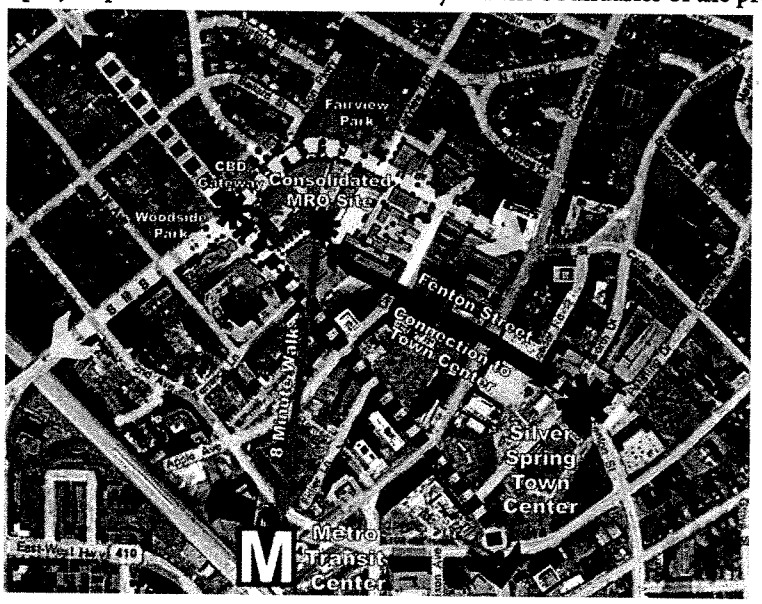
PHASE 2

- Speculative Office Building - 150,000 SF
  - Parking – 225 spaces

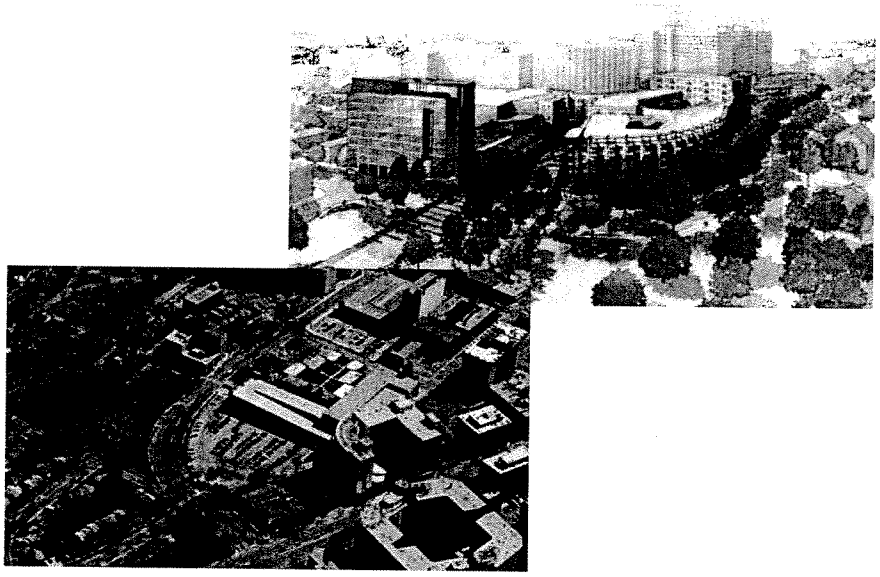
Does the plan create a sense of identity for Park and Planning?



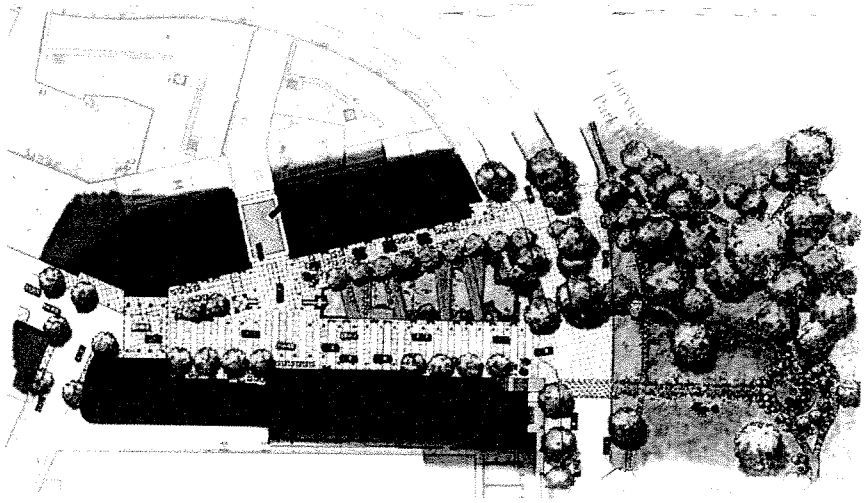
Does the project provide benefits that extend beyond the boundaries of the property?



Does the plan recognize and take advantage of viable resources already in place?



Will the end result deliver an inviting and multifunctional civic space for the community's residents and visitors?



Does the program mix provide efficient flexibility that can withstand changes in the economy?

