

TENANT DESIGN AND CONSTRUCTION GUIDELINES

The Village at Robinson Farm
Charlotte, North Carolina

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INTRODUCTION

Green design. Green products. Green living. What's with all the green?

The "green" you've been hearing so much about refers to sustainability, the environmentally friendly initiative to use less products, waste fewer resources and, in general, treat the earth in a way that preserves it for our future generations.

Green building is the practice of increasing the efficiency with which buildings and their sites use and harvest energy, water, and materials, and reducing building impacts on human health and the environment, through better siting, design, construction, operation, maintenance, and removal the complete building life cycle.

Village at Robinson Farm LLC, the owner of The Village at Robinson Farm, and its development manager Lat Purser & Associates, Inc. opted to "go green" with these buildings using the standards of the LEED® Rating System from the U.S. Green Building Council.



WHAT IS LEED®?

What are the benefits of sustainably designed offices?*

Reduced capital costs

Reduced operating costs

Marketing benefits: free press and product differentiation

Valuation premiums and enhanced absorption rates

Possibility of streamlined approvals

Health and productivity gains

Staying ahead of regulations

New business opportunities

Satisfaction from doing the right thing

*List supported with research in *Green Development: Integrating Ecology and Real Estate*, c 1998, by Rocky Mountain Institute

Leadership in Environmental and Energy Design (LEED®) Green Building Rating System is a voluntary, consensus-based national standard for developing high-performance sustainable buildings. It is administered from the non-profit group, U.S. Green Building Council (USGBC). By establishing a common standard of measurement, LEED® provides a complete framework for assessing building performance and meeting sustainability goals. LEED® is also for raising consumer awareness of green building benefits.

Village at Robinson Farm LLC, the owner of The Village at Robinson Farm, and its development manager Lat Purser & Associates, Inc. opted to commission the design and construction team to meet LEED®-Core and Shell Certified standards.



WHAT LEED® FEATURES ARE UTILIZED IN THE BUILDING?



Example of silt fence installation

The Village at Robinson Farm is designed and built to comply with LEED® Core and Shell Certified requirements which are divided into six categories: Sustainable Sites, Water Efficiency, Energy & Atmosphere, Materials & Resources, Indoor Environmental Quality, and Innovation in Design. The following pages contain descriptions of the strategies integrated into the design of your office buildings.

Sustainable Sites

Erosion Control Plan

Multiple techniques were employed to ensure that excessive erosion and sedimentation did not occur during construction. Silt fences and sedimentation basins were created and monitored on a weekly basis and repairs were made as necessary.

Development Density and Community Connectivity

The Village at Robinson Farm is located within the Ballantyne community in Charlotte, NC. The site was selected for its close proximity to an array of office, retail and civic functions, and a high density residential area that together create a dynamic urban experience. Public transportation is also available near the project site. Tenants should encourage employees and patrons to explore the possibility of using public transportation to commute to, or visit The Village at Robinson Farm.

Alternative Transportation and Shower Facilities

Bicycle racks and a unisex restroom with shower have been provided at The Village at Robinson Farm for those who choose to ride their bikes to work or exercise during the course of the day.

Preferred Parking

A number of parking spaces on this site have been designated for Low-Emitting, Fuel Efficient Vehicles (LEV/FEV Parking Only). Cars using these spaces must achieve one of the following standards, and it is recommended that a list of acceptable cars be posted near the preferred parking spaces for both education and enforcement purposes.

- o California Air Resources Board – Must be listed as a Zero Emission Vehicle (ZEV). Other ratings (AT PZEV, PZEV, SULEV, ULEV, and LEV) do not qualify unless achieving the proper ACEEE rating below.
<http://www.driveclean.ca.gov/en/gv/vsearch/cleansearch.asp>



LEED® BUILDING FEATURES

continued

- o American Council for an Energy Efficient Economy (ACEEE) – Must achieve a “Green Score” of 40 or higher according to the annual “ACEEE Green Book”. This standard isn’t as strict as the CARB standard above, and many PZEV, ULEV, and other rated cars qualify here.

