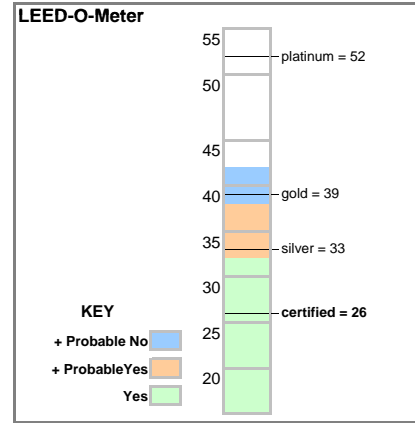




Update By
Rosemary McGrath

LEED Status Summary			
LEED Target: Certified			
Points Needed: 26			
Current Points		Previous	Change
Yes:	32	27	5
Probable Yes:	6	12	-6
Probable No:	4	6	-2
No:	27	24	3



Activity Report

Meeting Log:

Project LEED Kickoff 3/07/2008
 Coordination Meeting 3/20/2008
 LEED Update 4/11/08
 LEED Update 5/2/2008
 Mechanical Update 5/6/2008
 LEED Update 6/6/2008
 LEED Update 8/15/2008
 Energy meeting 8/18/2008 with Brian, Ruben. Notes here are per email from Ruben 8/19/2008.

General Notes:

1. Team has begun uploading documents to LEED Online.
2. Drawings were submitted to city for permit on 8/04/2008 and will be resubmitted on 9/18/2008. Project will require 2 permits, (1) for Lower Level and below and (1) for the Tower so that construction may begin.

Sections below include (in order)

- Credit Update Summary
- General LEED Items
- Sustainable Sites
- Water Efficiency
- Energy and Atmosphere
- Materials and Resources
- Indoor Environmental Quality
- Innovation and Design Process
- Attachments

Credit Update Summary

The following credits changed status since the last update on 6.6.08. Details in following sections.

Credit	Change	Explanation
SITES		
SSc4.3, Alt. Transp., Fuel Efficient	?Y to Y	Per Ruben, Recharging stations will be provided
SSc6.1, Stormwater, Quantity	?N to N	Per Angela, this is unattainable
SSc6.2, Stormwater, Quality	?Y to Y	Per Katrina, additional filters will be priced
SSc7.2, Heat Island, Roof	?Y to Y	Per Ruben, documentation only lacks cutsheet
WATER		
WEc3.2: Water Use, 30%	?N to N	Per Brian, savings stand at 23%.
INDOOR ENVIRONMENTAL QUALITY		
EQc1: Outdoor Air Monitoring	?Y to N	Individual guest room ventilation makes this costly.
EQc7.1: Thermal Comfort, Comply	?Y to Y	Per Brian, humidity sensors not required.
EQc7.2: Thermal Comfort, Verify	?N to Y	Per Joe, for HEI, this is almost standard practice.

General LEED Items

Building FTE	Required
	Todd

Requirement Establish occupancy and Full Time Equivalent (FTE) counts for the project.

Issue Will impact credit calculations; for bicycle storage spaces, showers and for water fixture usage rates.

Resolution Todd to construct FTE and occupancy counts to assist in calculations for SSc4.2, SSc4.3 and WEc3. Separate totals for employees, guests, and visitors needs to be produced. Occupancy for each of these user groups should be based on an average day (24 hours). Joe to review in light of Marriott experience. Nicole to provide a "how-to" memo for guidance.
 Strategy 3.20.08 - Nicole supplied Todd with the "how to" document. Ruben will supply numbers at maximum capacity and then Nicole will work with Joe to derive more realistic numbers.
 4.11.08 - Nicole and Ruben to swap FTE information and review the numbers next week.
5.2.08 - FTE numbers have been finalized and have been distributed to the interested parties (TMD, Todd, Hargis).

LEED Boundary	Required
	Todd

Resolution Todd and Brightworks to refine boundary. Currently includes porte a cochere plus the building footprint. May include the vegetated strip along the south wall of the building as well as planter boxes on the NE and SE corners of the building. JGM will also need to be involved.
 Strategy 3.20.08 - Nicole supplied Joe with refined LEED Boundary. Includes planting areas.
4.11.08 - LEED Boundary has been added to the design set site plan.

Sustainable Sites

SSP1: Construction Activity Pollution Prevention	C	Required
		DEA

Requirement Meet requirements of whichever is more strict: EPA standard or local standard.

Issue None.

Resolution DEA to ascertain which is more strict, EPA or local standards, and ensure that plan conforms to stricter standard. Credit can be documented when plan is complete.
 Strategy

SSC1: Site Selection	d	Y
		Todd

Requirement Six criteria, including site elevation.

Issue None. Project meets all six criteria.

Resolution Todd to document after project has been registered on LEED Online.
 Strategy 4.11.08 - Ruben has produced a map that will be used to document SSc1, SSc2, and SSc4.1.
 5.2.08 - Ruben to determine what base map to use to document the credit.
6.6.2008 - Credit has been documented. Ruben to upload to LEED Online.

SSC2: Development Density & Community Connectivity	d	Y
		Todd

Requirement **Option 2:** Project is located within 1/2 mile of a neighborhood/residential zone (10 units/acre) and within 1/2 mile of 10 basic services. Pedestrian accessibility between site and amenities is required.

Issue Is site densely developed or connected to existing community infrastructure?

Resolution Todd to document via Option 2 since it will require less time. The surrounding amenities can be determined via Google maps or Walk Score (www.walkscore.com) or similar online adjacency mapping program.
 Strategy 4.11.08 - Ruben has produced a map that will be used to document SSc1, SSc2, and SSc4.1.
 5.2.08 - Ruben to determine what base map to use to document the credit.
6.6.2008 - Credit has been documented. Ruben to upload to LEED Online.