PROGRAM

PHASE 1

- 120,000 SF Headquarters Facility
  - Parking 338 spaces
- Residential
  - 358 total units
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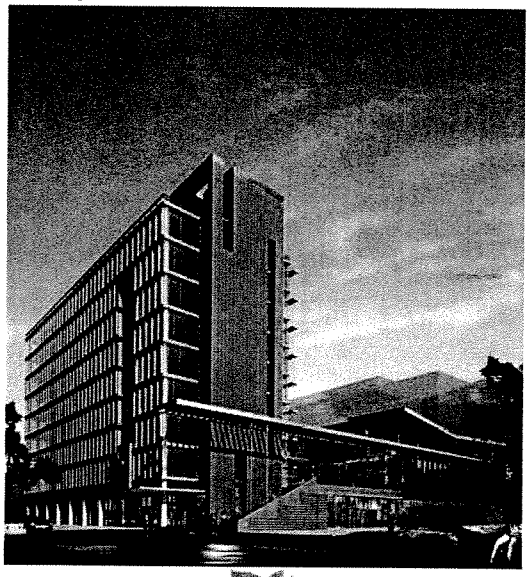
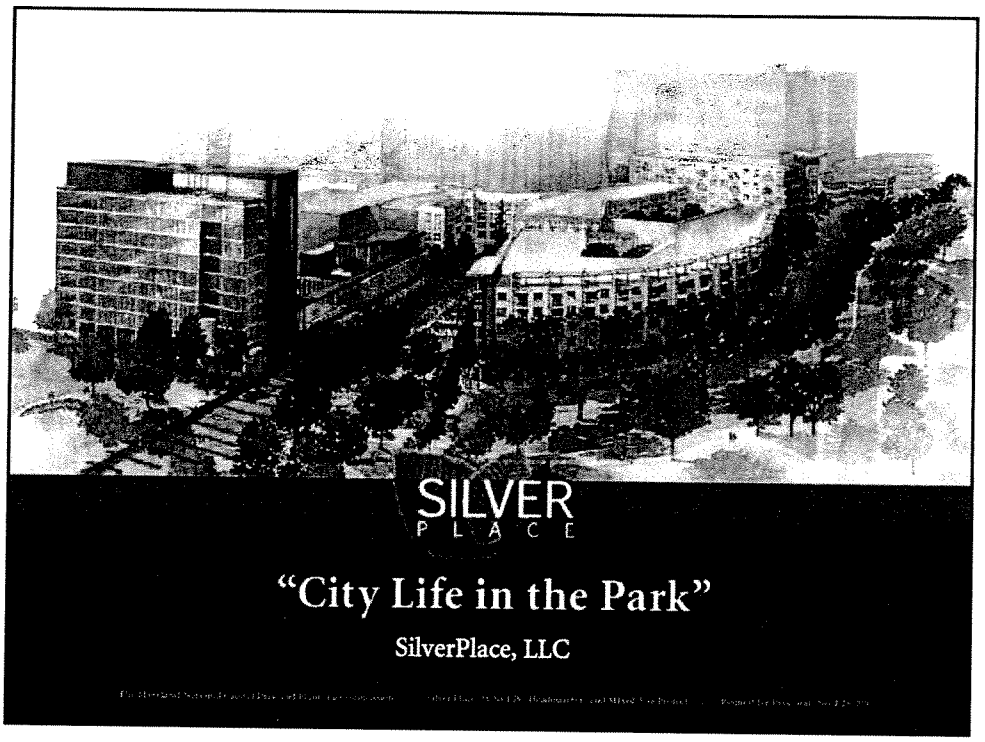
  - Parking – 474 spaces
- Retail – 47,000 SF
  - Parking – 90 spaces

PHASE 2

- Speculative Office Building - 150,000 SF
  - Parking – 225 spaces

Does it allow for an expedited and seamless transition to your new Headquarters Building?

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PLACE
"City Life in the Park"
SilverPlace, LLC

Response to Questions

SilverPlace, LLC

Commission RFP Questions

10/26/06

Question #1: What are the key opportunities to complete the project on a fast-track, particularly occupancy of the headquarters building?

SilverPlace, LLC has developed a phasing plan, sequence of construction and mix of uses centered on our ability to deliver the new Headquarters Facility and all of the proposed residential and retail within thirty-six months following construction commencement. The Headquarters Facility is the first to commence construction and will be completed within 18 months following receipt of project entitlements. Construction start does not rely on the need to find alternative Commission accommodations, as our plan allows the Commission to remain in its current location until the new Headquarters is ready for occupancy, or the need for meeting any pre-sale or pre-leasing hurdles associated with the private development component being constructed prior to the delivery of the new Headquarters Facility, as we are proposing for-rent residential with street-level retail. These factors combined with the comprehensive in-house development, construction, financing, leasing and management expertise of the SilverPlace, LLC team provide us the unique ability to seamlessly execute and deliver the proposed development plan.

Question#2: What are the most likely obstacles to an expedient delivery?

The critical path items include negotiating an agreement between the parties involved in the development of the Consolidated MRO Site including the Commission, County, DPW&T and SilverPlace, LLC; obtaining timely Commission development/design decisions and approvals throughout the process; and receiving project site plan approval.

Question#3: Discuss the utilization of Fenton Street and how it relates to your proposal, including enhancements to Fenton Street that you envision will be necessary to effectively connect the project to the CBD.

Improved connections from the Site to the Silver Spring Town Center and to the surrounding neighborhoods are some of the most important elements of our proposal. Our vision is to establish an improved vehicular and pedestrian connection to the Town Center by extending Fenton Street to the Site and connecting it to Planning Lane (our proposed replacement/extension of the existing Planning Place). The Fenton Street extension and Planning Lane are designed to accommodate vehicular traffic destined for the Site and from the Site to the Silver Spring Town Center. These new streets have been optimally designed to safely handle local traffic and to promote pedestrian use that provides a quality walking experience that will encourage people to visit the Site. To that end, Fenton Street will be improved with materials (such as pavers) and landscaping

(tree-boxes and planters) to soften the experience one currently has when walking from Cameron Street to the Site.

In order to extend Fenton Street to the Site, it will be necessary to modify the structural footprint of the south wing of Garage No. 2. Currently, the Garage constricts the throughway of the proposed extension. We have visually examined the current structure of the Garage in several site visits and determined that it would be feasible to make the required modifications to the structure to open up the throughway and create a proper street with sufficient dimension for both vehicular and safe pedestrian passage. However, since this intervention will require integrated construction staging and renovation to the existing structure, we proposed that it occur in conjunction with the construction of the Speculative Office Building proposed in Phase 2 of our proposal, and that all associated costs of these improvement be incurred within this phase. Furthermore, the costs of the extension of, and improvements to, Fenton Street would not be born by the Commission in any way.

Question#4: Elaborate on how a wide variety of users will access the Site. Describe how users of the residential units, retail components, open space components, and headquarters building find and access their destinations.

One of the chief characteristics of our proposal is the ease of access we provide to all those who will utilize the proposed development. Users will consist of the Commission and its employees, visitors to the Commission, people visiting the shops and restaurants, residents, and members of the larger community who will visit the Site both daily and for special events. Our design will give top priority to pedestrian access, employing a number of means to ensure a safe and satisfying walking experience. These same points of access will also accommodate vehicular traffic, but are designed to encourage local traffic. Pedestrians and vehicles enter the development at four points: 1) At the intersection of Planning Lane and Georgia Avenue, 2) At the intersection of Cameron Street and Fenton Street along the proposed Fenton Street extension; 3) At the intersection of Planning Lane/Planning Place Plaza and Spring Street; and 4) At the intersection of Spring Street and the Via. Visitors to the Commission and some retail users will also have access to the Site and the new Headquarters Facility by utilizing Garage No.2 for parking. All access points to this Garage are retained, except for the current exit to the Lot near Spring Street, which will be closed to accommodate the new Headquarters Facility. Visitors to the Commission will have an easily identifiable access point to parking at the passage off Spring Street through the base of the Headquarters' Spring Street frontage. Residents and retail users will access their parking off the Via, which connects Spring Street to Planning Lane. In general, signage will be provided where necessary to assist visitors to the Site and help them find their intended destination. For circulation patterns, parking, and connections, please see Part 1: Tab 2, pp. 10-11 of our proposal for a complete description and diagrams.