<http://www.greencars.org/highlights.htm>

Stormwater Design and Open Space

Rain gardens will contribute to reduced stormwater runoff by providing additional infiltration. The LEED team also exceeded local zoning requirements for open space, further enhancing the natural setting of the site.

Water Efficiency

Water Efficient Landscaping

Landscaping irrigation is designed to reduce potable water consumption by at least 50% from mid-summer baseline usage.

Water Efficient Indoor Plumbing Fixtures

Plumbing fixtures have been selected to significantly reduce the consumption of potable water use in the buildings. Retail spaces that require significant water use can further contribute to the preservation of potable water by installing efficient plumbing fixtures and fittings.

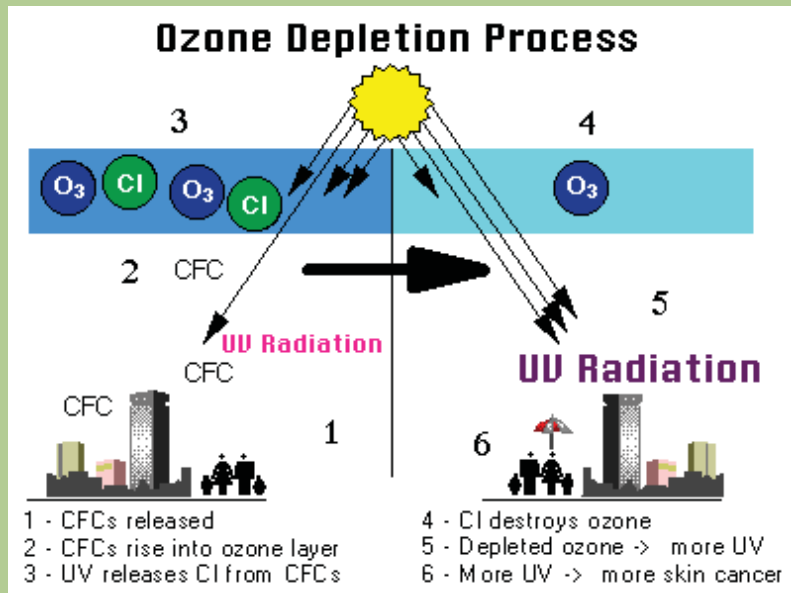
Energy and Atmosphere

Commissioning of Building Energy Systems

A commissioning agent, McCracken&Lopez, was hired to review proposed building systems and verify the installation and performance of system. This helps to ensure that all of the energy efficiency and conservation strategies integrated into the building are operating as intended.

Refrigerant Management

No CFC refrigerants are used in the base building HVAC system. CFC’s are ozone depleting substances leading to an increase in UV radiation. Refrigerant management minimizes the negative impact on ozone depletion and global warming. A combination of energy efficient design and use of refrigerants with low ozone depletion and global warming potentials are used to reduce this building’s contribution to an unhealthy atmosphere. Retail spaces that install large mechanical systems are encouraged to consider using CFC-free refrigerants.



LEED® BUILDING FEATURES

continued

Energy Performance

The building envelope, HVAC system, and lighting were designed to maximize energy performance. This building complies with the mandatory provisions and prescriptive requirement of ASHRAE for Small Buildings. The rating method is intended to provide an energy cost for actual and ASHRAE 90.1 baseline designs.

Measurement and Verification – Tenant Sub Metering

All tenant electrical loads for this building are all individually metered by the utility. Each tenant will receive monthly electric utility billing statements for measurement and recording of each tenant's use within the tenant space.

For tenants, the following approach would apply:

Utilize utility company demand meters to totalize energy usage for each tenant's space for lighting, receptacle and HVAC loads. Retail tenants that may have higher energy usage requirements are encouraged to actively monitor energy consumption and consider means to reduce energy usage.