Sustainable Sites (cont.)

SSC3: Brownfield Redevelopment

d	Y
	TM Davis

Requirement Federal or State-designated Brownfield, OR ASTM Phase II EA and remediation for site or EPA Reg. 40 CFR Part 763 for asbestos.

Issue Did project site require remediation by owner per above criteria?

Resolution Strategy Joe to determine if the environmental work associated with the decommissioned oil tanks required a Phase II Site Assessment report. If not, Joe to supply Nicole with the asbestos remediation report or the geotech's contact.

4.11.08 - Joe provided Nicole with the asbestos survey and remediation. Nicole to call geotech company to get state/federal abatement regulations followed. Nicole to document and Joe to sign-off on LEED template after project has been registered.

8.15.08 - Sara at BW has received info from geotech company that did remediation, and she will document this credit.

SSC4.1: Alternative Transportation, Public Transportation Access

d	Y
	Todd

Requirement Project located within 1/2 mile of a commuter rail, light rail or subway station or 1/4 mile of two or more public or campus bus lines.

Issue None. Project is located in an urban area with mass transit.

Resolution Strategy Todd to conduct analysis with scaled site plan locating distance to stops. More than 2 bus lines exist within a 1/4-mile walking distance from the hotel site.

4.11.08 - Ruben has produced a map that will be used to document SSc1, SSc2, and SSc4.1.
5.2.08 - Angela has completed the documentation for this credit and will supply information to Ruben to upload to LEED Online and sign for the credit.

6.6.2008 - Credit has been documented. Ruben to upload to LEED Online.

SSC4.2: Alternative Transportation, Bicycle Storage & Changing Rooms

d	Y
	Todd

Requirement Commercial: Provide secure bicycle storage, with convenient changing/shower facilities (within 200 yards of the building) for 5% or more of regular building occupants.

Issue Will bicycle amenities be provided in the building or within 200 yards?

Resolution Strategy Requires occupancy and FTE count for visitors and employees. Guests are exempt. See FTE notes at the top of this document. Showers and changing rooms are required for employees, but not for visitors. Todd may design bike racks within the adjacent parking garage and provide 24/7 access.

4.11.08 - Waiting on FTE numbers. Nicole and Ruben to coordinate next week.

5.2.08 - FTE numbers have been confirmed. Ruben to develop mapping to show where bicycle parking spaces will be located. Areas allocated must be accessible to user groups. Credit to be discussed at Friday's meeting.

5.9.08 - Ruben revised FTE numbers for hotel and restaurant visitors (e-mail 5.9.08). 17 bicycle spaces are required. 24 spaces are already allocated (12 racks, each supporting 2 bikes). Nicole asked to confirm type of rack selected, but other than that, case closed.

6.6.2008 - Credit has been documented. Ruben to upload to LEED Online. Staple racks will be used.

Sustainable Sites (cont.)

SSC4.3: Alternative Transportation, Low Emitting & Fuel Efficient Vehicles

d	Y
	Todd

Requirement **Option 3:** Install alternative-fuel refueling stations for 3% of the total vehicle parking capacity of the site.

Issue Which options is most viable?

Resolution **Strategy** May pursue Option 1 or Option 2. Option 1 pertains to hotel employees and can be achieved via a minimum 2-year contract with Zipcar. Will require a meeting with Zipcar to determine if existing Zipcars within proximity to the building can absorb anticipated employee demand. Zipcar could be coordinated with/by valet service for hotel guests who choose not to rent vehicles for an additional ID point (strategy in development). Options 2 requires an occupancy and FTE count for guests and employees, and a CIR to determine if we can base achievement on the general parking and omit valet. Nicole to draft CIR language.

3.20.08 - Vancouver Hilton (FFA - Phil Rude) installed electric vehicle recharging stations (240V outlets).

5.2.08 - James provided Nicole parking load report. Nicole to review and determine scenarios for achieving the credit and submit a CIR if needed.

5.9.08 - We may be able to achieve credit for providing discounted parking passes to those who arrive in "green" vehicles. Total number of passes = 5% of parking capacity for each lot (valet and public). Ruben to check with James on parking numbers. Nicole to draft CIR.

7.2.08 - Parking count is 154. Reports calls out 192 stalls. 5 stalls with receptacles required. 110V and 240V outlets required at each stall. Price likely negligible plus signage. Joe has OK'd this system.

8.15.08 - Ruben to assure that receptacles are shown in plans. Nicole has provided information to the design team about the required plug configuration.

SSC4.4: Alternative Transportation, Parking Capacity

d	?N
	Todd

Requirement **Option 1 (non-residential):** Size parking capacity to meet, but not exceed, minimum local zoning requirements AND provide preferred parking for carpools/vanpools for 5% of the total provided parking spaces.

Option 2 (non-residential): Projects that provide parking for less than 5% of FTE building occupants, provide preferred parking for carpools/vanpools for 5% of total provided parking spaces.

Issue Will project reduce parking and encourage carpooling per credit criteria?

Resolution **Strategy** Credit may be tricky to achieve. No formal zoning requirements exist, so we will need to follow Option 2, if possible. No parking will be available to employees. Will any parking be available for visitors or just guests? Todd to coordinate with Brightworks.

3.20.08 - Vancouver Hilton (FFA - Phil Rude) provided only 0.6 stalls per guestroom. Hilton standard is 1, but because of the existing parking around the hotel (convention center), they got Hilton to decrease the parking footprint. Hotel also underwrites mass transit fees for employees. If you drive a hybrid vehicle, you get free parking. Todd to supply Nicole with any Marriott parking standards.

5.2.08 - James provided Nicole parking load report. Nicole to review and determine scenarios for achieving the credit and submit a CIR if needed.