Question#5: With reference to the phasing of your project, elaborate on the consequences to the project should the housing market decline? Please describe the impact this would have on the Headquarters building.

The SilverPlace, LLC proposal is specifically crafted to address an ever changing housing market. Our proposal is based on a housing market that is drastically different than it was a mere six month ago. The current for-sale housing market is at best flat or in decline. The for-rent market is traditionally a counter balance to the for-sale market, and is currently seeing increased demand. Our proposal is tailored to meet the growing demand for rental housing through a program weighted heavily toward for-rent housing. The SilverPlace, LLC team's ability to seamlessly shift back-and-forth between for-rent and for-sale housing insulates our proposal from changing market conditions and minimizes the risk to the Commission. Our proposal is further insulated from changes in the housing market due to the differences in underwriting characteristics of for-sale and for-rent housing. For example, for-sale underwriting typically requires 30% or higher pre-sale hurdles which are known to delay large for-sale condominium development. Conversely apartments typically require no pre-leasing and therefore are much less vulnerable to underwriting delays and correlated adverse market changes. These underwriting standards will also allow us to start the project as soon as it is entitled and build it out in the proposed 36 month schedule with minimal risk in delay.

Additionally, while our proposed strategy insulates the commission from the "down-side" of current market conditions, SilverPlace, LLC recognizes that the for-sale housing market may significantly improve over the course of the project. In the event of improved market fundamentals, we believe that the Commission should see the benefits from any "up-side" of future market conditions along with SilverPlace, LLC. Therefore, we have provided a base per unit for-sale value, should the SilverPlace,LLC team deem that market conditions will support a larger for-sale community.

Question#6: What, if any, modifications or improvements need to be made to the parking garage in order to place the headquarters building adjacent the garage? What are the cost implications, if any?

Aside from the added floors proposed to accommodate the Commissions parking needs, the modifications to the garage with respect to the adjacent headquarters building are limited. At the three direct connection points to the Headquarters Facility from the garage, parking spaces will need to be reconfigured to allow for insertion of secure entry vestibules. The structural design of the foundation system of the headquarters will need to take into account the garage's existing foundation in order not to disturb or undermine the garage's structural integrity. The Headquarters' "party walls" will need to be designed to address fire separation issues between the two uses. Foundation costs, when spread over the cost of the entire project will not have a significant impact on the overall budget. Likewise, any premium for exterior rated walls not typically required on an office building would be offset by the savings in architectural skin on these facades.

Question#7: Under what circumstances could you increase the affordable housing to 35%?

While there is a proportional relationship between the number of affordable housing units and the underlying land value, the more affordable units included will reduce the underlying land value. Additionally, as the proportion of affordable housing grows in relation to the overall project size, the market rate values become increasingly stressed. For example a Class A for-rent housing community, as proposed here, provides a high level of customer service in terms of staff and amenities. As the proportion of affordable housing grows the amenities and services stay the same creating an effect of diminishing returns. Other examples of this would be the soft costs for design and engineering, marketing, and in a for-sale community the condominium fees and sales costs would also be spread over fewer and fewer units as the affordable component increased. This affect is further amplified by the level of affordability proposed. As you would anticipate, work force housing at 120% of median income creates less of a drag on the economics of a project than work force housing at 80% of medium income. Therefore, a creative way to increase the amount of affordable housing without significantly eroding the land value of the MRO Site would be to increase the number of 120% of median income work force houses in a greater proportion then the reduction in the number of the more highly subsidized affordable housing types. The overall affect would be a net increase in the percentage of affordable units.

Question#8: Who is responsible for doing the construction of the proposed Fenton Street extension and how will it be financed?

The Fenton Street connection would be constructed and paid for by SilverPlace, LLC as part of Phase 2. The cost of the improvements would be privately financed in conjunction with the proposed 150,000 square foot speculative office building.

Question#9: What is the risk to the project and the Maryland-National Capital Park and Planning Commission if the speculative office building is not feasible?

There is NO financial risk to the project or the Commission if the speculative office building is not feasible.

Question#10: What are the conditions necessary for financing the office building located above the public garage?

SilverPlace, LLC will need to have agreements in place with DPW&T, at terms that are commercially acceptable to SilverPlace, LLC, that provide us the right to own, develop and construct the proposed office building and associated parking and right to develop and construct modifications to the existing garage and the Fenton Street extension. We believe the Phase 2 Office Building offers both the highest and best use of the Fenton Street wing of the Garage and also substantially enhances vehicular circulation within the

CBD. In order to realize these benefits to Silver Spring, the office building will need to achieve a certain level of pre-leasing. The exact amount of pre-leasing will depend on the state of the real estate and capital markets at the time we are ready to move forward with Phase 2, but generally falls in the 50-75% range.

Question#11: What would be the impact on the viability of the retail space if you could not get a grocery store as an anchor?

The retail space will be viable with or without a grocery store as an anchor. We believe that a grocery store anchor is achievable; however, if we are not successful in attracting a grocery store we will look to provide another destination type retailer or appropriate scale service retail user in its place.

Question#12: How would pedestrian safety be ensured at the active connection across Spring Street between the plaza and Fairview Park?

We believe that the current pedestrian crosswalk near this location can be improved to enhance pedestrian safety. This will be directly accomplished through the use of traffic calming measures, designated crosswalks and potentially signalization, depending on the results of future traffic studies. The plan shows the reduction in the overall width of Spring Street where the Plaza opens to the park through the elimination of some existing on-street parking. This will open views, slow traffic and reduce the crossing distances. We will also improve safety through the use of raised crossings treated with roadway materials that designate it as a pedestrian area to again slow traffic. The design of the Plaza and park will be configured to direct pedestrian flow to the designated crossings that may also incorporate advanced pedestrian signalization, or a stop sign.

Question#13: Explain how Fairview Park relates to the described stormwater management concept for this project.

No Project Stormwater Management is anticipated within the Park. This will all be performed within the current Project boundaries. However, where feasible and practical, we always strive to bring buried piped stormwater to the surface for ecological and environmental reasons. Ideally we would return a designated predevelopment flow into the existing park swale that would run into the existing storm system that is located at the edge of the park. Currently the swale is dry but could be wet at various times of the year, providing ecological benefits associated with stormwater quality, and enhancing the park and garden experiences. High volume storm flows would still bypass the park all together.

Question#14: Who will pay for and maintain the proposed, recommended improvements to Fairview Park?