Green Power

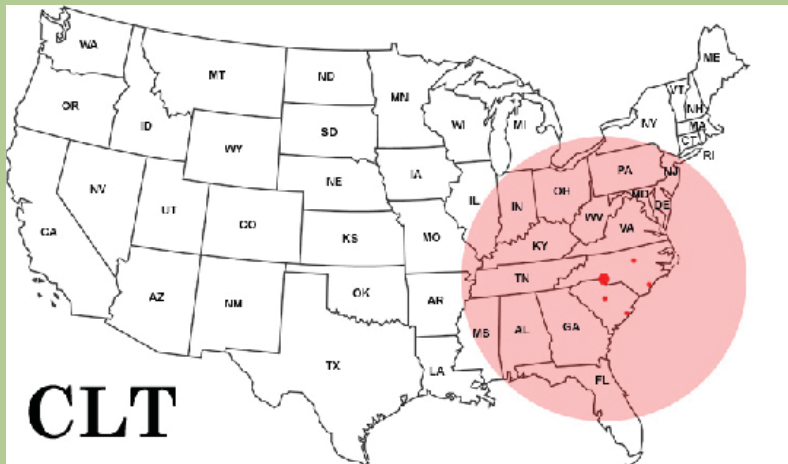
Renewable Energy Certificates (RECs) have been purchased to offset the cost of producing green-e power. Qualified sources of renewable energy include solar, wind, geothermal, biomass, and small or certified low impact hydro facilities. Tenants can also contribute to this program at any time. The Bonneville Environmental Foundation (BEF) has provided RECs for The Village at Robinson Farm. Visit <http://www.b-e-f.org> for more information.

Materials and Resources

Storage and Collection of Recyclables

Building owner has contracted with a recycling agency to reduce the amount of waste disposed from the building into local landfills. Recycled materials include: paper, cardboard, glass, plastic, and metals. Retail tenants may create significant amounts of recyclable waste, and are encouraged to recycle to the maximum extent possible. All tenants are encouraged to promote recycling programs within their tenant spaces. For information on the recycling program in your building, please contact the building manager:

- Lat Purser & Associates, Inc.
- Charlotte, North Carolina
- (704) 519-4200



500 Mile Radius for Charlotte
Image courtesy of LS3P ASSOCIATES LTD



Construction Waste Management

During construction, the contractor, Choate Construction, diverted at least 75% of debris from the local landfill through recycling and finding other uses for waste materials on site. Materials diverted include cardboard, metals, acoustical tile, plastic, wood, glass, gypsum board, carpet, and insulation.

Regional Materials

Products used in the project have been evaluated for proximity to job site for extraction and manufacture within 500 miles. By using local materials transportation cost and environmental impacts are reduced.

Indoor Environmental Quality

Indoor Air Quality (IAQ) Performance

Establishes minimum indoor air quality standards as per ASHRAE 62.1-2004. This standard largely sets ventilation rates to reduce the buildup of carbon dioxide and other pollutants within the office space. Restaurant tenants are encouraged to set ventilation rates that promote healthy indoor air quality.

Environmental Tobacco Smoke Control

Building tenant and public spaces are designated non-smoking. Designated smoking areas are provided more than 25 feet from any building entrance or outdoor air intake. Signage has been provided to inform tenants of these areas. Restaurant tenants are encouraged to inform patrons of these provisions.

Increased Ventilation

The breathing zone outdoor air ventilation rate has been increased by 30% of that required by ASHRAE 62.1 2004. The minimum requirement is 40 CFM and the specified ventilation is 90 CFM. The specified ventilation is 55% more than what is required.

Construction IAQ Management Plan

Contractor developed and implemented an IAQ management plan for the construction and preoccupancy phases. An important part of this plan is the education subcontractors and all field personnel on the goals of the plan. The plan sets policies regarding HVAC protection, source control, pathway interruption, housekeeping, and scheduling according to SMACNA standards.

Low Emitting Materials

In order to reduce the quantity of indoor air contaminants, all materials selected for the interior of the building are specified to meet the requirements for low voc levels. This includes sealants and adhesives, paints and coatings, and carpet systems. Retail tenants can further improve indoor air quality through similar guidelines.



LEED FOR COMMERCIAL INTERIORS (LEED CI)

USGBC also provides guidelines for tenant upfits through the LEED for Commercial Interiors (LEED CI) program. While the scope of LEED CS includes the base building systems and core elements, the LEED CI program was created specifically to address the design of a tenant space alone.

