

MCPB Date: 11/08/2007
Agenda Item #9

DATE: October 26, 2007
TO: Montgomery County Planning Board
FROM: A. Daniel Hertz, SilverPlace Project Manager
VIA: Michael F. Riley, Acting Deputy Director of Parks
SUBJECT: Memorandum of Understanding between M-NCPPC and SilverPlace, LLC
for the SilverPlace Project

A) STAFF RECOMMENDATION:

Approval to execute a Memorandum of Understanding (MOU) between M-NCPPC and SilverPlace, LLC¹ regarding the SilverPlace Project.

This action is recommended to the Planning Board in its capacity as the owner of certain real property at 8787 Georgia Avenue, Silver Spring, Maryland, not as the regulator of land use in Montgomery County, Maryland.

B) BACKGROUND:

SilverPlace is a public/private partnership through which the Commission seeks to replace its obsolete and overcrowded headquarters building while facilitating several public policy objectives including provision of affordable housing, smart growth, and green building. In response to a Request for Proposals (RFP) seeking exemplary mixed-

¹ SilverPlace, LLC is an entity to be formed by Bozzuto Development Company, Spaulding & Slye Investments, and Harrison Development once the MOU is fully executed.

use development of the Montgomery Regional Office site at 8787 Georgia Avenue, development entities responded with various design concepts and financial proposals. On January 18, 2007, the Planning Board approved the ranking of proposals from three finalists. Staff has negotiated an MOU with the top ranked development team, SilverPlace, LLC, and seeks the Planning Board's approval to execute the MOU.

C) MOU HIGHLIGHTS:

A copy of the revised draft MOU is attached along with Exhibits A-1 (MRO Site), A-2 (PLD Land), C (Cost Recovery Eligible Costs), and D (Project Schedule). Exhibit B, (RFQ, RFP, and Developer's Proposal), is too voluminous to be attached and distributed, but is available online.

1) Project Goals and Objectives

The MOU reiterates the public policy goals to be achieved by the SilverPlace project. These goals may be summarized as follows:

- Creation of an exemplary mixed-use development compatible with and integrated into the immediate neighborhood and the Silver Spring Central Business District;
- Development of new Commission headquarters with a design that supports, facilitates, projects, and enhances the Commission's commitment to environmental protection and quality of life;
- Incorporation of green, sustainable design in both the public and private phases of the development;
- Inclusion of a minimum of 30% affordable / workforce housing;
- Use of a public/private partnership to leverage the Commission's land value to reduce the public cost of the headquarters; and
- Incorporation of urban design best practices to develop public spaces that satisfy employees', residents', and visitors' needs.

2) Planned Agreements

The primary agreements required to set the terms of the public/private partnership for and implement the SilverPlace project are:

- The Memorandum of Understanding (MOU)
- The Development Services Agreement (DSA)
- The General Development Agreement (GDA)
- The Guaranteed Maximum Price Contract (GMP)

Each of these agreements is described below.

a) The MOU

The MOU is the initial non-binding agreement that establishes the roles of each party. It outlines the respective obligations of the parties to work together and

negotiate in good faith to reach binding agreements that achieve the project objectives, the commitments each party makes, and the functions each party must perform.

b) The DSA

The DSA is a binding agreement which will define the business relationship between the Commission and SilverPlace, LLC, with respect to the “Public Improvements” (the headquarters building and the public infrastructure and open space). The primary function of the DSA is to establish the rights and obligations of the parties through the life of the Public Improvement portion of project, – from initial design to occupancy of the headquarters building. Under this agreement, SilverPlace, LLC will act as the development manager for the Public Improvements. The DSA will dictate payment terms for the construction costs and architectural and engineering fees, and other “soft costs” for the Public Improvements.

c) The GDA

The GDA is a binding agreement which will define the business relationship between the Commission and SilverPlace, LLC with respect to the “Private Improvements” (the residential and retail components of the mixed-use project and the related infrastructure and open space). The primary function of the GDA is to establish the rights and obligations of the parties for the sale of the land on which SilverPlace, LLC will build the Private Improvements. The GDA will incorporate the aspects of a sales contract. It will establish performance requirements for the Private Improvements (*e.g.*, types of land use and delivery schedule) and fix the purchase price for the land sale.

d) The GMP

The GMP will function as the construction contract for the Public Improvements. It will set the terms for the establishment of a guaranteed maximum price for the Public Improvements according to plans and specifications.

3) Cost Recovery Provision

The MOU includes the Developer’s Cost Recovery provision, a provision that will permit the Commission and SilverPlace, LLC to advance the project schedule so that the Public and Private Improvement portions of the project are able to go through all public reviews (*e.g.*, project plan, preliminary plan of subdivision, and site plan approvals) simultaneously. This will permit the public to comment on, and the Commission in its regulatory capacity to review, the design of all aspects of the project as a unified design, rather than on a piecemeal basis.

Under the original proposal, the private and public portions of the project were to complete approval processes separately, with the private development lagging the headquarters by eight months. Under the process outlined in the MOU, these approvals will occur contemporaneously. This arrangement compels the developer to put money at risk in a manner unforeseen by either party at the time the developer

responded to the RFP. The cost recovery provision is intended to bridge the gap between reasonable developer “at-risk” expenditures and those expenditures necessary to meet the Commission’s schedule objectives prior to obtaining construction funding for the Public Improvements.

If the project does not go forward, without any source of remedy, SilverPlace, LLC will have lost its investment through no fault of its own. In this event, the Commission will make limited compensatory/restoration payments to the developer. These payments are limited to certain eligible third-party expenses actually incurred to advance the private portion of the project up to a cap of \$1.965 million. A list of eligible expenses for cost recovery appears as Exhibit C of the MOU. The cap of \$1.965 million for cost recovery is based on the Commission’s review and negotiation of estimated and allowable expenditures. These costs are subject to audit to assure that they: (1) have in fact been incurred; (2) are reasonable; and (3) are for necessary and appropriate activities based upon the critical path of the project.

4) Minority Equity Participation

SilverPlace, LLC has committed to a level of minority participation in the Private Improvements of 20% of the total equity ownership. The developer has also committed to maintain or exceed a 25% subcontractor Minority, Female, or Disabled-owned firms (MFD) participation in the development and construction of the project in accordance with the Commission’s MFD goals.

5) Inclusion of Parking Lot District Land – Lot 2 and Garage 2

The Silver Spring Parking District (PLD) owns two parking facilities, Lot 2 and Garage 2, adjacent to the Commission’s property. The Commission’s property (The MRO Site) is shown on Exhibit A-1 of the MOU. Lot 2 and a portion of Garage 2 (The PLD Land) are shown on Exhibit A-2. The RFP for SilverPlace allowed respondents to consider the PLD Land and the Cameron Street wing of Garage 2 in combination with the MRO Site as the project limits. This was done with the concurrence of the County Executive at the time the RFP was released. The RFP included specific provisions for use of the PLD’s property, including compensation to the PLD for land and air rights at fair market value, and maintaining the PLD in revenue and parking supply neutral position. These provisions for the use of the PLD land and air rights are incorporated into the MOU. None of the proposals received deemed it economically feasible to demolish the garage for incorporation into the mixed-use development, but two of the three, including the one submitted by SilverPlace, LLC, incorporated the surface land (Lot 2) adjacent to the garage. The Commission is currently negotiating an agreement with the County that refines the conditions upon which the PLD will make the land available to the project.