Enhancements to Fairview Park are seen as an opportunity to further the Commission's mission in providing high quality spaces for the citizens of Montgomery County. The costs for the Fairview Park improvements are currently included as part of the "Open

Space/Infrastructure" budget and would be paid for by the Commission. This was done in order to take advantage of the Commission's low cost of capital. If paid for by SilverPlace, LLC, the aggregate land value would reduce by the cost plus the increase in carry cost between tax-exempt and taxable debt. Fairview Park, according to our records, is owned by M-NCPPC. Therefore, the costs associated with maintaining the park would continue with M-NCPPC. We can also explore opportunities with the Commission to have the newly enhanced Fairview Park maintained by the Silver Spring Urban District.

Question#15: What is the Zoning Text Amendment you need and how will that impact the construction schedule?

We are proposing a Zoning Text Amendment (ZTA) to allow height in the CBD-1 up to 120 feet under particular circumstances. The ZTA for the additional height is required only for a small portion of the proposed Headquarters Facility (30'x30'area) and is in an area that does not adjoin or confront any uses with which the height would be incompatible. We believe the ZTA could be processed within a timeframe that would not impact the proposed development and construction schedule. Should there be any perceived concerns with the ZTA, the Headquarters Facility design could be modified to allow for a stepping down of the tower to fall within the current height restrictions, while still providing the full 120,000 square foot program.

Question#16: How are you designing the plaza to allow vehicular traffic, but minimize conflict with the pedestrians?

We believe that our proposed flexible design for Planning Place Plaza will enhance the quality and livability of the entire development. There is a very good precedent within the Silver Spring Town Center at Ellsworth Drive. Here bollards and special paving serve to mark and differentiate areas between pedestrians and vehicular traffic. We will of course work with the Commission to design the space in such a way that we can achieve both a safe and vibrant setting for pedestrians and cars.

Question#17: The link to Fairview Park is an integral part of your proposal. Please describe how you plan to activate the park use.

First and foremost by making it a beautiful place. We envision the park to be more of a garden than a passive park through the use floral display plantings and horticultural exhibit areas. The mature existing tree canopy offer opportunities for a variety of plant types and treatments. The paths would also contain numerous places for seating areas with comfortable benches. The focal point could contain a gazebo and a central lawn area for lunchtime picnicking. The pathways would also link the park to the existing children's playground, the surrounding Woodside Park neighborhoods and the Plaza providing further opportunities to activate the garden park.

BOZZUTO

Bozzuto Brings You Home.™

October 27, 2006

Dr. Royce Hanson
Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Re: SilverPlace – Bozzuto, Spaulding & Slye and Harrison Development Proposal
(RFP P26-209)

Dear Chairman Hanson:

On behalf of the SilverPlace, LLC team, headed by the Bozzuto Group, we want to thank you, your fellow commissioners and your Staff for the opportunity to present to you our proposal for the Park and Planning Commission headquarters property. As I am sure you gleaned from our submission and our presentation, our team is extremely excited about our proposal and we look forward to working with you towards the final selection. At the meeting, we responded to the written questions that had been posed to us prior to the meeting and provided a partial response to several new questions raised at the meeting. We will be submitting some additional information with respect to those new questions in the next week or so. In the meantime, we would like to respond to one question raised by Commissioner Bryant concerning our commitment to the County's Minority, Female and Disabled Person (MFD) program.

We first want to reiterate our wholehearted support and endorsement of the Commission's policies and goals regarding MFD participation. We believe that, individually and collectively, the Bozzuto Group, Spaulding & Slye and Harrison Development's reputations and business practices exemplify our commitment to creating "protected business" opportunities through programs such as the MFD anti discrimination program of the M-NCPPC. We apologize for any confusion with respect to our commitment that may have emanated from our written response to the Commission's Request for Proposals ("RFP") and the earlier response to the Commissioner's

Request for Qualifications ("RFQ"). More specifically, given the bifurcated response process, first with our response to the RFQ, followed by our response to the RFP, and the very precise formatting requirements for the RFP, we did not restate in the RFP response, the MFD commitment in our RFQ submission. It is our understanding and intent that our commitments in the RFQ response remain in place. Additionally, in our RFP response, we included an executed "Affirmation of Offeror " and identified the extent of minority equity participation, as required in the RFP. Nevertheless, so that there is no confusion, we would like to take this opportunity to amplify our commitment to the Minority, Female, and Disabled Person Program.

First and foremost, Harrison Development will serve as Development Advisor on the project with a specific emphasis on the Minority, Female and Disabled Person Anti-Discrimination Program, and will work with the Commission to develop a contracting plan and program to facilitate these goals in each phase of the projects' planning, design and construction. Equally important, as a minority enterprise, Mr. Harrison will have a five (5%) percent equity participation (ownership) interest in the SilverPlace project.

In addition to our commitment to Harrison Development as a SilverPlace team member and minority equity partner, we will propose a Minority, Female and Disabled Person Anti-Discrimination Program Plan and work in partnership with the Commission and the County to meet or exceed 25% MFD goals for contractors and sub-contractors. The Plan will address the entire process from contract inception to the completion of the project. We are committed to achieving a diverse contractor and subcontractor base. All Minority, Female, and Disabled

Person contractors and sub-contractors will meet the Maryland Department of Transportation (MDOT) or the Small Business Administration 8(a) program requirements. The contractors and sub-contractors themselves will also be required to demonstrate good faith efforts to meet these goals proportionately for the types of goods and services provided.

In order to solicit certified MFD contractors and sub-contractors, the development entity will look to its members, particularly Harrison Development, to vet existing active company databases of qualified vendors who meet the criterion and have themselves been very successful in meeting diversity goals on other projects completed with SilverPlace team members. In addition to the inclusion of existing MFD relationships we will create outreach programs on our own and with associations that cater to MFD enterprises, to identify and pool potential MFD companies, giving priority to those located within Montgomery County.

Further, we also have committed to creating a development team that includes MFD participation beyond equity and the contractor and sub-contractor participation. We have teamed up with two MFD design consultants. A. Morton Thomas and Associates Inc. will be providing civil engineering, subdivision , site planning and surveying services for the project. Sustainable Design Consulting specializes in and will be providing sustainable design services including assistance in the selection of building materials, design and drawing reviews, specification reviews, LEED goal monitoring, and assisting the Commission with establishing operational guidelines.