By choosing a LEED CS certified building as your office, you are already well on your way to achieving a LEED CI rating for your upfit. The next few pages will provide you with a LEED CI credit checklist for you to use to help set goals for the design of your office space. There is also a section intended for your design professionals to let them know how to coordinate their designs with the advanced systems used in the base building, including some information on how these strategies may help you to achieve points under the LEED CI rating system. You may notice from the checklist, that by choosing a LEED certified building, you have already qualified for three points!



LEED CI VERSION 2.0 CREDIT CHECKLIST



LEED for Commercial Interiors v2.0 Registered Project Checklist

Project Name:
Project Address:

Yes ? No **Sustainable Sites** 7 Points

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Credit 1	<input type="checkbox"/> Select a LEED Certified Building	1 to 3
				OR Locate the tenant space in a building with following characteristics:	3
				<input type="checkbox"/> Option 1A 1	1 to 3
				<input type="checkbox"/> Option 1B Stormwater Management: Rate and Quantity	1/2
				<input type="checkbox"/> Option 1C Stormwater Management: Treatment	1/2
				<input type="checkbox"/> Option 1D Heat Island Reduction: Non-Roof	1/2 to 1
				<input type="checkbox"/> Option 1E Heat-Island Reduction: Roof	1/2
				<input type="checkbox"/> Option 1F Light Pollution Reduction	1/2
				<input type="checkbox"/> Option 1G Water Efficient Irrigation: Reduce by 50%	1/2
				<input type="checkbox"/> Option 1H Water Efficient Irrigation: No Potable Use or No Irrigation	1/2
				<input type="checkbox"/> Option 1I Innovative Wastewater Technologies	1/2
				<input type="checkbox"/> Option 1J Water Use Reduction: 20% Reduction	1/2
				<input type="checkbox"/> Option 1K Onsite Renewable Energy	1/2 to 1
				<input type="checkbox"/> Option 1L Other Quantifiable Environmental Performance	1/2 to 3
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Credit 2	Development Density and Community Connectivity	1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Credit 3.1	Alternative Transportation: Public Transportation Access	1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Credit 3.2	Alternative Transportation: Bicycle Storage & Changing Rooms	1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Credit 3.3	Alternative Transportation: Parking Availability	1

Yes ? No **Water Efficiency** 2 Points

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Credit 1.1	Water Use Reduction - 20% Reduction	1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Credit 1.2	Water Use Reduction - 30% Reduction	1

Yes ? No **Energy & Atmosphere** 12 Points

<input checked="" type="checkbox"/>	Prereq 1	Fundamental Commissioning	Required
<input checked="" type="checkbox"/>	Prereq 2	Minimum Energy Performance	Required
<input checked="" type="checkbox"/>	Prereq 3	CFC Reduction in HVAC&R Equipment	Required

* NOTE for EAc1: All LEED for Commercial Interiors projects registered after June 26th, 2007 are required to achieve at least two (2) points under EAc1. Projects may earn 2 points from achieving any combination of the 4 sub-credits under EAc1.

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Credit 1.1	Optimize Energy Performance - Lighting Power	1 to 3
				<input type="checkbox"/> Option A: Reduce lighting power density to 15% below the standard	1
				<input type="checkbox"/> Option B: Reduce lighting power density to 25% below the standard	2
				<input type="checkbox"/> Option C: Reduce lighting power density to 35% below the standard	3
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Credit 1.2	Optimize Energy Performance - Lighting Controls	1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Credit 1.3	Optimize Energy Performance - HVAC	1 to 2
				<input type="checkbox"/> Option A: Equipment Efficiency and Zoning & Controls	1 to 2
				<input type="checkbox"/> Option B: Reduce Design Energy Cost	1 to 2
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Credit 1.4	Optimize Energy Performance - Equipment and Appliances	1 to 2
				<input type="checkbox"/> 70% of ENERGY STAR eligible equipment is ENERGY STAR rated	1
				<input type="checkbox"/> 90% of ENERGY STAR eligible equipment is ENERGY STAR rated	2
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Credit 2	Enhanced Commissioning	1
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Credit 3	Energy Use, Measurement & Payment Accountability	1 to 2
				<input type="checkbox"/> Case A: Projects with area less than 75% of total building area	1 to 2
				<input type="checkbox"/> Case B: Projects with area 75% or more of total building area	2
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Credit 4	Green Power	1