6) Support of Phase 2 – Speculative Office Building

The proposal from SilverPlace, LLC included a phase to construct a speculative office building over the Cameron Street wing of Garage 2. The Commission would not be associated with this project in an ownership capacity if it goes forward. Unless the construction of this phase affects the Commission’s property, the Commission

would only be involved in its usual regulatory capacity with regard to the speculative office building. The MOU includes a statement limited to its endorsement of the enhanced connectivity that would be provided between SilverPlace and the Silver Spring Central Business District if Fenton Street is extended and enhanced along the Cameron Street wing of Garage 2. Any negotiations for this phase would be directly between the developer and the County.

7) Project Schedule

The project schedule in the form of a Gantt chart appears as Exhibit D of the attached MOU. The major milestones in the project schedule are as follows:

- November 2007 – execute MOU
- December 2007 – obtain funding for headquarters schematic design
- January 2008 – execute DSA; begin a public participatory process involving community, business, and other stakeholders, to develop an acceptable concept or development plan for the project; and begin due diligence
- May 2008 – conclude development plan process; begin Public and Private Improvements schematic design
- October 2008 – complete Public and Private Improvements schematic design
- December 2008 – execute GDA
- February 2009 – obtain funding for headquarters construction; begin design development for Public and Private Improvements
- July 2009 – complete design development for Public and Private Improvements; begin construction documents for Public Improvements and Phase I of Private Improvements
- July 2010 – obtain entitlements for Public and Private Improvements
- September 2010 – begin Public Improvements and Private Improvements Phase I construction
- January 2012 – Public Improvements and Private Improvements Phase I initial occupancy
- March 2012 – begin Private Improvements Phase II construction
- September 2013 – Private Improvements Phase II initial occupancy

D) NEXT STEPS:

If the MOU is approved, the next major steps in advancing the SilverPlace project are as follows:

- 1) Planning Board approval of funding request;
- 2) Conclusion of PLD Land negotiations;
- 3) County Council approval of funding request;

- 4) Development Services Agreement negotiation, approval, and execution;
- 5) Completion of the Program of Requirements and the Commission's parking needs analysis;
- 6) Development plan formulation through design charette process;
- 7) Development plan approval; and
- 8) General Development Agreement negotiation, approval, and execution.

E) CONCLUSION:

Staff requests approval to execute the Memorandum of Understanding between the Commission and SilverPlace, LLC for the SilverPlace project.

Attachments:

Draft Memorandum of Understanding, including:

- Exhibit A-1, MRO Site
- Exhibit A-2, PLD Land
- Exhibit C, Cost Recovery Eligible Costs
- Exhibit D, Development Schedule

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (the “MOU”) is made and entered into as of this ___ day of _____, 2007, by and among **THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION** (the “Commission”), and **BOZZUTO DEVELOPMENT COMPANY, SPAULDING & SLYE INVESTMENTS**, a member of the Jones Lang LaSalle Group, and **HARRISON DEVELOPMENT** (collectively, the “Developer”). Developer shall assign its rights under this MOU to a development entity to be formed whereupon all references herein to Developer shall be deemed to refer to such assignee.

BACKGROUND

A. In 1998, the Commission acquired the surface parking lot adjacent to the Montgomery Regional Office at 8787 Georgia Avenue from the County (together with the adjacent property already owned by the Commission, the “MRO Site”) and as generally shown on **Exhibit A-1** attached hereto. Since then, the Commission has studied the concept of utilizing the value of the MRO Site as a catalyst for replacing its aged, obsolete and overcrowded headquarters building while also promoting other important public policy objectives of Montgomery County government (the “County”), including affordable and workforce housing, smart growth and sustainability, as well as extending the urban revitalization of downtown Silver Spring. In 2003, the Commission reviewed a study entitled “Consolidated Headquarters Study” which study:

- justified the need for a new headquarters building for the Commission;
- established the Silver Spring Central Business district as the location of the new headquarters;
- established 120,000 square feet as the preliminary headquarters space need;
- determined that a public/private partnership allowing mixed-used development of the MRO Site was the optimal method to meet the Commissions’ objectives;
- determined that a minimum 30% affordable/workforce housing would be a requirement for the residential development;
- framed the Commission’s planning principles to help guide development of the proposed project; and
- included a community outreach effort to keep the greater Silver Spring civic and business communities abreast of the emerging project and solicited ideas for mixed-use development on the MRO Site.

B. A Request for Qualifications (“RFQ”) was widely advertised by the Commission and a subsequent Request for Proposals (“RFP”) for development of the Commission’s headquarters and the redevelopment of the MRO Site (collectively, the “Project”), was issued to selected developers. Developer, among others, submitted a

proposal response to the RFQ and RFP (the Developer's proposal, as amended and supplemented, is hereinafter referred to as the "Developer's Proposal"). In January 2007, the Commission approved the recommendations of a multi-agency evaluation committee to commence negotiations with the Developer as the top ranked team in accordance with the terms of the RFQ, the RFP and the Developer's Proposal, as the Developer's Proposal best met the Commission's and the County's public policy goals as hereinafter set forth (the "Public Policy Goals"). A true, complete and correct copy of the RFQ, the RFP and Developer's Proposal are attached hereto as **Exhibit B**. Developer is a development entity comprised of the Bozzuto Development Company, Spaulding & Slye Investments, a member of the Jones Lang LaSalle Group, and Harrison Development (collectively the "Original Members"). Further, it is the intent of the Commission and the Developer for all members of the development team proffered in the Developer's Proposal (individually, "Member" and collectively, the "Development Team") to remain with the Project, subject to replacement of a Member as set forth herein.

C. Developer's proposed project as described in the Developer's Proposal, was intended as a concept for the MRO Site layout and development, and it included two (2) Phases. Phase 2 of Developer's Proposal is separate and apart from the negotiations of the parties as contemplated under the terms of this MOU. The MRO Site layout and development as proposed by the Developer were for the purpose of demonstrating the Developer's ability and intention to meet the Public Policy Goals, and as such is subject to revision in accordance with the terms of this MOU; provided however, the underlying concepts embodied in the Developer's Proposal will be the basis of further negotiations between the Commission and the Developer as contemplated in this MOU.

D. The Project is presently anticipated to be comprised of (i) public improvements (the "Public Improvements") to be located on a portion of the Project Land as hereinafter defined, and (ii) private improvements (the "Private Improvements") to be located on a portion of the Project Land and to be conveyed in fee simple to Developer or its affiliates, (the "Private Land"). Pursuant to the terms of the Development Services Agreement (the "DSA") and the General Development Agreement (the "GDA") (each to be defined in more detail herein), Developer shall act as a third party development services provider and fee developer of the Public Improvements for and on behalf of the Commission and the relationship of the Developer and the Commission with respect to the Public Improvements shall be that of owner and contractor with the respective rights and obligations of the parties to be set forth more specifically in the DSA and the GDA. With respect to the Private Improvements and the sale of the Private Land, the Commission shall act in the capacity of owner/seller and Developer shall act in the capacity of purchaser/developer of the Private Land, with the respective rights and obligations of the parties to be set forth more specifically in the GDA. The Project Land as such term is used herein shall mean the MRO Site or if the Commission shall be successful in acquiring the PLD Land (as defined in Section 8 hereof) then the Project Land shall be deemed to include the PLD Land.