5.9.08 - Credit could be coupled with SSC4.3. CIR may be necessary to explain how the project arrived at parking numbers. No parking zoning requirements for Bellevue.

SSC5.1: Site Development, Protect or Restore Habitat

c	N

SSC5.2: Site Development, Maximize Open Space

d	N

Sustainable Sites (cont.)

SSC6.1: Stormwater Design, Quantity Control

d	N
	DEA

Requirement **Less than 50 percent impervious:** post-development R+Q does not exceed pre-development R + Q design storm
More than 50 percent impervious: 25 percent decrease in rate and quantity.

Issue (1) What is the site percent impervious?
 (2) Do we have the means to achieve the credit within the designated LEED Boundary?

Resolution DEA to determine percent site imperviousness. Todd and Nicole to refine LEED boundary.

Strategy DEA to determine if the detention tank would need to be upsized and by how much. Trevor to cost. Could we detach the downspout and permit seasonal rain to fall on monument plantings at the entrance sign since that area will be covered and not exposed to rainfall? Although must include City Park in calculation for city permit (since parking garage is below it), water from park must not be included in LEED calculation.
 4.11.08 - Angela is waiting on utility information. Nicole to contact her next week.
 5.2.08 - Credit focuses on reducing the quantity of stormwater runoff by managing the overall imperviousness of the project site. The current system does not perform this function; however, Angela is researching all alternatives. Angela doesn't have the confirmation to pursue anymore analysis on this credit.
8.15.08 - Angela has determined that the project will not meet these criteria.

SSC6.2: Stormwater Design, Quality Control

d	Y
	DEA

Requirement Treat 90% of the annual rainfall using acceptable BMPs; removing 80% TSS.

Issue (1) Which is more stringent BMP local or national?
 (2) Will system meet criteria?

Resolution If the stormwater tank is upsized to meet the requirements of SSc6.1, filters installed at the

Strategy **outfall will treat the required amount of water per the requirements for this credit, but at a slower rate. Therefore, smaller/fewer filters can be used, thus reducing replacement costs.** DEA to assess in conjunction with SSc6.1.
 5.2.08 - Credit can be achieved via the current stormwater infrastructure.
 6.6.08 - Credit may be compromised. Angela would like to set up a meeting to talk options.
 7.18.08 - Unknown if point can be achieved. Nicole to contact Angela.
8.15.08 - Katrina states that the necessary storm filter cartridges will be specified and installed beneath the garage floor. A location for the 40" manhole upstream of the detention vault has been determined. She will provide cost information for the additional filter.

SSC7.1: Heat Island Effect, Non-Roof

C	Y
	Todd

Requirement Provide shade, use high SRI materials, and/or use open grid paving on 50% of non-roof surfaces.
 Or cover/put underground/use 50% pervious paving for 50% of parking. Roof covering parking must have an SRI of at least 29.

Issue What will the roof product be?

Resolution All parking will be under cover. Todd to research different high reflective roof products and

Strategy compare against requirements for SSc7.2 (requires an SRI of at least 78 - near white TPO or similar product. White ballast also exists).
4.11.08 - Credit should be achieved regardless of the outcome of SSc7.2.

Sustainable Sites (cont.)

SSC7.2: Heat Island Effect, Roof

d	Y
	Todd

Requirement 75% of roof materials high SRI per credit requirement.
OR 50% of roof vegetated or 75% of roof covered in combination.

Issue Will project roof have high SRI roofing materials?

Resolution Strategy Todd to calculate the different roof areas less mechanical and parapets. 75% of roof area must have an SRI of at least 78 (white/near white TPO or similar). At issue is potential glare caused by ballroom roof.

4.11.08 - Credit is dependent on the porte a cochere. The roof will need to be white and the City of Bellevue may have issues with glare.

5.9.08 - Project will be submitted to the city with a white roof (including porte cochere).

Strategy will help us achieve three LEED credits.

7.18.08 - White roof including Porte cochere will be submitted to City.

8.15.08 - Documentation is nearly complete, and lacks only the roofing cut sheets.

SSC8: Light Pollution Reduction

d	?Y
	Lighting Design Alliance and Sullivan

Requirement Maximum candela value of each interior luminaire shall intersect an opaque building surface, or non-emergency lighting shall turn off automatically after hours. Exterior lighting shall not exceed 80% of the lighting power densities for exterior areas and 50% for building facades.

Issue Will interior and exterior lighting conform to credit requirements?

Resolution Strategy Exterior lighting design has not been determined. There will be "glowing columns" at the porte a cochere and some uplighting, but because that area is covered, only the horizontal spill may be a concern. Lindsey to do photometrics to determine the amount of light spillage off the property (currently not in her SOW). Site likely in an LZ4 area and requirements allow property line to be extended to 15 feet beyond the curb. There will be minimal lighting around the building perimeter. Credit achievement is only dependent on lighting found within the LEED Boundary (not the City sidewalk or park). Nicole and Todd need to refine LEED boundary before this analysis begins.

4.11.08 - Lindsey, Nicole and Dick to conference next week. Scope needs to be discussed to ensure all building perimeter interior and exterior areas are covered under this credit.

5.2.08 - Meeting occurred on 4.17.08. Notes were distributed with lighting objectives and action items listed. Joe and James do not believe the current lighting standards for the parking and loading dock entrances will cause light trespass issues. Exit doors may cause be problematic; however, Bellevue currently wants those doors recessed (James to investigate). Lindsey and Dick to join mechanical meeting on 5. 6.08 to discuss further.

5.6.08 - Lindsey and Pete to discuss monument sign lighting. No uplighting of the canopy adjacent to the city park until more is known about the park design. Project will incorporate 40-ft flagpoles. Marriott standards call for 10 w/sf (!) in the guestroom corridors, which will require a lot of wall sconses. Lindsey to e-mail Joe with alternative solutions, asking for design flexibility from Marriott. Lowering the energy load will improve the energy modeling outcomes under EAc1.