We believe that Bozzuto, Spaulding & Slye and Harrison Development's reputations and standard business practices exemplify our commitment to creating "protected business" opportunities through programs such as the MFD Anti-Discrimination Program. Bozzuto's most recent public/private partnership experience, Spinnaker Bay in Baltimore's Inner Harbor, exemplifies our MFD commitment. We were able to exceed the City's Minority Business Enterprise and Women Business Enterprise (MBE/WBE) goals in each of three distinct goals: one for the ownership, one for development team and consultants and one for the construction and contract purchasing for the entire project. The MBE/WBE participation in these categories ranged from 8% to 27%.

On the PEPCO Headquarters Building, Spaulding and Slye helped achieve over 60% minority or women owned business participation for the architectural and engineering contracts. The construction phase included over 30% minority participation. For the firm's $40 million dollar Navy Yard Metro Center Project, Spaulding & Slye was able to exceed an internal goal of 10% inclusion of small, disadvantaged business or women owned small business on the project. Finally, as development manager for the National Institutes of Health, Dale and Betty Bumpers Vaccine Research Center, Spaulding and Slye attained a 15% small, disadvantaged business or women owned small business participation.

We hope this brief synopsis of our response to the Commission's question further clarifies our response to the RFQ and our execution of the Commission's "Affirmation of Offeror" included in our response to the RFP. Thank you for the opportunity to clarify our

commitment to meeting all of the Commissions MFD goals as well as all of the Commission's goals in general.

Very Truly Yours,

Bozzuto Development Company

Thomas A Baum
President

cc: Ms. Wendy Perdue
Mr. Allison Bryant
Mr. John Robinson
Ms. Meredith Wellington
Mr. Thomas Bozzuto
Mr. Arthur Frye
Mr. Dean Harrison
Robert Harris, Esq.

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PART 1 PROPOSAL QUESTIONS

SILVER PLACE, LLC (BOZZUTO)

1. **Will your plan work without Fenton Street?**
   Yes. We can provide access to all the components of our Phase I proposal by utilizing the existing alley structure on the Consolidated MRO Site. In particular, access to the Headquarters Loading Dock can be provided from the existing alley spur off Planning Place. The extension of Planning Place through to Spring Street would be unaffected.

2. **Who will build the residential portion of the project? Who will own the residential portion once the project is complete?**
   Bozzuto Construction will build the residential, retail, and parking associated with the residential and retail development. SilverPlace, LLC, made up of the Bozzuto Group, Spaulding & Slye Investments, and Harrison Development, will own the for-rent residential portion of the property and the retail. The For Sale condominium and associated parking will be owned separately by private individuals and a homeowners association.

3. **Please address the following questions for each of the elements of the headquarters/garage garden system: Who will have access? When will they have that access? If access is to be limited, how do you envision that access will be limited and security maintained?**
   Our design concept for the Rain Garden treated this space as an outdoor public amenity which would always be accessible from the exterior stair along Planning Place. In this way, we would both literally and figuratively be inviting the public into the "inner" workings of the Commission. However, if the Commission feels that for whatever reason this is undesirable, a decorative locking gate could be designed at the top of the stairs to restrict access at certain times. The Rain Garden would also be accessible directly from the Second Floor and securable as part of the buildings access control system.

   The Demonstration Roof Garden on top of the Garage was conceived as both an educational and visual amenity. It can be seen from the upper floors of surrounding parking decks and offices. Organized tours of the environmental workings of the garden could be provided for the public. Public access to this garden would be from the existing garage stair and elevator core near Spring Street. This core, which would be extended to the garden level, could also be secured at specific times to limit access to the roof garden (after dusk, for example). There would also be access through the Fifth Floor of the Headquarters for staff and visitors. Depending how we detail the separation between the garden and the abutting parking level, access can either be prevented or accommodated directly from the garage.

   The Tower Roof Garden is strictly an amenity for the Headquarters staff. The number of access points and hours of access will be coordinated with the Commission desired use.

4. **Explain how the lobby of the Headquarters can effectively serve all of its various functions while maintaining an acceptable level of security.**
   The proposed design concept treats the lobby and all the functions on the first two floors of the low bar as public. As such, access to this portion of the building is essentially unrestricted. The idea is to provide an appropriate level of control while maintaining the public's ability to gather information and participate in the planning process. A centrally located security/information desk provides oversight of these activities and controls access to the elevators. A separate public elevator has been provided for convenience and handicap access to the Hearing Room on the Second Floor. Card key controlled access within the elevator cabs would be employed to further restrict access to the upper floors including the Commissioner's Suite on the Third Floor.

5. **How do you propose to mitigate vehicular traffic and protect Pedestrians within the open space?**
   We believe that our flexible design solution for Planning Place Plaza will enhance the quality and livability of the entire development. The extension of Planning Place, renamed Planning Lane, through the Plaza is intended for local traffic only, principally to access parking. There is a very good precedent for this type of pedestrian street already in use within the Silver Spring Town Center at Ellsworth Drive (See Part 1, p. 9 of our proposal for photos). Here bollards and special paving serve to mark and differentiate areas between pedestrians and vehicular traffic. The portion of Planning Lane running through the Plaza could be developed with or without curbs, however, it is our experience that in certain circumstances, curbs on pedestrian-oriented streets are not necessary as is commonly thought. Bollards, textured paving and signage are often sufficient to promote traffic calming and provide for the safety of the pedestrians traversing the street. Drivers of vehicles clearly understand from all these visual and auditory cues that the right-of-way is to be shared with pedestrians, and that vehicles should proceed at a slow speed and with caution. These design features are now in common use today, some with curbs, and some without. Examples include (in addition to the Silver Spring Town Center) The Town Center at Shirlington, Arlington, VA; Market Commons, Clarendon, VA; Reston Town Center, Reston VA; Easton Town Center, Columbus Ohio; CityPlace, West Palm Beach, FL; and Santana Row, San Jose, CA, just to name a few. We will of course work with the Commission to design the space in such a way that we can confidently achieve maximum safety for both pedestrians and cars while retaining the active and vibrant setting we envision for Planning Place Plaza.

6. **From how many aspects can the building be viewed?**
   From our design studies we believe that given the height of the tower, the headquarters should be visible from the following vantage points: 1) from the corner of Georgia Avenue and Spring Street; 2) from Spring Street (on approach from Colesville Road; 3) from Cameron Street (past Fenton Street heading towards Spring Street; and 4) from Fenton Street (heading towards Cameron Street). Of course the building will be clearly visible from Fairview Park as well.

7. **How do you envision improvements to Fenton Street to enhance pedestrian appeal should Phase II not be completed?**
   While we believe that a full vehicular and pedestrian extension of Fenton Street through the Consolidated MRO Site would best serve the Commission, future residents, and the larger community, many of the improvements we proposed are not dependent on the full vehicular connection and would be implemented. The current alley and walkway would be improved with materials (such as pavers) and landscaping (tree-boxes and planters) to soften the experience one currently has when walking from Cameron Street to the Site.