E. The Project achieves important Public Policy Goals of the Commission and the County which include, among others:

- Develop for the Commission a headquarters facility to be owned by the Commission to house the Parks Department and the Planning Department.
- 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 the 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 Central Business District.
- Leverage the MRO Site and the Headquarters to be advantageous to the Commission's financial position.
- Address 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.

F. The parties desire to enter into this non-binding MOU for the purpose of setting forth the respective commitments of the parties to advancing the prompt design, development and construction of the Project and with the intent of entering into a binding DSA, GDA and Guaranteed Maximum Price Contract (the "GMP") consistent with the spirit and intent of this MOU. The parties acknowledge and agree that although this MOU is non-binding, it reflects the express commitments of the parties to work diligently and in good faith to meet the spirit and intent of the RFP, the RFQ, and the Developer's Proposal (as they may be amended from time to time by this MOU, the DSA and the GDA), all in accordance with the Project Schedule (as defined below), and in furtherance thereof, the parties hereto make the following general commitments:

1. Commission Commitments

The Commission enters into this MOU in its capacity as owner of the MRO Site and not in its regulatory capacity. The parties hereto acknowledge and agree that approvals and consents required from the Commission in connection with the Project and in accordance with this MOU, the DSA and the GDA do not substitute for regulatory approvals required under applicable law. Subject to the foregoing, the Commission hereby commits to:

A. Seek a supplemental appropriation (the "Design Appropriation") from the County for sufficient funding, to be disbursed in accordance with the applicable provisions of the DSA, to pay Developer, (i) on a monthly draw basis, to achieve at a minimum, the level of the design of the Public Improvements, consistent with the Development Plan, necessary to complete the schematic design (design drawings to approximately 20% completion) so as to enable the Commission to seek the Construction Appropriation, and which such payments shall include, (1) actual, out of pocket, third party expenses and related costs attributable to the Public Improvements and incurred to develop the schematic design from the Development Plan (as hereinafter defined), working together with the community and other stakeholders with interest in the Project, through a public participatory process which shall include a project design charette as more specifically outlined in Section 3 herein, (2) that portion of certain due diligence costs expended by the Developer with respect to the Project Land that are attributable to the Public Improvements and which were incurred to generate certain efficiencies in the Project, including, without limitation, survey, title search and review, preliminary environmental and geotechnical studies, and such other requirements as may be agreed between the parties and set forth in the DSA ("Commission's Pro Rata Share"), and (3) the Development Management Fee (as hereinafter defined) and (ii) the Developer's Cost Recovery (as defined below), if applicable. The Commission shall use good faith efforts to obtain the Design Appropriation on or before the date set forth in the Project Schedule, (which date is currently anticipated to be December, 2007), as the same may be amended from time to time, in accordance with the terms of this MOU.

B. Developer has expressed its willingness to commit to accelerate the purchase of the Private Land and the development of the Private Improvements in accordance with the Project Schedule such that the Private Improvements shall proceed contemporaneously with the development of the Public Improvements. In order to meet such accelerated schedule, Developer will incur significant "soft costs" well in advance of the approval of the Construction Appropriation (as defined below) in connection with the design of the Private Improvements. For the foregoing reasons, it is in the best interest of the Commission that the Developer proceed with the planning, design and other pre-construction aspects of the Private Improvements concurrently with the planning, design and other pre-construction aspects of the Public Improvements. Therefore, if the Commission chooses not to proceed with the Project then the Commission will make limited compensatory/restoration payment to the Developer of certain eligible costs, as more particularly described below (the "Developer's Cost Recovery"). The balance of the Developer's costs shall be borne by the Developer without recourse to the Commission.

The Commission will reimburse the Developer for a portion of the design and pre-construction costs for the Private Improvements, limited to actual, out of pocket, third party expenses, architectural, engineering and related costs necessary to maintain the Private Improvements in parity with the Public Improvements and the Project Schedule (“Eligible Costs”). Eligible Costs and the proposed budget therefore are described in more specific detail on **Exhibit C** attached hereto.

The Developer’s Cost Recovery will not include:

- 1) Any costs incurred for any reason prior to January 18, 2007;
- 2) Any subsequent litigation expenses arising as a result of any contest related to the MOU.

The Developer’s Cost Recovery will not exceed a total of One Million Nine Hundred Sixty-five Thousand Dollars (\$1,965,000.00) (See **Exhibit C** attached) (the “Cost Recovery Cap”). The parties hereto acknowledge and agree that Developer shall be under no obligation to expend any funds in excess of the Cost Recovery Cap until the later to occur of the execution of a binding GDA and final approval of the Construction Appropriation.

Subject to appropriation, and upon receipt of paid invoices and appropriate backup, the Commission will pay the Developer’s Cost Recovery to the Developer in the event that the DSA is terminated in accordance with the applicable provisions of the DSA. In the event the Developer’s Cost Recovery is paid to Developer, Developer shall deliver to the Commission, at no cost, copies of all non proprietary third party reports, studies, architectural and engineering work, plans and related materials obtained by Developer with respect to the Project Land. Upon the last to occur of (i) full execution of the GDA, and (ii) the final approval of the Construction Appropriation, the obligation to pay the Developer’s Cost Recovery shall lapse and be of no further force or effect.

C. Seek an additional appropriation (the “Construction Appropriation”) for the remaining unappropriated costs under the DSA plus 100% of the estimated capital costs of development and construction of the Public Improvements. The Commission shall use good faith efforts to obtain the Construction Appropriation on or before the date set forth in the Project Schedule, (which date is currently anticipated to be February, 2009), as the same may be amended from time to time, in accordance with the terms of this MOU.

D. In consideration of the payment of the purchase price for the Private Land as may be agreed between the Commission and Developer consistent with the terms of the Developer’s Proposal (the “Commission Purchase Price”), convey the Private Land to Developer in fee simple and in accordance with the terms of the GDA. The parties acknowledge that the Commission Purchase Price shall be based on the fair market value of the Private Land impacted by the uses, densities and other factors as set forth in the RFQ, the RFP, and other requirements of the Commission for the Project and shall be expressed as the product of an agreed upon “per unit” price, multiplied by the number of

units approved for development in accordance with the finally approved Site Plan for the Private Improvements. The Commission Purchase Price, or the portion thereof attributable to that portion of the Private Land conveyed to the Developer, will be paid upon conveyance of all or portions of the Private Land to the Developer.

E. Designate Developer as exclusive developer of the Project and, subject to the applicable provisions of the DSA and the GDA, grant an agency authorization to authorize Developer to act as applicant for the entitlements for the Project.

F. Negotiate in good faith with the Developer to reach final agreements for the DSA, GDA and GMP in accordance with the terms of Sections 4, 5 and 6 hereof for design and construction of the Project in accordance with the Project Schedule and in keeping with the spirit and intent of this MOU.