6.6.08 - Lindsey sent variance requests to Joe. Question about flag lighting (Nicole to research and send info). Three poles will be lit. Lindsey, Dick and Nicole to meet this week.

7.18.08 - Nicole to contact Lindsey. There have been no updates lately.

8.15. 08 - Per Joe, former "up-lights" have been changed to "down-lights". Lindsey has the fixture specifications and Dick will ultimately produce the photometric studies. Photometric plans for a typical guestroom floor and for the larger public rooms will be necessary. Project must meet the City's requirements for the exit doors. Ruben will coordinate with Sullivan Design to assure necessary documents are provided.

Water Efficiency	
WEC1.1: Water Efficient Landscaping, Reduce by 50%	d Y
	Todd

Requirement Reduce potable water consumption by 50% through high efficiency systems or rainwater capture.

Issue LEED boundary needs to be refined. How much hand watering will there be?

Resolution Planters on upper decks will be hand watered. How will we deal with ground level planting?

Strategy Todd and Brightworks to refine LEED boundary. Will we include planters at the NE and SE corners of the site? Boundary does include the monument sign. Can we disconnect the downspout to water this area during rainy season since it's covered? LA and Nicole to discuss the planting areas in question and identify watering needs and plant palate.
 3.20.08 - CIR ruling dated 1/3/02 states that planters located on balconies are not considered site landscape and can be excluded from the water calculations. LEED boundary will include planter boxes at the NE and SE corners of the site as well as the planter strip along 2nd street between the building and sidewalk.
 4.11.08 - Nicole to supply Todd with landscape water calculator. Irrigation will be via drip system and drought tolerant species will be used within the planter strip at the south edge of the building.
 5.2.08 - Nicole supplied Ruben with calculator.
 5.9.08 - Ruben to work with inhouse LA and project LA to arrive at a baseline.
7.18.08 - Ruben has not worked on the credit lately.

WEC1.2: Water Efficient Landscaping, No Potable Water or No Irrigation	d N

WEC2: Innovative Wastewater Technologies	d N

WEC3.1: Water Use Reduction, 20%	d Y
	Hargis

Requirement Beat baseline water use by 20%.

Issue What fixture selections will affect water use be when calculated?

Resolution Nicole and Todd to determine FTE occupancy counts. See FTE notes at the beginning of this document. Occupancy numbers will need to be incorporated into the LEED water calculator,

so that we can start playing with some fixture flush/flow volumes to better inform our fixture selection. Brian to do the calc. Dual flush toilets may need to be considered for 20% savings.
 4.11.08 - Ruben and Nicole will finalize FTE numbers next week. Nicole is also working to provide Joe with a memo to help inform HEI of low flow water fixture options.
 5.2.08 - FTE numbers have been finalized. Nicole is crafting a fixture comparison (low-flow options to design standards) for HEI and Marriott to review. Deadline is Friday. Brian is awaiting LEED Online to download calculator to run scenarios.
 5.6.0 - Nicole supplied FTE numbers to Brian. Brian's calc has been set-up and he's awaiting a design fixture scenario to determine water savings.
 6.6.08 - Current savings show 18.8%. Nicole and Brian to swap out some fixtures to get to at least 20% savings. Alternates to be approved by Sullivan before submitting to Joe.
 7.9.08 - Savings show 23% with low-flow American Standard Option. Where is Marriott in accepting this design package?
 7.18.08 - Package was submitted to Marriott for review. Awaiting response. 23% savings.
8.18.08 - Per Brian, the 23% savings result from 2.0 GPM shower heads. If Marriott standard 2.5 GPM were used, savings would drop to 14%. To achieve 30% would require 1.5 GPM head and 0.5 GPM faucet aerator.

WEC3.2: Water Use Reduction, 30%	d N
	Hargis

Energy and Atmosphere

EAP1: Fundamental Commissioning of the Building Energy Systems

C	Required
	EEI

Requirement Create a plan to verify that all building systems have been installed and calibrated to perform to design intent.

Issue Commissioning Required for LEED Certification.

Resolution Joe is currently reviewing proposals. We should have a commissioner onboard by the end of Strategy next week (3/14/08). Brian says that PSE will subsidize 50% of direct costs, but commissioner is needed so project can be registered with PSE right away. Brian to determine exactly what commissioning activities PSE funding will require.
4.11.08 - Joe asked Brian to help clarify Cx incentives.
5.2.08 -See notes under EAc3.

EAP2: Minimum Energy Performance

d	Required
	Sullivan Designs

Requirement Design the building to comply with ASHRAE 90.1-2004.

Issue None.

Resolution Tom confirms that WA codes exceed ASHRAE. Preliminary energy model is being completed Strategy within two to three weeks to analyze building as designed. HEI wants lowest energy costs possible, since they will own building for a minimum of 8 years.

EAP3: Fundamental Refrigerant Management

d	Required
	Sullivan Designs

Requirement No CFC use in building equipment.

Issue None.

Resolution Tom to document. Strategy

Energy and Atmosphere (cont.)

EAC1: Optimize Energy Performance

Y	d	2
?Y		1
?N		1
		Hargis

Requirement **Option 1:** Beat ASHRAE Baseline by 10.5% to 42% (for up to 10 LEED points).

Issue What are design opportunities to reduce energy consumption? What are the costs? May first cost be offset by cost savings over time?

Resolution Strategy Brian to construct the model over the next two weeks. Idea is to first compare the ASHRAE baseline to WA Code requirement to see if we can achieve 2 LEED points. If not, then we can start to look at the other EEMeasures. Example discussed include CO monitoring in the garage. WA code requires reduced lighting loads. Can we further reduce those loads?