LEED CI VERSION 2.0 CREDIT CHECKLIST

continued

Yes	?	No			14 Points
Materials & Resources					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 1	Storage and Collection of Recyclables	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.1	Tenant Space, Long Term Commitment	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.2	Building Reuse, Maintain 40% of Interior Non-Structural Components	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.3	Building Reuse, Maintain 60% of Interior Non-Structural Components	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2.1	Construction Waste Management, Divert 50% From Landfill	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2.2	Construction Waste Management, Divert 75% From Landfill	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.1	Resource Reuse, 5%	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.2	Resource Reuse, 10%	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.3	Resource Reuse, 30% Furniture and Furnishings	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.1	Recycled Content, 10% (post-consumer + 1/2 pre-consumer)	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.2	Recycled Content, 20% (post-consumer + 1/2 pre-consumer)	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5.1	Regional Materials, 20% Manufactured Regionally	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5.2	Regional Materials, 10% Extracted and Manufactured Regionally	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6	Rapidly Renewable Materials	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7	Certified Wood	1
Indoor Environmental Quality					17 Points
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 1	Minimum IAQ Performance	Required
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1	Outside Air Delivery Monitoring	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	Increased Ventilation	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.1	Construction IAQ Management Plan, During Construction	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.2	Construction IAQ Management Plan, Before Occupancy	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.1	Low-Emitting Materials, Adhesives and Sealants	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.2	Low-Emitting Materials, Paints and Coatings	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.3	Low-Emitting Materials, Carpet Systems	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.4	Low-Emitting Materials, Composite Wood and Laminate Adhesives	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.5	Low-Emitting Materials, Systems Furniture and Seating	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5	Indoor Chemical and Pollutant Source Control	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6.1	Controllability of Systems, Lighting	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6.2	Controllability of Systems, Temperature and Ventilation	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7.1	Thermal Comfort - Compliance	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7.2	Thermal Comfort - Monitoring	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 8.1	Daylight & Views - Daylight 75% of Spaces	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 8.2	Daylight & Views - Daylight 90% of Spaces	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 8.3	Daylight & Views - Views for 90% of Seated Spaces	1
Innovation & Design Process					5 Points
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.1	Innovation in Design: Provide Specific Title	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.2	Innovation in Design: Provide Specific Title	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.3	Innovation in Design: Provide Specific Title	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.4	Innovation in Design: Provide Specific Title	1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2	LEED™ Accredited Professional	1
Project Totals (pre-certification estimates)					57 Points
Certified: 21 to 26 points, Silver: 27 to 31 points, Gold: 32 to 41 points, Platinum: 42 to 57 points					



FOR THE DESIGN PROFESSIONALS

This section is to help the design team of your upfit project coordinate their work with the design of the core and shell's base building systems. All LEED credit references are for LEED CI version 2.0. Changes to the rating system after January 1, 2009 may not be reflected in these comments.

Sustainable Sites

Credit 1 - Select a LEED Certified Building

As the base building is a LEED CS building, the tenant space may automatically qualify for three points under this credit.

Energy and Atmosphere

Prerequisite 1 - Fundamental Commissioning

The base building VAV boxes are Trane with Lon Work Controllers. These have an auto-commissioning feature which, when using the Trane Software, provides quick VAV checkout and documentation. The tenant designer may wish to continue using these VAV controllers for this feature. The tenant design team may find it beneficial to use these companies for additional commissioning and testing. For your reference, shell commissioning agent was:

Commissioning

Thad Routh
McCracken & Lopez P.A.
704-376-7072 office

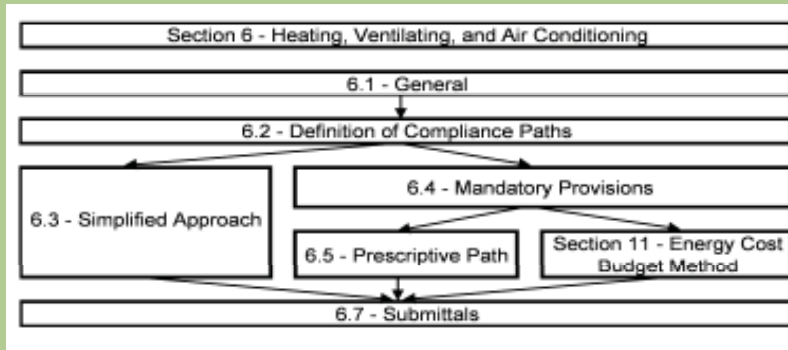
Prerequisite 2 - Minimum Energy Performance & EA Credit 1- Optimized Energy Performance, HVAC