2. Developer Commitments

The Developer shall:

A. As applicant, diligently pursue obtaining the entitlements for the Project in accordance with the Project Schedule, DSA and GDA.

B. Negotiate in good faith with the Commission to reach final agreements for the DSA, GDA and GMP in accordance with the terms of Sections 4, 5 and 6 hereof for design and construction of the Project in accordance with the Project Schedule and in keeping with the spirit and intent of this MOU.

C. Design the Project substantially in conformance with the Development Plan and in accordance with the Project Schedule, the DSA, GDA, GMP and applicable law.

D. Construct the Public Improvements in accordance with the Project Schedule, the DSA, GDA, GMP and applicable law.

E. Purchase the Private Land in consideration of the payment of the Commission Purchase Price and diligently proceed with the development and construction of the Private Improvements in accordance with the Project Schedule, the GDA, and applicable law.

F. Until completion of the Project and the issuance of certificates of use and occupancy for the Public Improvements and the Private Improvements, none of the Original Members shall be removed from the Developer entity without the prior written approval of the Commission, not to be unreasonably withheld, conditioned or delayed.

G. Developer shall be obligated to increase the proposed level of minority participation in the Private Improvements (the "Minority Equity") to 20% of the total equity ownership in the Private Improvements. Developer shall maintain or exceed its commitment to 25% subcontractor MFD participation in the development and construction of the Project in accordance with the Commission's MFD goals.

H. Although the Developer intends to retain all Members of the Development Team, limited substitution of a Member or Members may be warranted. In the event that fees proposed by a Member for services to be rendered in connection with the Project are substantially greater than usual, normal or customary fees in the market for similar services, the Developer may request approval from the Commission's project manager (i) to replace the Member, and (ii) of the proposed replacement, provided that such replacement has equivalent qualifications, education level and experience level of the Member proposed for replacement. Upon such approval, which shall not be unreasonably withheld, conditioned or delayed, the Developer may replace such Member as approved.

3. Mutual Commitments of the Parties

A. The parties acknowledge and agree that the timely completion of the Project is in the best interests of all parties hereto and that the parties shall diligently negotiate in good faith to facilitate the design, development and construction of the Project in accordance with the preliminary Project Schedule attached hereto as **Exhibit D** (the "Project Schedule"). The Project Schedule represents the parties' presently contemplated critical path schedule for the completion of the Project. The parties understand and acknowledge that failure to meet the Project Schedule will have adverse financial impacts to the Project and the parties. The foregoing notwithstanding, the parties acknowledge and agree that the Project Schedule shall be amended by agreement of the parties from time to time during the course of obtaining the entitlements for the Project and achieving various Project milestones. The Project Schedule supersedes any project schedule proposed by the Developer in the Developer Proposal.

B. Preparation of urban design plans shall be programmed by the Developer and its consultants in coordination with the Commission through, a public participatory process commonly referred to as a "project design charrette" involving community, business, and other stakeholders, to develop an acceptable concept plan for the Project and a development of the Private Improvements that is financially and economically feasible from a market perspective, and that meets the Public Policy Goals (the "Development Plans") in accordance with the Project Schedule. The Development Plans shall consist of illustrative drawings of two-dimensional building and project land uses, cross-sectional drawings, three-dimensional elevations, and demonstrative graphics.

C. The parties hereto shall reasonably cooperate to facilitate the design, development and construction of the Project. Subject to the terms of Section 7A hereof, and in accordance with a process to be more particularly described in the DSA and the GDA, the Commission shall execute applications, plans, plats and other like documents required in connection with obtaining the entitlements for the Project.

D. Upon request, and to the extent within its power and legal authority, each party shall grant to the other or its designee and to any utility company or governmental authority, such utility rights-of-way and other easements (including grading, drainage, stormwater management, slope and access easements) on, under, over, or across the adjoining property owned by such party as may be required in connection with the development or use of the Project. The location of all such rights-of-way and easements

shall be subject to the approval of the burdened party, such approval not to be unreasonably withheld or delayed. All such rights-of-way and easements shall be granted without charge.

4. Development Services Agreement

A. The Commission and Developer currently anticipate that the DSA will be entered into contemporaneously with the Montgomery County Council's approval of the Design Appropriation and in accordance with the Project Schedule, (which date is currently anticipated to be January, 2008), as the same may be amended from time to time, in accordance with the terms of this MOU. The parties further agree that in the event, despite the good faith efforts of the parties, the parties cannot agree upon a mutually acceptable Development Plan then in such event the DSA shall be terminable by either party upon written notice to the other, subject however to the payment and reimbursement obligations thereunder, including without limitation payment of the Developer's Cost Recovery.

B. The DSA shall include, among other matters, (1) the agreements of the Commission and the Developer with respect to the (i) scope of services and compensation for the Development Management Fee (as hereinafter defined), including a monthly draw schedule and draw requirements, (ii) design of the Public Improvements; (iii) pursuit of Project entitlements; (iv) terms and calculation of, and payment for the Commission's Pro Rata Share; (v) proposed allocation of costs of shared infrastructure between the Public Improvements and the Private Improvements, (vi) terms of payment of the Developer's Cost Recovery; and (2) the commitment of the Developer to the design of such elements of the Private Improvements as Developer deems reasonable and necessary to advance the Private Improvements so as not to delay completion of the Public Improvements (and which shall be at Developer's sole cost and expense). Any and all payments to the Developer will be subject to submission to the Commission of invoices and supporting documentation in sufficient detail to meet the Commission's audit requirements.

C. The Commission acknowledges and agrees to negotiate in good faith with Developer for compensation to the Developer for certain services under the DSA including fees for Developer's overhead, costs and profit for development services rendered in connection with the Public Improvements (such fees to be agreed upon in the DSA and to be consistent with the formula included in the Developer's Proposal) (the "Development Management Fee") and to reimburse the Developer the Commission's Pro Rata Share, provided that:

- (i) Such agreement includes sufficient detail of the activities for which compensation is being paid; and
- (ii) Payment of such compensation is subject to obtaining the Design Appropriation.

D. The Commission acknowledges and agrees that (i) Developer shall not be obligated to undertake any design activities until the DSA is fully executed and the Design Appropriation is approved, and (ii) Developer shall not be obligated to advance the design beyond the Schematic Design stage until the GDA is fully executed and the Construction Appropriation is approved.

E. Developer shall use good faith efforts to cause any applicable third party consultants agreements to expressly provide that in the event the DSA shall be terminated, Developer shall have the right to assign (and the Developer hereby agrees to assign) to the Commission all of its right and interest in, plans, materials or data developed under the DSA. The foregoing notwithstanding, Developer shall not be obligated to assign to the Commission any of its financial projections, proformas and similar proprietary financial information.