8. **In looking at the project goals on page 8 of the RFP, and the requirements for the Headquarters building on page 11 of the RFP, please expand and explain how the proposed vision comports to these goals.**

   <u>Commision's Goal</u>

   1. Develop for the Commission a Headquarters Facility of approximately 120,000 gross square feet (gsf)2 to house the Parks Department and Planning Department. The Headquarters Facility may be proposed at the Commission-owned MRO Site or at an alternate site located in the Silver Spring Central Business District ("Silver Spring CBD"). The Headquarters Facility must be owned by the Commission.
   The SilverPlace LCC proposal contemplates a 120,000+gsf Headquarters facility on an alternate (adjacent) site located in the Silver Spring CBD. The facility would be owned by the Commission and financed through tax exempt Certificates of Participation.

   2. Through quality and appearance design a facility that supports, facilitates, projects, and enhances the Commission's function and image as a Countywide planning agency committed to environmental protection and quality-of-life enhancements for the residents of Montgomery County.
   Our design of the Headquarters Facility represents a thoughtful approach to high quality, successful mixed-use development that exemplifies the vision of planning, design, and development that the commission has pioneered in Montgomery County. As the anchor of this new neighborhood the Headquarters creates the sense of place that intimately weaves the other uses into a unified development. Bold architecture and design are employed to create a facility that provides enhanced connectivity and improved accessibility in and around the site, contributes positively to the surrounding neighborhood and facilitates a safe, pedestrian friendly environment.

   3. Develop a Headquarters Facility that meets or exceeds LEED Silver Certification standards.
   With three unique green roofs, energy efficient design, careful attention to building orientation, cutting edge day lighting techniques, and low energy consumption, the Headquarters Facility reflects cutting edge sustainability and incorporates all the required programmatic elements into a cost efficient, contextually urban design solution that meets and exceeds the LEED Silver Certification standards.

4. Develop the Residential component on the MRO Site to contain a minimum of 30 percent affordable units as defined herein.

The residential program meets all of the Commission's defined project goals including the required 30% affordable housing component. The proposed residential program consists of 358 residential units, including 108 (30%) affordable units in a mix of For Rent and For Sale products located in a combination of mid-rise and high-rise buildings. The affordable housing component is composed of 45 (12.5%) MPDU and 63 (17.5%) workforce housing units. All 45 of the MPDU units will be provided for in the rental buildings. A third of the workforce housing units (approximately 21 units) will be provided for in the condominium building with the balance (42) distributed within the rental buildings. Please see Part 1, pp. 46-47 for additional details.

5. Develop the Residential component to incorporate "green" design initiatives as exemplified in the LEED standards.

Our residential component is proposed to achieve a minimum LEED score of 28 points and 7 prerequisite, which qualifies for LEED Certified rating. We have targeted up to an additional 14 credits to allow for some flexibility during the design, construction and Certification process. Please see Part 1, page 27 and page 61 for further elaboration and details.

6. Develop a Project that is physically and functionally compatible and integrated with the immediate neighborhood and the Silver Spring CBD.

Our proposal is constituted as a complete urban design solution for the northeast edge of the Silver Spring CBD, employing a number of design elements. These include transitional massing, improved connectivity to the circulation system, enhanced links to the existing Park system, quantitative and qualitative enhancement to on-site parking requirements, placement of compatible uses across from adjacent existing uses, and the addition of a significant on-site amenity (Planning Place Plaza) that will benefit the surrounding neighborhood and larger Silver Spring community. We arrive at our urban design solution after conducting an extensive analysis of the surrounding neighborhood and downtown Silver Spring (Please see Part 1, pp.18-21 of our proposal for a detail description of our site analysis). Our design solution as proposed will mediate between the high-density, high-rise commercial character of the CBD and the low density, low-rise residential character of the adjacent neighborhoods to the north. (Please see Part 1, pp.22-26 of our proposal for a detail description of our proposed urban design solution).

7. Leverage the MRO Site and the Headquarters to be advantageous to the Commission's financial position.

Our proposal leverages land value by developing the headquarters facility on an alternate site, the land value produced by the private use component is maximized, significantly decreasing the Commission's basis in the new Headquarters. Additionally, by incorporating an otherwise un-developable site (Lot No. 2) into the project additional density and therefore land value is created. Finally, as only one

move will be necessary for the Commission under this proposal, exorbitant relocation costs and unnecessary disturbances are avoided and therefore no additional occupancy costs will be created and added to the commission's bottom line. Please see Part 2, pp. 2-3 of the proposal for more detail.

8. Ensure that the Project effectively addresses functional issues related to the space program, transportation management, vehicular and pedestrian circulation, safety, and parking.

The parking and transportation management program creatively, efficiently and cost effectively incorporates the Commission's parking, and the projects residential and retail parking and loading requirements into an urban design solution that provides connectivity, accessibility, contributes positively to the surrounding neighborhood, and facilitates a pedestrian friendly environment through advanced planning methods that create physical connections. Please see Part 1, pp. 10-11 for additional detail of the overall parking and management strategy.

9. Satisfy open space requirements by designing and developing a public space(s) that incorporates current urban design best practices and provides an environment that satisfies employees', residents' and visitors' needs.

Open/public use space will constitute 25% of our proposed Consolidated MRO Site. The signature open space in our proposal is Planning Place Plaza. This significant amenity space is designed to link all the components of our proposal (the Headquarters Facility, Residential, Retail, Office, Parks and the surrounding neighborhoods) into a singular, urban design solution. Our site solution centered on Planning Place Plaza will promote many urban design best practices including:

a. A walkable neighbor with many activities of daily living nearby,
b. Appropriate building densities with ready access to public transportation,
c. Strategic placement of building massing to maximize sunshine in public space,
d. Placement of a mix of uses with sensitivity to adjacent, existing uses,
e. Use building massing and landscape elements to sculpt the public realm into clearly defined streets and public spaces as places of shared use,
f. Use every opportunity to seamlessly link to surrounding neighborhoods,
g. Design public space to promote safety and security, but not at the expense of accessibility and openness,
h. Accommodate the automobile in ways that provide access, yet protect pedestrians and provide for their safety,
i. The pedestrian experience when moving through the site should be interesting, aesthetically pleasing, and offer opportunities for multiple activities,
j. A Civic Building and its adjoining public spaces offer a unique opportunity to reinforce community identity and create a direct link between the people and their government; the civic building should symbolize that link in form and function, and stand in pride-of-place on the grand public square.