The Core/Shell building achieved optimized energy status by utilizing ASHRAE for Small Buildings prescriptive guidelines. There are several paths for retail tenants to achieve the minimum requirements and additional credits under this category, including selection of Energy Star equipment and lighting efficiency.



FOR THE DESIGN PROFESSIONALS

continued



Prerequisite 3 - CFC Reduction in HVAC &R Equipment

Certification requirements for the CS required no CFCs. Only systems installed by the tenant should be checked for no-CFC issues to comply with this Prerequisite.

Credit 5 - Energy Use, Measurement & Payment Accountability

All tenant electrical loads for this building are all individually metered by the utility. Each tenant will receive monthly electric utility billing statements for measurement and recording of each tenant's use within the tenant space.

For tenants, the following approach would apply:

Utilize utility company demand meters to totalize energy usage for each tenant's space for lighting, receptacle and HVAC loads. Retail tenants that may have higher energy usage requirements are encouraged to actively monitor energy consumption and consider means to reduce energy usage.

Materials and Resources

Prerequisite 1 - Storage and Collection of Recyclables

A centralized collection area has already been designated on-site. Retail tenants may create significant amounts of recyclable waste, and are encouraged to recycle to the maximum extent possible. All tenants are encouraged to promote recycling programs within their tenant spaces.

Indoor Environmental Quality

Prerequisite 1 - Minimum IAQ Performance

The minimum requirements of ASHRAE 62.1 2004 have been met and exceeded enhancing the indoor air quality. The public corridor is the only up fitted portion under the core and shell part of this building. According to ASHRAE 62.1 the corridor has an outdoor air requirement of 0.06CFM/SF. The minimum required ventilation air is 40 CFM and the actual ventilation air supplied is 90 CFM. The unit serving the corridor is a constant volume single zone system equipped with return and intake air dampers to insure minimum ventilation requirements.

EQ Credit 2: Increased Ventilation

The breathing zone outdoor air ventilation rate has been increased by 30% of that required by ASHRAE 62.1 2004. The minimum requirement is 40 CFM and the specified ventilation is 90 CFM. The specified ventilation is 55% more than what is required.



FOR THE DESIGN PROFESSIONALS

continued

Credit 3 - Construction IAQ Management Plan - During Construction

The HVAC systems has been protected from construction activity by providing MERV 8 blanket media filter over the unit RA intakes at both the entry point at the equipment room walls and the unit intake. Existing filters in each AHU are MERV 8 rated and should be removed during any construction and replaced at completion. At the tenant's option, the existing filters can remain during construction provided new MERV 8 filters are provided at completion. This is intended to be complimentary to the overall IAQ plan including source control, pathway interruption, and proper scheduling of activities to be avoided during HVAC operation. Retail spaces are encouraged to minimize construction dust and pollutants that can linger after construction completion.

EQ Credit 7: Thermal Comfort, Design

The HVAC system and building envelope has been designed to meet the requirements of ASHRAE Standard 55-2004. In order to achieve this credit the design will incorporate a room thermostat with a humidity overcall. Since the unit is an air to air heat pump the electric resistance heater is in the reheat position and can be used to maintain a maximum indoor humidity as well as the space temperature.

Innovation in Design

Credit 1.1-1.4

These credits represent an opportunity for the design team to attain additional points for either exemplary performance of certain credits, or integrating a unique feature or system that further enhances the sustainable nature of the space. A list of approved innovative credits from other projects is available at <http://www.usgbc.org/ShowFile.aspx?DocumentID=3569>.



FOR THE DESIGN PROFESSIONALS

continued

Core and Shell Design Team

Architect

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Mechanical Engineer

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