5. General Development Agreement

The Commission and Developer currently anticipate that the GDA will be entered into contemporaneously with the Commission's submission to the Montgomery County Council for approval of the Construction Appropriation, and in accordance with the Project Schedule, (which date is currently anticipated to be December, 2008), as the same may be amended from time to time, in accordance with the terms of this MOU. The terms of the GDA shall include, among other matters the rights and obligations of the parties with respect to (i) acquisition of the PLD Land, if required for the Project, (ii) the Commission Purchase Price, (iii) incorporation of the terms of the DSA, as applicable, (iv) the estimated hard cost guaranteed maximum price for the Public Improvements as of the date of the GDA, (v) terms of the proposed GMP; (vi) terms and conditions of settlement on the Private Land, which shall occur within sixty (60) days after issuance of final non-appealable project entitlements for the Private Improvements, including, without limitation, Site Plan, Record Plat, issuance of a demolition permit for the existing improvements (if necessary) and a building permit and, if required to construct the Private Improvements, vacation of the existing Commission headquarters building by the Commission such that the existing Commission headquarters shall be vacant free of leases or other rights of occupancy or possession and all Commission personal property is removed or abandoned by the Commission; (vi) agreement of the parties with respect to any required environmental remediation of all or any portion of the Project Land; and (vii) requirements for guarantees, bonds, insurance and other security instruments that will be required for the development and construction of the Public Improvements.

6. Guaranteed Maximum Price Contract

The GMP shall be in the form of an AIA guaranteed maximum price contract (as the same may be amended through negotiation of the parties) for the hard costs of construction of the Public Improvements. The parties presently anticipate establishing the guaranteed maximum price and entering into the GMP upon receipt of bids based upon completion of 80% drawings for the Public Improvements.

7. Consent And Appropriation

A. Approvals and consents required from the Commission in connection with the Project shall not substitute for regulatory approvals required under applicable law. Regulatory approvals by the Commission required by law or regulation do not substitute for approvals and consents required from the Commission under this MOU, the DSA or the GDA.

B. Any time any parties approval or permission is required, such approval must be in writing.

C. The parties further acknowledge that any payment from the Commission is expressly subject to the appropriation of funds by the Montgomery County Council for such payment and failure to make such appropriation is not a breach or default by the Commission, although the same may give rise to payment of the Developer's Cost Recovery.

8. PLD Land

In the event that those portions of County Garage 2 and Lot 2, as generally shown on **Exhibit A-2** attached hereto for the inclusion into the Project, together with such cross easements and rights as may otherwise be reasonably required in connection with the development and operation of the Project (collectively the "PLD Land") can be acquired by the Commission under reasonable terms and conditions acceptable to the Commission and consistent with the Project Schedule, and the Commission determines, in its sole and absolute discretion, that the PLD Land should be included in the Project, the Commission will enter into such agreements with the County as are necessary to acquire such rights as may be legally required to incorporate the PLD Land into the Project, and acquire the PLD Land in accordance with such agreements.

9. Confidentiality

The parties hereto shall maintain the terms of negotiations of this MOU, the DSA, the GDA, and any other Project documents in strictest confidence and will not disclose any of its terms to any person or entity except for its Representatives (as hereinafter defined) on a need-to-know basis without the express consent of the other party, until such document has been fully executed by all parties. As used herein, the term "Representatives" means, as to any person, its and their directors, officers, employees, agents, partners, members, prospective or existing investors with respect to the Property and advisors (including, without limitation, financial advisors, counsel, consultants and accountants).

10. Non-Binding and Rights of Termination

This MOU, is non-binding and imposes no obligations upon or grants any rights, preferential interests or value in and to the parties hereto. No such obligations, rights, interests or value shall accrue to any party until the execution of binding agreements, including the DSA, GDA and GMP, and upon appropriations being made from time to time by the Montgomery County Council in support thereof. The purpose of this MOU is to set forth the respective commitments of the parties to advance the prompt design, development and construction of the Project. The parties shall diligently and in good faith negotiate the terms of the DSA, GDA and GMP. However, if in accordance with the Project Schedule (or within a reasonable time thereafter), the parties fail to reach agreement as to the terms of the DSA, GDA and GMP, including the scope and amount of payment for the development services to be provided by Developer under the DSA, and the amount of the Commission Purchase Price, either party may terminate this MOU without recourse by and to the other, unless otherwise expressly stated herein. The foregoing notwithstanding, once any or all of the DSA, GDA and GMP are fully executed by the parties thereto, the terms of such agreements shall supercede and control over any contrary provisions of this MOU.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have caused this Memorandum of Understanding to be signed, sealed, and delivered by their duly authorized representatives the day and year first above written.

WITNESS:

**THE MARYLAND NATIONAL
CAPITAL PARK AND PLANNING
COMMISSION**

By: _____
Name: _____
Title: _____

**BOZZUTO DEVELOPMENT
COMPANY**

By: _____
Name: _____
Title: _____

**SPAULDING & SLYE INVESTMENTS,
a member of the Jones Lang LaSalle Group**

By: _____
Name: _____
Title: _____

HARRISON DEVELOPMENT

By: _____
Name: _____
Title: _____

Exhibit A-1: The MRO Site

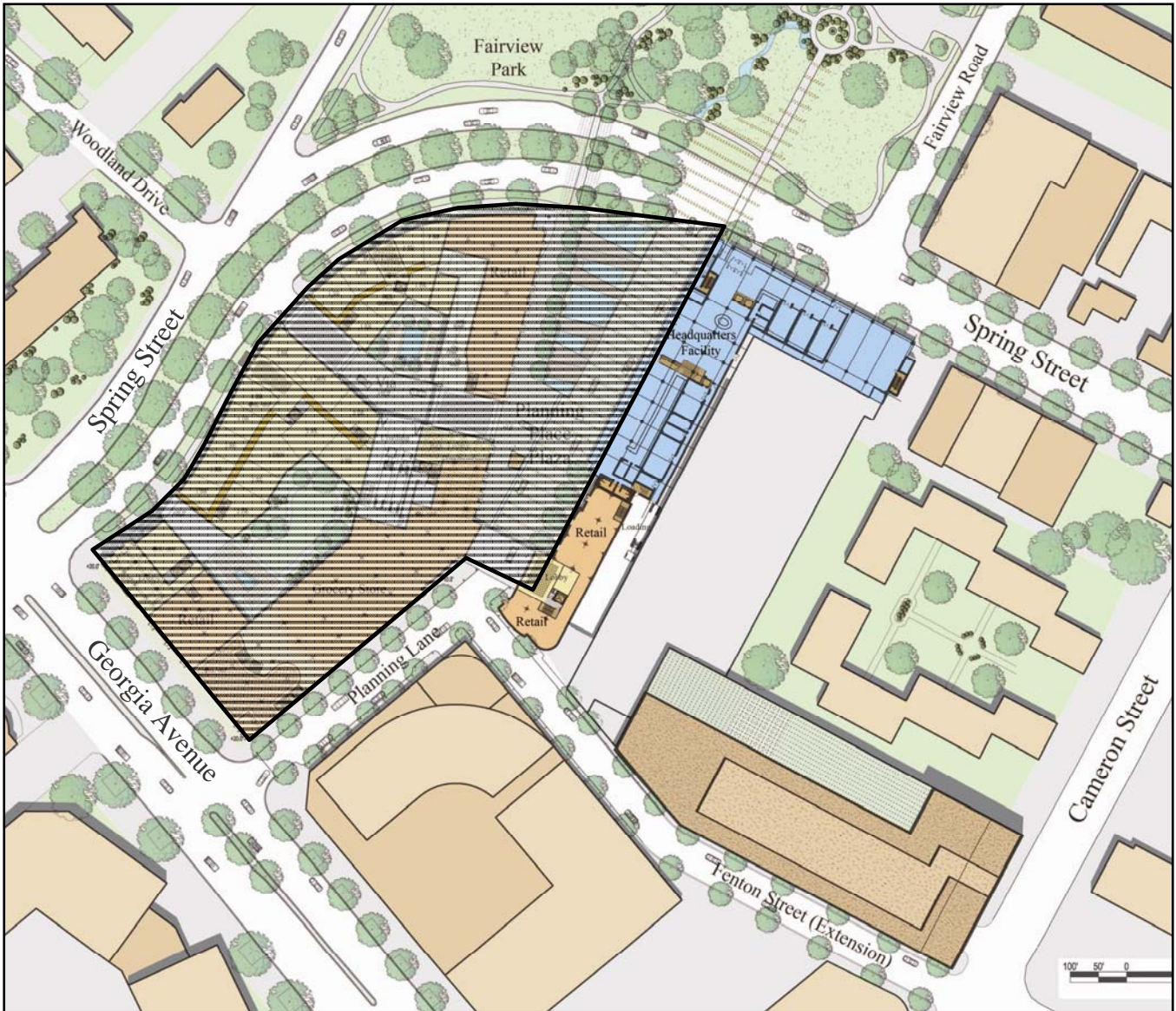
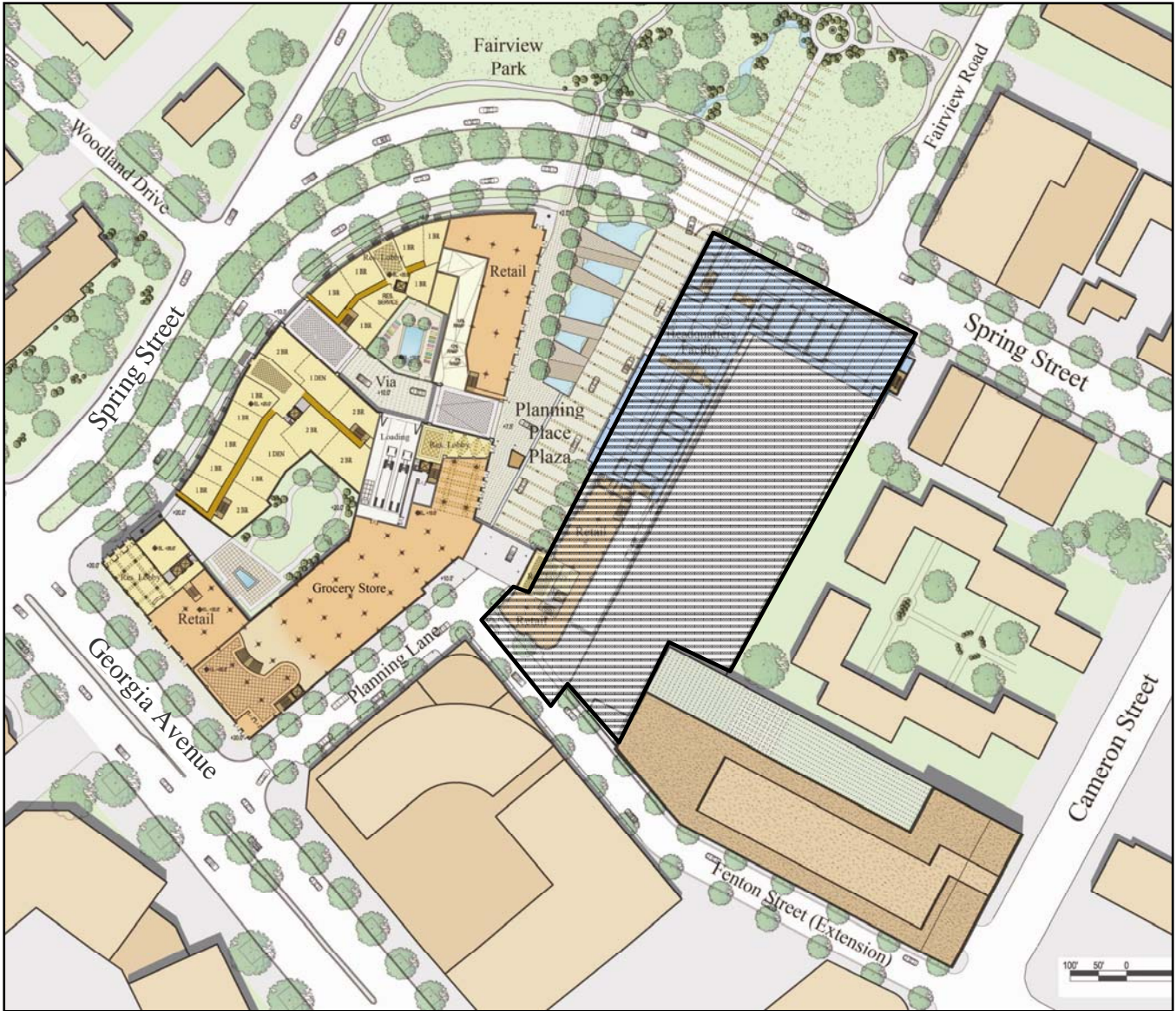


Exhibit A-2: The PLD Land



Request for Qualifications
RFQ No. P26-134

The Maryland-National Capital Park and Planning Commission (Commission) hereby invites submittals from interested firms in accordance with this Request for Qualifications (RFQ) as set forth herein. The enclosed sections contain information related to the below Project and this information is provided to all prospective Offerors.

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, Wednesday, November 30, 2005 at
The Maryland-National Capital Park and Planning Commission
Purchasing Division, Suite 300
6611 Kenilworth Avenue
Riverdale, MD 20737

A **mandatory pre-submittal conference** is being held Friday, November 4, 2005 at 9:30 a.m. at the Montgomery County Regional Office Building, 8787 Georgia Avenue, Silver Spring, MD 20910.

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

1.0. INTRODUCTION

1.1. The Headquarters and Mixed-Use Project

The Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission (the Commission) intends to contract with a Development Firm and Team (Developer) to plan, design, and construct a mixed-use project in Downtown Silver Spring. The Headquarters and Mixed-Use Project (Project) will consist of three integrated components: a new Headquarters Facility for the Montgomery County Department of Park and Planning of approximately 120,000 square feet; a Park/Open Space; and a Residential Project. 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. The Commission seeks to leverage its existing 3.24-acre site, at 8787 Georgia Avenue, in Downtown Silver Spring to create a Project that satisfies the Commission's long-term facility needs, and overall planning, urban design, environmental, and economic objectives.

The Commission has established a multiple-step solicitation process, including: (a) this Request for Qualifications (RFQ), and (b) a subsequent Request for Proposals (RFP). All information provided to the Commission in response to this solicitation process will be the property of the Commission to use at its discretion. The Commission anticipates that three to five Development Teams will be selected from submittals hereunder to respond to the subsequent Request for Proposals. As a result of the evaluation of responses to the later detailed RFP, the top proposals will be ranked first, second, and third. The top ranked Development Team will enter into a Pre-Formation Agreement with the Commission for the exclusive right to negotiate agreements associated with the programming, design, construction and development of the Project.