Low-e tinted glazing in the lower level provides privacy for those spaces, but will inhibit daylight penetration and "free lighting energy" as well as compromise EQc8.1. Todd to reconsider?

4.11.08 - Model needs another two weeks to complete. Brian requested schedule information from Joe. After model is complete, Brian will be able to make recommendations to increase efficiencies as requested.

5.2.08 - Mechanical meeting scheduled for Tuesday.

5.6.08 - Incentive paperwork has been submitted to PSE. Envelope, heat pump, and mechanical schedules have been inputted into the model. Lighting w/sf and sequencing needed. Brian and Tom to look at CO2 monitoring in office spaces? Lindsey to provide lighting information for public spaces. Guestrooms are unknown at this point (Dick). Dimming controls are all manual. Can we tie back the guestroom thermostat controls provided by Incomm to the EMS system? Can we do the same with lighting to account for energy savings? Brian to contact: Jake Star (HEI IT Guy).

6.6.08 - Currently sitting on 22% energy cost savings per ASHRAE and 16% energy savings against WA energy code. Exterior and garage lighting have not been incorporated. Additional insulation (3") may yield savings of \$1400.00/year. James interested in a metal insulated panel system (R14) with batt on interior. Marriott on the water in Seattle utilizes a WSHP (2-pipe) system with air introduced directly to each unit. May only require damper and occupancy sensor at each unit and yield more efficient energy use? Waterside economizer on the WSHP is incorporated in the model, but not in the building.

7.18.08 - Centria insulated paneling will be used (Formawall Dimension series 2). Brian asking for batt insulation at breaks between paneling. Each room will vent to the exterior, but energy savings are unknown at this point. Ruben to send Nicole materials cost of Centria paneling.

8.18.08 - Per Brian, model includes latest changes to glazing/envelope, but does not include lighting information. Without lighting information, project is at 15.5% and he hopes lighting will bring energy savings to 17.5% for an additional point.

EAC2: On-Site Renewable Energy: 2.5%, 7.5%, 12.5%

2.5%	d	N
7.5%		N
12.5%		N

Energy and Atmosphere (cont.)

EAC3: Enhanced Commissioning

C	Y
	EEI

Requirement Commission the building per credit requirements in addition to required commissioning.

Issue Cost. Joe is concerned with potential disruption to the schedule.

Resolution Joe may not pursue this credit. Will depend on proposal amounts and potential PSE rebates

Strategy to help offset the cost. Brian to provide Cx incentive info to inform the decision. Primary difference between this credit and the prerequisite is that it requires a mechanical design review, review of contractor submittals for systems to be commissioned and a 10-month post-occupancy systems check. The process allows for more back-checking and thorough review than the prerequisite.

4.11.08 - Joe requested clarification of Cx incentive program information from Brian.
 4.14.08 - HEI has approved work under this credit to EEI.
 5.2.08 - OPR should be Marriott Design Standards. DI document supplied by Tom. The two must be reviewed by EEI for clarity and consistency. Mechanical group to discuss on Tuesday.
 5.6.08 - Design review has been issued and Brendon is awaiting comments. Marriott has also provided design comments. Ruben to send current spec set and Marriott Standards or provide access to FTP location. Tom to provide current mechanical spec. Tom to update BOD and send to Brendon. WSHP are new to the design and do not coincide with Marriott Standards. Cx spec is in progress.
 5.9.08 - Ruben has provided FTP access, Marriott standards and MEP design narrative.
 6.6.08 - Design review and Cx spec have been completed. Brendon to perform a 95% review specific to sequence of operations.
8.15.08 - Cxa has received necessary responses from MEP and will share the Commissioning spec with Trevor.
8.19.08 - CxA has sent out his design review comments for the permit set. These will be discussed on 8.20.08 at the QA/QC meeting.

EAC4: Enhanced Refrigerant Management

d	N

EAC5: Measurement and Verification

c	N

EAC6: Green Power

C	Y
	TM Davis

Requirement Provide 35% of the building's electricity from a Center for Resource Solutions certified source with a two year contract.

Issue Cost.

Resolution Brian to provide energy load data after model has been constructed; Brightworks source

Strategy contracts and provide costs to Joe.

Materials and Resources

MRP1: Storage and Collection of Recyclables

d	Required
	Todd

Requirement Provide easily accessible recycling collection, sorting, and storage facilities for all building occupants.

Issue Recycling space MUST accommodate all required categories (paper, plastic, metal, glass, cardboard).

Resolution Strategy Design includes basic recycling space in housekeeping areas on every floor. Point will require coordination with housekeeping including ongoing training once hotel opens. As part of the credit documentation, HEI or hotel management to provide a narrative describing the recycling protocol for the building.

- 3.20.08 - Recycling area should be at least 500 square-feet.
- 4.11.08 - Todd to ensure that there is adequate space in the building dedicated for recycling (restaurant, housekeeping, etc.). Joe to determine operations perspective near project completion. How will recyclables be handled? What's the training protocol?
- 5.2.08 - Todd to design in spaces where recycling will take place. Marriott/kitchen consultant will need to be included at some point to talk about recycling handling procedures for building employees/housekeeping.
- 5.9.08 - Ruben to check with Bellevue regarding the bins they supply. Recycling space has been laid out in the kitchen. Ruben to provide a copy to Nicole for review.
- 6.6.08 - Recycling areas have been finalized. We will need to wait until the construction review to submit the credit, so that we can include a narrative on operations. In the meantime, we can upload the recycling floorplans and complete the template.**

MRC1: Building Reuse, Maintain 75% of Existing Walls, Floors and Roof

1	C	N
1		N
1		N

MRC2: Construction Waste Management

50%	C	Y
75%		?Y
		Hoffman

Requirement Recycle demolition and construction waste: 1 LEED point at 50%, 1 point at 75%.