Requirements for Headquarters Facility

- **Conforms to the Commission's enabling legislation;**

All components that will be owned and financed by the Commission are either for use solely by the Commission or by the Commission and the general public. The Commission would finance their improvements through the issuance of Certificate of Participation (COP) bonds. We believe that the structure we have proposed conforms to the Commission's enabling legislation but will work closely with the Commission to make any adjustments, if necessary, to comply.

- **Satisfies the Commission's requirement to own the Headquarters Facility;**

Under the SilverPlace, LLC proposal, the Commission will own the Headquarters Facility in fee simple interest and all associated reserved parking spaces, located within Garage #2 and the addition to Garage #2, under a fee simple condominium interest.

- **Is located in the Silver Spring Central Business District;**

The SilverPlace, LLC proposed new Headquarters Facility is located at the intersection of Spring Street and the newly established Planning Lane. The location is within the Silver Spring Central Business District and immediately adjacent to the Commission's existing headquarters location.

- **The design and construction timeline satisfies the Commission's timing;**

The goal stated in the RFP was for the Commission to obtain beneficial occupancy as early as possible. The SilverPlace, LLC proposal estimates the Commission's occupancy of its new Headquarters Facility in December, 2009. This schedule is achieved while providing for a sequence of construction that enables the existing headquarters to remain in its current location, fully operational, until the new Headquarters Facility is complete and the simultaneous delivery of the new Headquarters Facility, Planning Place Plaza and the residential and retail uses located on and defining the Plaza.

- **Proximity to mass transit and accessible to all modes of transportation;**

The proposed Headquarters Facility location is located within easy walking distance from Metro bus, Metro rail, Ride-on and Marc services.

- **Headquarters must be compatible with adjacent neighborhoods and uses.**

The tower is located at the edge of the commercial and high rise zone along Spring Street. All structures along this portion of Spring Street towards Colesville Road are either commercial use or high-rise residential. The office buildings immediately across Spring Street for the proposed Headquarters are six to nine story buildings (including 1109 Spring Street which currently houses the Commission's Historic Preservation Office).

- **Satisfy open space requirements by designing and developing a public space(s) that incorporates current urban design best practices and provides an environment that satisfies employees' and visitors' needs.**

SilverPlace, LLC proposed open/public use space will constitute 25% of our proposed Consolidated MRO Site. The signature open space is a new urban plaza "Planning Place Plaza" that links all the components of our proposal (the

Headquarters Facility, Residential, Retail, Office, Parks and the surrounding neighborhoods) into a singular, urban design solution (see answer to Question 8; Goal 9). In addition, the Headquarters Facility incorporates three (3) roof gardens each with its' own unique character and serving its' own distinct function (see answer to Question 3).

- **Provides an overall financial and business plan for the Commission.**

SilverPlace, LLC has proposed a development program and design that maximizes value for the Commission and the Commission-owned Headquarters Facility within a development plan and structure that is financially viable and flexible. SilverPlace, LLC maximized the Commission MRO Site land value through the creative re-use/incorporation of Lot #2 (increasing private use density and creating a "land value arbitrage" between Lot #2 and MRO Site values), providing a "single-move" solution (eliminating relocation/disruption costs), providing a diversity of product type (allows project to go forward today and reduces finance risks/costs) and recycling/leveraging Garage #2 (reduces construction time and parking costs).

EXHIBIT B.16

Response to Financial Questions

This exhibit contains proprietary and confidential information and is not available for disclosure.

EXHIBIT B.17

For Rent 10-Year Cash Flow Proforma, No Retail

This exhibit contains proprietary and confidential information and is not available for disclosure.

EXHIBIT B.18

Part 2

Tab 1: Table 2a

SilverPlace, LLC

Residential Project Overview

Project Development Cost

This exhibit contains proprietary and confidential information and is not available for disclosure.

EXHIBIT B.19

Part 2

Tab 1: Table 2

SilverPlace, LLC

Project Overview

Project Development Cost

This exhibit contains proprietary and confidential information and is not available for disclosure.

EXHIBIT B.20

Part 2

Tab 1: Table 4

SilverPlace, LLC

Project Overview

Project Sources and Uses of Funds

This exhibit contains proprietary and confidential information and is not available for disclosure.

EXHIBIT C

Cost Recovery Eligible Costs

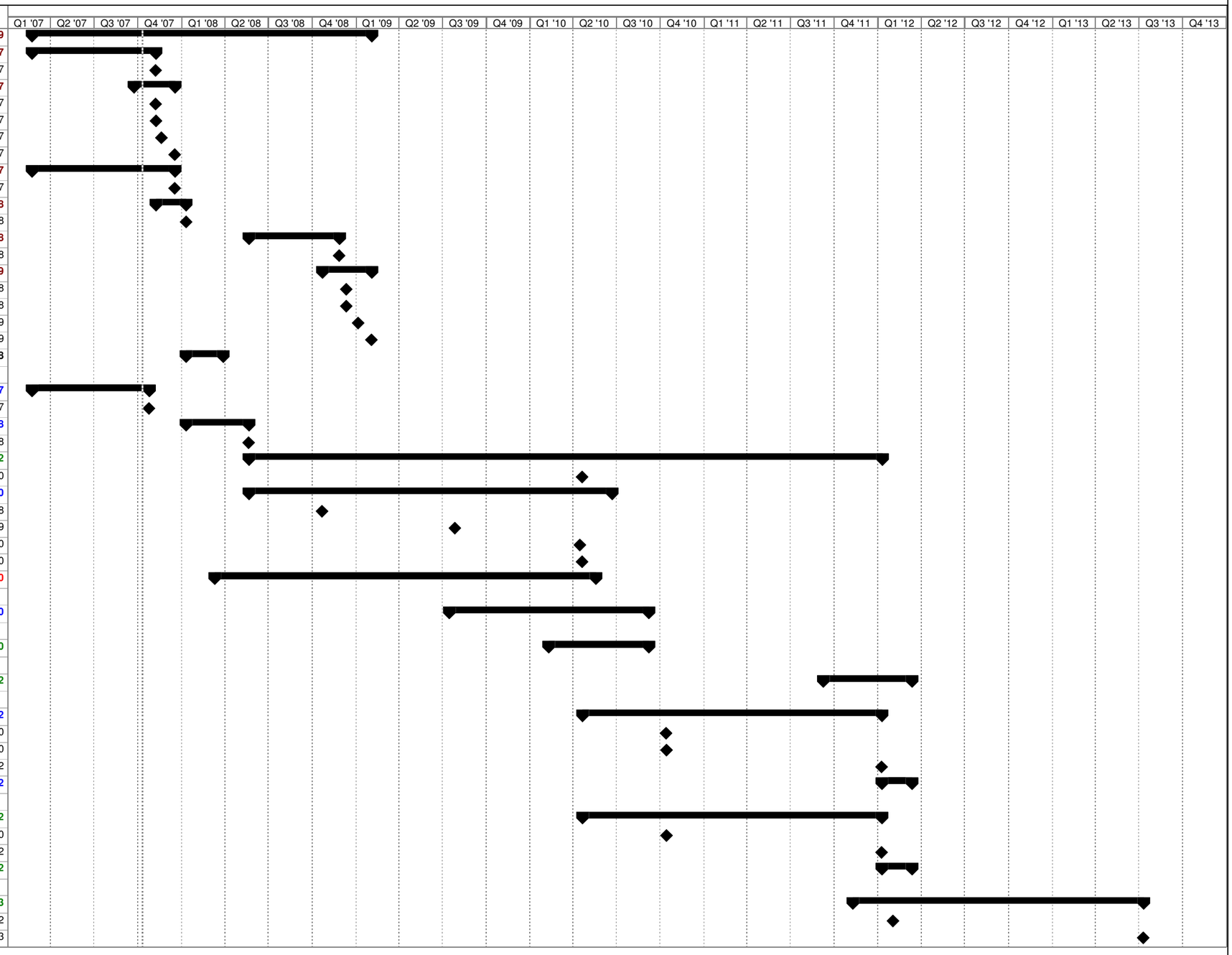
	COST RECOVERY ELIGIBLE COSTS	**BUDGET**
I.	ARCHITECTURE & ENGINEERING (Architectural, Mechanical, Structural, Landscape, Civil, Traffic, Geotechnical, Environmental, Reproduction, Misc. Other Consultants/Design Revisions)	$1,543,510
II.	ADMINISTRATION & TRANSACTION FEES (Title & Recording, Legal Fees, Reimbursable/Development Travel)	$386,490
III.	FINANCING COSTS (Market Study, Lender Appraisal)	$35,000
IV.	CAPPED COST RECOVERY	$1,965,000