The Recommended Development Team will enter into a Pre-Formation Agreement for the joint development and implementation of the Project prior to approval by the Planning Board and the County Council. Upon approval, the Recommended Development Team will then enter into contracts with the Commission to complete a Final Space Program and Schematic Design for the Headquarters Facility. Only upon the Commission's approval of the Headquarters Facility's Schematic Design will the Commission enter into a final Development Agreement with the Recommended Development Team. If the Final Headquarters Space Program and the Headquarters Schematic Design are not realized within a mutually agreed upon timeframe, the Commission will proceed to the second ranked Development Firm and Team.

The Commission will require that the selected Development Team be the applicant for submission of the Project Plan, Preliminary Plan, Site Plan, and Mandatory Referral. Additionally, the selected Development Firm will participate with the Commission's initiatives to identify and obtain grants for the Project.

It is important that each prospective Offeror recognize that the Commission currently does not have the funding for this project. Should the funding not be available, this solicitation will be cancelled and no contract(s) will be awarded.

1.2. Objectives of the RFQ and RFP Process

This procurement process is designed to attract the interest of Offerors capable of assembling teams of professionals in the fields of institutional, office, and residential development, urban design, architecture, transportation planning, engineering, and public and private finance. The Commission intends to achieve and retain the following:

- A Development Firm and Team capable of designing and implementing an exemplary, mixed-use Project.
- A Development Firm and Team Experienced in “Green” Design and Mixed-Income Residential Development.
- A Development Firm and Team Experienced in Headquarters Office Programming, Design and Development.
- A Development Firm and Team Experienced in Joint Public-Private Development.
- A Development Firm and Team capable of financing, developing, managing and constructing a Mixed-Income Residential Project.
- A private development business structure that effectively reduces the Commission’s Headquarters cost.
- A strong design inspiration and vision for the Headquarter’s Facility, the Park/Open Space and the Residential Project.
- A Project that, upon completion, will provide an optimum balance between cost and value for the Commission and the County.

1.3 Definitions

Development Firm (Developer): The Developer will be the lead development entity that will contract with the Commission. The Developer will manage the Development Team.

Development Team (Team): The Development Team is led by the Developer. The Development Team may include, but is not necessarily limited to, firms specializing in architecture, green design, planning, financing, transportation management/ traffic and parking.

Commission: The Maryland-National Capital Park and Planning Commission

Department: The Montgomery County Department of Park and Planning

1.4. The Commission’s Goals for the Project

Proposals must be responsive to the following ten Commission goals for the Project. The goals articulate what the Commission seeks to achieve as a result of the Project. Each of these goals is considered of equal merit. Development Team proposals must clearly describe how their development proposal specifically satisfies these goals. The Development Team selected to implement this Project must establish a development program and financing structure that 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). The Headquarters Facility may be proposed at the Commission-owned 3.24-acre site or, under conditions specified herein, at an alternate site

- located in Downtown Silver Spring. The Headquarters Facility must be owned (or ultimately owned) by the Commission.
2. Through quality, appearance, and symbolism 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 Headquarters Facility and Project to include Park and Open Space components reflective and supportive of the Commission's mission.
 5. Develop a Residential project on the Commission-owned MRO Site that contains a minimum of 30 percent affordable units as defined herein.
 6. Develop a Residential project that meets or exceeds LEED Certified standards.
 7. Design a Project that is physically and functionally compatible and integrated with the immediate neighborhood and Downtown Silver Spring.
 8. Leverage the MRO Site and the Headquarters build-to-suit contract to structure a joint development agreement that is advantageous to the Commission's financial position.
 9. Ensure that the Project effectively addresses functional issues related to the space program, transportation management, vehicular and pedestrian circulation, safety, and parking.
 10. Design and construct an exemplary public resource for Montgomery County.

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

The Maryland-National Capital Park and Planning Commission is a bi-county agency empowered 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 Commissioners coordinate and act on matters of interest to both counties, and generally meet at least once a month. The Commissioners from each county serve as separate Planning Boards to facilitate, review and administer the matters affecting their respective counties.

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

The Department prepares master plans for review by the Planning Board and approval by the County Council. Department staff review proposed development projects to see that they

conform to the County's laws, plans and policies. Department staff submits their findings to the County Planning Board for action. The Department gathers and analyzes various types of information to help public officials prepare for Montgomery County's future.

The broad mission of the Commission in Montgomery County is to improve the quality of life by conserving and enhancing the natural and developed environment for current and future generations.

1.6. Previous Related Studies

The two major previous Headquarters-related studies include: The MRO Location Assessment and Space Study (August 2000) and, most recently, the Consolidated Headquarters Study (September 2003). The MRO Location Assessment and Space Study undertook a Countywide examination of five sites near transit stations and concluded with the recommendation to focus facility planning at the 3.24-acre Commission-owned site at 8787 Georgia Avenue in Silver Spring (the MRO Site) and one site adjacent to the Wheaton Metro station.

In the subsequent Consolidated Headquarters Study the Commission decided to continue planning for a future Headquarters Facility at the Commission-owned MRO Site and eliminated other considerations outside of downtown Silver Spring. The Study determined that the Commission is best served by owning its Headquarters Facility rather than leasing over the long term and that a Silver Spring location for its Headquarters will further solidify on-going City/County revitalization.

The Study concluded that the existing 3.24-acre MRO Site would accommodate an estimated 120,000 gsf Headquarters Facility, a Park/Open Space, a Residential project, and supporting infrastructure.

The preliminary Residential concepts within the 2003 Consolidated Headquarters Study projected a range of 125 to 265 units on the MRO Site. Concept studies to date for the MRO Site have estimated the total Project FAR (inclusive of the Residential project) at somewhat less than, but approaching, the allowable mixed-use 3 FAR in the CBD – 1 Optional Method Zoning category. With an office facility of 120,000 gsf, the remaining building envelope for residential or any other space is approximately 300,000 square feet.

Additional Project-related information is available at:

http://mcparkandplanning.org/silverspring/public_projects/silverplace.shtm

This information consists of

- Added Summary of the SilverPlace Headquarters and Mixed-Use Project
- MRO Site Vicinity Exhibit
- Commission Consolidated Headquarters Study, September 2003
- July 2004 Announcement regarding the Project Development Advisor

1.7 Grants and Foundation Funding

The Commission will pursue, and will work with the Developer to pursue, grant and foundation funding sources for all aspects of the Headquarters and Mixed-Use Project. 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. The Montgomery County Department of Park and Planning Grants Coordinator is currently working to identify sources and develop a grant/ foundation funding strategy for the Headquarters and other Project components.

Submissions in response to this RFQ are requested to address, in their approach to the Project, their proposed approach for working with the Commission for pursuit of grants. The Developer selected for preparation of submissions in response to the later Request for Proposals will be required to identify a detailed plan for working with the Commission to identify potential grant and foundation funding sources.

2.0. DEVELOPMENT REQUIREMENTS

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

2.1. Headquarters Office Facility

2.1.1. Location

The Commission has determined that a Silver Spring 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 and a Residential project.