Issue What are the recycling opportunities available in Bellevue? Site separate or co-mingle?

Resolution Strategy Hoffman will have to decide how recycling will be set-up on site. The more on site separation, the lower the hauler costs and the higher the recycling numbers. The more co-mingled, the higher the cost. Is there enough staging area to support on site separation? Demo of pre-existing houses will not be included.

5.13.08 - Trevor has budgeted to pursue 75% achievement using offsite separation for recycled material. Allied Waste provides the offsite separation function.

MRC3: Materials Reuse

5%	C	N
10%		N

MRC4: Recycled Content

10%	C	Y
20%		?Y
		Hoffman

Requirement Recycled content on Division 2-10 materials, by cost: 1 LEED point at 10%, 1 LEED point at 20%.

Issue What recycled content materials may contribute to this credit?

Resolution Strategy Todd to list target materials, research and specify. Start with high volume / high cost items. Hoffman to track. Results not final until all materials for the project have been ordered. Although FFE is not included in the LEED effort, carpet and casework must be included as it is part of the base building construction.

- 5.2.08 - Credit requirements are called out in the specifications. DD pricing set to be distributed soon.
- 5.13.08 - Trevor has a high degree of confidence in hitting the 10%, but not not sure about getting to 20%. He will need some help getting there with the interior finishes.
- 8.18.08 - Carpet, and some wall coverings include recycled content.**

Materials and Resources (cont.)		
MRC5.1: Regional Materials	10%	C Y
	20%	?Y
		Hoffman

Requirement 10% of building materials and products manufactured and extracted regionally. (5.1)
 20% of building materials and products manufactured and extracted regionally. (5.2)

Issue What materials may be locally sourced?

Resolution Trevor to begin researching what products we can assume to procure locally and coordinate with Todd and Brightworks. Point of harvest for material recycled content is the recycling facility from which that raw material came from (e.g. scrap recycled steel for rebar).

Strategy 5.2.08 - Credit requirements are called out in the specifications. DD pricing set to be distributed soon.

5.13.08 - Credit won't become clear until we get to the project buyout, best thing for now is to make sure project specifications favor local sources.

8.15.08 - Specifications require at least 10%. T&A will work with Hoffman to source maximum regional materials possible so project can gain 20%.

MRC6: Rapidly Renewable Materials	C	N
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MRC7: Certified Wood	C	N
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Indoor Environmental Quality

EQP1: Minimum IAQ Performance	d	Required
		Sullivan Designs

Requirement Meet the minimum requirements of Sections 4 through 7 of ASHRAE 62.1-2004.

Issue None.

Resolution Tom to design ventilation system to comply.

Strategy

EQP2: Environmental Tobacco Smoke (ETS) Control	d	Required
		TM Davis

Requirement Zero exposure of non-smokers to ETS.

Issue Entrance signage?

Resolution WA has law that requires no smoking in any public building. Todd to confirm that the

Strategy smoking requirement extends to 25' from building and discuss with Brightworks. May require signage at the hotel entrance.

6.6.08 - Ruben to confirm exterior building smoking requirements in Bellevue.

Indoor Environmental Quality (cont.)

EQC1: Outdoor Air Delivery Monitoring

d	N
	Sullivan Designs

Requirement Install permanent monitoring systems that provide feedback on ventilation system performance, and monitor CO2 levels within all densely occupied spaces.

Issue Depends on design of spaces.

Resolution CO2 sensors will not be a problem. Outdoor air monitoring device needs to be priced. There are only 6 mechanical units that will vent air, so airflow measurement devices are not a huge expense. Tom to show them on the DD drawing set and request as "cost add" to determine premium for consideration.

Strategy 3.20.08 - Tom designed CO2 sensors, but not the outdoor air monitoring device. That will need to be added and the system will need to be priced for consideration. Nicole to supply Tom with a list of spaces that will require CO2 monitoring per LEED.

4.11.08 - Nicole supplied Tom with a list of spaces and all currently comply (boardroom, meeting rooms, ballroom and restaurant). Kitchen does not need a monitor because of the level of exhaust supplied. GM + Sales Office exempt. Credit will depend on cost of OSA monitor, which is required for all other spaces in the building.

5.2.08 - Cost consideration. Credit requirements were included as an addendum to the 100% DD set.

6.4.08 - Credit may be compromised if outside air is directly introduced to each guestroom. Would require OSA monitoring at every unit.

8.15.08 - Cost to provide individual monitors for guest room ventilation is prohibitive.

EQC2: Increased Ventilation

d	Y
	Sullivan Designs

Requirement Mechanically Ventilated: Air ventilation rates must be at least 30% above ASHRAE Standard 62.1-2004.

Issue None.

Resolution Tom did the calcs and we can achieve this credit based on WA code requirements.

Strategy

EQC3.1: Construction IAQ Management Plan, During Construction

C	Y
	Hoffman

Requirement Develop an IAQ Management Plan. Conform to SMACNA IAQ guidelines, protect onsite or installed absorptive materials, install MERV 8 filters, and replace filtration media prior to occupancy.

Issue Requires special care and actions of Hoffman, and MERV8 filters.

Resolution Hoffman to create the IAQ plan and coordinate with MEP. All air handling units that are operated during construction must accommodate MERV 8 filters. If they are covered during construction, MERV 8 filters are not required.

Strategy **5.2.08 - Plan to be created prior to the start of construction.**

EQC3.2: Construction IAQ Management Plan, Pre-Occupancy

C	N

EQC4.1: Low Emitting Materials, Adhesives and Sealants

C	Y
	Hoffman

Requirement All interior applied adhesives and sealants shall meet credit standards.

Issue VOC limits must be verified with each product specified.

Resolution Todd to specify and re-check during submittal review process, Hoffman to implement.