Preliminary Project Schedule
"Silver Place" Silver Spring, MD
10-10-2007

EXHIBIT D

Silverplace, LLC

ID	Task Name	Start	Finish
1	**Agreements /Appropriations**	**Thu 2/22/07**	**Tue 2/3/09**
2	**Memorandum of Understanding**	**Thu 2/22/07**	**Thu 11/8/07**
7	Board Open Session Approval	Thu 11/8/07	Thu 11/8/07
8	**Design Appropriation**	**Mon 9/24/07**	**Tue 12/18/07**
16	Board Open Session Approval	Thu 11/8/07	Thu 11/8/07
17	Transmit Requisition to Council	Fri 11/9/07	Fri 11/9/07
18	Council Introduction	Tue 11/20/07	Tue 11/20/07
19	Council Approval	Tue 12/18/07	Tue 12/18/07
20	**PLD Land**	**Thu 2/22/07**	**Tue 12/18/07**
23	Determination PLD Land In/Out of Project	Tue 12/18/07	Tue 12/18/07
24	**Design Services Agreement**	**Fri 11/9/07**	**Fri 1/11/08**
28	Execution of DSA	Fri 1/11/08	Fri 1/11/08
29	**General Development Agreement**	**Thu 5/22/08**	**Thu 11/27/08**
34	Execution of GDA	Thu 11/27/08	Thu 11/27/08
35	**Construction Appropriation**	**Thu 10/23/08**	**Tue 2/3/09**
44	Board Open Session Approval	Fri 12/12/08	Fri 12/12/08
45	Transmit Requisition to Council	Fri 12/12/08	Fri 12/12/08
46	Council Introduction	Tue 1/6/09	Tue 1/6/09
47	Council Approval	Tue 2/3/09	Tue 2/3/09
48	**Due Diligence**	**Fri 1/11/08**	**Fri 3/28/08**
53			
54	**Program Development (Headquarters)**	**Thu 2/22/07**	**Thu 10/25/07**
58	Board Approval	Thu 10/25/07	Thu 10/25/07
59	**Development Plan Preparation/Approval**	**Fri 1/11/08**	**Wed 5/21/08**
63	Board Selection	Wed 5/21/08	Wed 5/21/08
64	**Design (Residential component)**	**Thu 5/22/08**	**Tue 1/10/12**
79	Approvals/Issue for Bid	Wed 4/21/10	Wed 4/21/10
87	**Design (Headquarters)**	**Thu 5/22/08**	**Tue 6/22/10**
107	Board Closed Session Schematic Design Approval	Wed 10/22/08	Wed 10/22/08
108	Board Closed Session Design Development Approval	Tue 7/28/09	Tue 7/28/09
109	Board Closed Session Construction Document Approval	Fri 4/16/10	Fri 4/16/10
110	Issue for Bid	Wed 4/21/10	Wed 4/21/10
111	**Entitlements**	**Tue 3/11/08**	**Wed 5/19/10**
129			
130	**Building Permit (Headquarters)**	**Thu 7/16/09**	**Tue 9/7/10**
138			
139	**Building Permit (Residential) I**	**Wed 2/10/10**	**Tue 9/7/10**
141			
142	**Building Permit (Residential) II**	**Fri 9/9/11**	**Tue 3/13/12**
144			
145	**Construction (Headquarters)**	**Thu 4/22/10**	**Mon 1/9/12**
153	Board Closed Session Approval (GMP)	Thu 10/14/10	Thu 10/14/10
154	Sign GMP Contract	Fri 10/15/10	Fri 10/15/10
155	Substantial Completion	Mon 1/9/12	Mon 1/9/12
156	**Occupancy (Headquarters)**	**Tue 1/10/12**	**Mon 3/12/12**
159			
160	**Construction (Residential) I**	**Thu 4/22/10**	**Mon 1/9/12**
166	Sign GMP Contract	Fri 10/15/10	Fri 10/15/10
167	Substantial Completion	Mon 1/9/12	Mon 1/9/12
168	**Occupancy (Residential) I**	**Tue 1/10/12**	**Mon 3/12/12**
171			
172	**Construction (Residential) II**	**Thu 11/10/11**	**Thu 7/11/13**
179	Sign GMP Contract	Thu 2/2/12	Thu 2/2/12
180	Substantial Completion	Thu 7/11/13	Thu 7/11/13



Task | Progress | Summary | Rolled Up Critical Task | Rolled Up Progress | External Tasks | Group By Summary

Critical Task | Milestone | Rolled Up Task | Rolled Up Milestone | Split | Project Summary | Deadline