Strategy **5.2.08 - Credit requirements are called out in the specifications. DD pricing set to be distributed soon.**

Indoor Environmental Quality (cont.)

EQC4.2: Low Emitting Materials, Paints and Coatings

C	Y
	Hoffman

Requirement All interior applied architectural paints, coatings and primers as well as anti-corrosive and anti-rust paints, clear wood finishes, floor coatings, stains, sealers, and shellacs shall meet credit standards.

Issue VOC limits must be verified with specified paints and coatings.

Resolution Todd to specify and re-check during submittal review process, Hoffman to implement.

Strategy **5.2.08 - Credit requirements are called out in the specifications. DD pricing set to be distributed soon.**

EQC4.3: Low Emitting Materials, Carpet

C	Y
	Hoffman

Requirement All interior carpeting conforms to CRI Green Label Plus requirements, cushioning to meet CRI Green Label. Carpet adhesives shall meet requirements of EQc4.1.

Issue VOC limits must be verified with specified carpet products.

Resolution Todd to specify and re-check during the submittal review process, Hoffman to implement.

Strategy **5.2.08 - Nicole to contact Jim Banks at CRA to discuss carpet requirements and fixed furniture considerations (vanities). Potential for Cradle-to-Cradle ID point along with Centria metal paneling system. Nicole to investigate.**

EQC4.4: Low Emitting Materials, Composite Wood

C	?N
	Hoffman

Requirement All interior composite wood products contain zero added urea formaldehyde (UF). All laminating adhesives used to glue wood assemblies together cannot contain any added UF.

Issue All composite woods within building envelope must comply.

Resolution All permanently installed casework must comply whether is falls in FFE or the building

Strategy specifications. Credit includes all composite wood products: plywood, OSB, MDF, fiberboard, etc.

5.2.08 - Credit requirements are called out in the specifications. DD pricing set to be distributed soon.

EQC5: Indoor Chemical and Pollutant Source Control

d	N

EQC6.1: Controllability of Spaces, Lighting

d	Y
	Sullivan Designs

Requirement Individual lighting controls for 90% (minimum) of building occupants.

Issue Will individual controls be provided in most spaces?

Resolution Interior lighting design has not begun. Lindsey will work on design after 30% CD's. Nicole

Strategy will supply her with a list of areas that are affected by this credit. Guest rooms are considered individual spaces.

3.20.08 - Dick, Nicole and Lindsey to schedule a meeting for early next week. Nicole to send Dick a list of spaces that must comply per LEED.

4.11.08 - Group to schedule a meeting for next week. See notes under SSc8.

5.2.08 - Meeting occurred on 4.27.08 and notes were distributed. Credit can easily be achieved.

6.6.2008 - Dick and Lindsey to complete spreadsheet that Nicole distributed and return asap. Spaces considered under EQc6 and EQc8 must be consistent.

Indoor Environmental Quality (cont.)

EQC6.2: Controllability of Spaces, Thermal Comfort

d	Y
	Sullivan Designs

Requirement Provide individual comfort controls (temperature, ventilation, and/or humidity) for 50% (minimum) of the building occupants and for all shared multi-occupant spaces.

Issue Problem will be in the multi-occupant spaces since every one of these spaces requires its own direct thermal control to occupants.

Resolution Nicole and Tom to review spaces. May only require an extra thermostat within the retail area-
Strategy -small cost. Nicole to send Tom/Dick a list of spaces that must comply per LEED.

4.14.08 - All guestrooms are considered individual spaces and will each have their own wall-mounted thermostat. All multi-occupant spaces require local thermal controllability.

Boardroom 1, Meeting Rooms, and Ballroom will each have their own control. Kitchen will have 3 controls. Tom to design Restaurant/All Purpose Lounge to have 2 controls tied to a common control board accessible by employees. Tom to design retail space to have an individual thermostat.

5.2.08 - Credit can be achieved. Tom is aware of how the different building spaces are impacted.

6.6.08 - Retail area does not need a diffuser. Space will be unoccupied. Engineer shop will require a wall mounted thermostat for the shop area.

EQC7.1: Thermal Comfort, Design

d	Y
	Hargis

Requirement Design HVAC systems and the building envelope to meet the requirements of ASHRAE 55-2004 Section 6.1.1.

Issue Must meet humidity, temperature and air velocity requirements.

Resolution Tom says this is not likely, but will verify if system / spaces will comply with requirements.

Strategy At issue is the required air velocity in ballroom. Nicole to investigate the problem and coordinate with Tom.

4.11.08 - Brian to investigate credit and get back to Todd if additional scope is required. Nicole to supply humidity CIR to Brian.

5.2.08 - Nicole supplied CIR. Brian to discuss on Tuesday.

5.6.08 - Enthalpy humidity sensors required for the point. Four sensors are needed at a total cost of about \$1600. Brian and Tom to coordinate.

8.18.08 - Per Brian, humidity sensors are not required for this climate, and will provide the documentation that shows that the project can comply.

EQC7.2: Thermal Comfort, Verification

d	Y
	TM Davis

Requirement Implement a survey 6-18 months after occupancy to determine the occupant comfort level, and agree to develop a plan for corrective action if 20% or more of the occupants are dissatisfied.

Issue Will HEI Marriott be willing to provide a post-occupancy survey? Who will implement it?

Resolution Joe to decide, Tom to help develop survey.

Strategy 4.11.2008 - Tom indicated that he did not want the credit in his scope. Joe to develop survey with Nicole's help.

8.15.2008 - Per Joe, this is a low-cost point because it is practically HEI standard.

Indoor Environmental Quality (cont.)

EQC8.1: Daylight and Views, Daylight 75% of Spaces

d	Y
	Todd

Requirement **Option 1:** Two-percent daylight factor 75% of regularly occupied spaces.
Option 2: Daylight simulation model.

Issue Will spaces be sufficiently daylight? How will daylighting be demonstrated?

Resolution Option 1 will likely be used. Achieving this credit may be possible, based on the daylight in
 Strategy guest rooms and the ratio of guest rooms to spaces without windows or spaces with tinted glass. Todd to do the analysis, and BW to assist.
 4.11.2008 - Nicole to provide calculator for the credit. Ruben to begin listing spaces and square-footages.
6.6.08 - Ruben completed calcs. Brightworks reviewed.

EQC8.2: Daylight and Views, Views for 90% of Spaces

d	Y
	Todd

Requirement Provide direct line of site to 'vision glazing' for 90% of regularly occupied spaces.

Issue Will most spaces be conducive to views?

Resolution Possible only if guest rooms make up significant percentage of occupied space. Todd to do
 Strategy analysis, Brightworks to assist.
 4.11.2008 - Nicole to provide calculator for the credit. Ruben to begin listing spaces and square-footages.
6.6.08 - Ruben completed calcs. Brightworks reviewed.

Innovation and Design Process

IDC1.1: Exceed EAc6: 70% Green Power

C	Y
	TM Davis

Requirement Double the requirements for EAc6

Issue Cost.

Resolution Nicole to collect contracts after the energy model has been completed and we have a good
 Strategy grasp on the building's anticipated design electrical load.

IDC1.2: Green Housekeeping

C	?Y
	TM Davis

Requirement Use only green cleaning products in the hotel.

Issue Can we find green cleaning alternatives for all hotel cleaning needs, including the restaurant?

Resolution Nicole to connect Joe with some green cleaning supply companies and assist in preparing a
 Strategy list of products to use. Hotel manager and Joe will need to prepare a green cleaning policy and commitment to use only these types of supplies for the life of the building.
4.11.08 - Nicole to provide green cleaning company contacts.

IDC1.3: Green Education

C	?N
	TM Davis

Requirement Requires only 2 of the following 3 activities:
 1. Regular Building Tours
 2. Hotel Green Building Case Study (for marketing, website presentation, etc.)
 3. Educational Signage/Kiosk/Video or Similar Media (guest room TV's?)

Issue What will the education package look like?

Resolution Nicole and Joe to assist HEI in the development of a program. A case study and educational
 Strategy media appear most appropriate for a hotel. This is an on-going process that's developed throughout the course of the project.
4.11.08 - Program will likely come together closer to building completion when operations ramp up.

Innovation and Design Process (cont.)

IDC1.4: Exceed SSc7.1: 100% Parking Undercover

C	Y
	Todd

Requirement Double SSc7.1: Option 2

Issue What will the SRI value of the building roof be?

Resolution Roof covering parking must have an SRI of at least 29, but architect must weigh point Strategy against SSc7.2, which requires an SRI of at least 78.

8.15.08 - Ruben to upload information from SSc7.1 here as well.

IDC2: LEED Accredited Professional

C	Y
	BW

Requirement At least one member of project team must be a LEED Accredited Professional.

Issue None.

RESOLVED All Brightworks staff and several team members meet this requirement.

ID Credit ALTERNATE: Cradle to Cradle

Requirement Use Cradle to Cradle Certified Building materials and products for 2.5% of the total value of all building materials and products used in the project, based on cost. Use C2C "cost value" criteria. See www.mbdcc.com/cert_innovation_credit.htm

8.15.08 - Jane to provide cost information for "Centria" exterior panel system.

Attachments

Updated LEED Scorecard

LEED Scorecard

HEI Bellevue Marriott, LLC

8.19.08



BRIGHTWORKS

Yes	?Y	?N	No
32	6	4	27

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

Total Project Score

Y	?Y	?N	N
9	1	1	3

Sustainable Sites

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

Y	?Y	?N	N
2	0	0	3

Water Efficiency

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

Y	?Y	?N	N
4	1	1	11

Energy & Atmosphere

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

Y	?Y	?N	N
3	3	0	7

Materials & Resources

Y	?Y	?N	N	Prereq	Credit	Description
				d	Prereq 1	Storage & Collection of Recyclables
			1	d	Credit 1.1	Building Reuse, Maintain 75% of Existing Walls, Floors & Roof
			1	d	Credit 1.2	Building Reuse, Maintain 95% of Existing Walls, Floors & Roof
			1	d	Credit 1.3	Building Reuse, Maintain 50% of Interior Non-Structural Elements
1				c	Credit 2.1	Construction Waste Management, Divert 50%
	1			c	Credit 2.2	Construction Waste Management, Divert 75%
			1	d	Credit 3.1	Materials Reuse, Specify 5%
			1	d	Credit 3.2	Materials Reuse, Specify 10%
1				c	Credit 4.1	Recycled Content, 10% (POST-CONSUMER + 1/2 PRE-CONSUMER)
	1			c	Credit 4.2	Recycled Content, 20% (POST-CONSUMER + 1/2 PRE-CONSUMER)
1				c	Credit 5.1	Regional Materials, 10% Extracted, Processed & Manufactured Regional
	1			c	Credit 5.2	Regional Materials, 20% Extracted, Processed & Manufactured
			1	c	Credit 6	Rapidly Renewable Materials 2.5%
			1	c	Credit 7	Certified Wood

Y	?Y	?N	N
11	0	1	3

Indoor Environmental Quality

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

Y	?Y	?N	N
3	1	1	0

Innovation & Design Process

Y	?Y	?N	N	Prereq	Credit	Description
1				c	Credit 1.1	EAc6: 70% Green Power
	1			c	Credit 1.2	Green Housekeeping
			1	c	Credit 1.3	Green Education
1				c	Credit 1.4	SSc7.1: 100% Parking Underground
1				d	Credit 2	LEED™ Accredited Professional
		X		alternate		Cradle-to-Cradle Certified Products