The previous Consolidated Headquarters Study recommended the development of the MRO Site. This RFQ and RFP solicitation process will allow, under conditions described herein, consideration of other sites in the Silver Spring Central Business District (CBD) that may be proposed. If a case can be made, during the RFQ process, that another location in Silver Spring is a superior Headquarters location because of physical, functional, and financial factors, the Commission may consider such an option.

2.1.2. Headquarters Space Program

A history of documented facility inadequacies, including the two Studies previously referenced, have resulted in the Commission's determination that a new Headquarters facility for the Department is necessary.

In the 2000 Assessment Study Commission staff prepared an in-house estimate that the Headquarters Facility would require approximately 100,000 gsf to serve existing and recognized future needs. The subsequent Consolidated Headquarters Study generally validated the initial

assumptions by recommending approximately 120,000 gsf. For the solicitation process, prospective Development Firms and Teams are to assume a Headquarters Facility of 120,000 gsf to serve existing and future recognized needs. The Recommended Development Firm and Team will prepare the final Headquarters Space Program.

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 to contain 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 would function as a national model for planning agencies.

2.1.3. Headquarters Access

The Headquarters facility must be accessible for all modes of transport: transit, walking, biking, and driving. While access security factors must be incorporated, the traffic pattern leading up to the main entrance of each component 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 and to the adjacent properties. To the extent possible, pedestrian pathways should not intersect with vehicular flows.

Site development and concept plans will be required in response to the later Request for Proposals. A primary consideration in this regard will be the 60-foot wide County-owned property located between the MRO Site and County Parking Garage No.2. Conceptual plans for the Headquarters and Mixed-Use Project will be required to propose future access and development solutions for the mutual benefit of both property owners.

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. The Commission will continue discussions with the County relative to land use and intends to initiate negotiations when concepts are submitted in response to the RFP. The Commission will assume the lead responsibility and will team with the Recommended Development Firm to reach an agreement with the County.

A preliminary Transportation Management Plan will be required with the submittals in response to the RFP.

2.1.4. 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 approximately 330 parking spaces. This preliminary parking estimate assumes that 40 percent of employees use means other than autos to get to work.

Of the parking spaces required for the new Headquarters Facility, 56 spaces are projected for current Commission-owned vehicles. The required employee and Commission-owned vehicle spaces may be on- or off-site. Concept plans prepared for the previous Consolidated Headquarters Study placed approximately 40 percent of the total required spaces

on the MRO Site and in a below-grade structure under the proposed new Facility. The remaining required spaces were located in the adjacent County Garage No. 2. No employee or Commission-owned vehicle parking should be more than 2,000 feet from the Headquarters Facility.

Proposed Developers and Teams selected for the RFP process will be required to consider, as part of the parking and access proposal, County Department of Public Works and Transportation (DPW&T) parking studies associated with County Garage No. 2.

2.1.5. Headquarters Facility Design Considerations

2.1.5.1. 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 Headquarters and Mixed-Use Project must reflect this mission. In addition, the Commission envisions an exemplary public/private-development Project.

2.1.5.2. Exemplary Planning and Design Principles

Leadership in planning for private and public sector entities and citizens demands a facility that incorporates the most current planning and design principles. The facility is intended to be state-of-the-art from a functional and technical standpoint, as well as demonstrating leadership in environmental design. A facility that leverages technology and is environmentally responsive, cost effective, and creatively provides a publicly oriented, congenial, and productive work environment is desired.

2.1.5.3. Environmentally Responsive Design - LEED Silver Requirement

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

The LEED Rating System will be used on both the Headquarters and Residential components of the Project. The minimum level of Certification will be "Silver" for the Headquarters Facility. 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 will be a priority. The Commission will assist the Recommended Development Team to seek and attain grant/ foundation funding to assist in achieving all of the Project goals. These goals include green design, LEED Silver and LEED Certified for the Headquarters and Residential components, respectively.

2.1.6. Headquarters Ownership and Financing

The Commission requires that it will own the new Headquarters Facility. Commission-issued tax exempt certificates of participation are currently being considered as the

most advantageous financing mechanism available for the Headquarters component. The Commission also considers the Commission's long-term occupancy of the Headquarters as a major asset to the overall Project financing.

The Commission intends to develop a Project that optimizes the relationship between value and cost. The Commission will consider alternative proposals regarding the Headquarters Facility's financing if they are proven to be advantageous. The overall financing plan for the Project will be a priority in the Request for Proposals evaluation process.

The Commission must alert proposed Development Teams, however, 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. During the RFP process, the Commission will provide an opportunity for each of the highest ranked Development Teams to receive specific feedback concerning the legal viability of the structure generally described in response to this RFQ.

2.1.7. 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 of the Headquarters Facility by 2009.

2.2. Park/Open Space

A Park, designed to a level that is reflective of the Commission's mission, is required on the MRO Site. Regardless of size, the Park/Open Space component is considered an important part of any development proposed for the MRO Site. Site design of the Park/Open Space is as important as the Headquarters Facility's design. The public open space should reflect current principles in terms of design quality and "green" design. The Park/Open space should be highly attractive and comfortable for users, providing a relaxing setting. It should be a model of excellence reflecting the Commission's place as a national leader in urban revitalization.

2.3. Residential Project

2.3.1. Residential Location

The Residential portion of the Headquarters and Mixed-Use Project must be developed on the Commission-owned, MRO Site.

2.3.2. Residential Program

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

For this Project, affordable units are defined as (1) Moderately Priced Dwelling Unit (MPDU) categories; 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 RFQ 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, Development Proposals must satisfy the requirements of the Montgomery County Zoning Code, Moderately Priced Dwelling Unit (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, 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.**

The MPDU program also allows density bonuses. The required number of MPDUs will vary according to the amount by which the approved development exceeds the normal or standard density for the zone in which it is located. The amount of density bonus achieved by the approved development program determines the total units that must be MPDU.

2.3.3. Environmentally Responsive Design – LEED Certified Requirement

The Residential project is to be designed to comply with LEED criteria so as to achieve, at a minimum, a “Certified” rating. A LEED score higher than the minimum “Certified” threshold is desired for the Residential Project. All other considerations being of comparative merit, it is anticipated that a higher LEED rating will receive recognition in the Proposal evaluation process.

While high LEED standards are desired for all of the Project components, the Commission recognizes the financial cost of the 30-percent affordable component and, therefore, desires to allow flexibility for Respondents to balance the design and cost parameters. Additional sustainable strategies above and beyond the LEED Rating System are encouraged for all Project components. Innovation and creative thinking are encouraged.

2.3.4. Residential Project Ownership and Financing

The residential project is expected to be a private-sector development endeavor. The Commission will not be funding any portion of the residential project. The Commission currently owns the 8787 Georgia Avenue building and the MRO site.

The Commission acknowledges that the Residential project’s mixed-income requirement may involve the employment of specialized and creative financing techniques such as low-income tax credits. Development Teams are expected to demonstrate their expertise in structuring and implementing mixed-income residential projects that involve the use of financing techniques designed to increase project affordability. Upon the selection of a Recommended Development Team, the Commission intends to work with the Team’s affordable housing specialists to pursue low-income tax credits and other financing vehicles to enhance Project affordability and feasibility.

The Commission’s financial objective is to leverage the market value and/or cash flow derived from the Residential 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 land, and encourages proposals with alternative ownership and financing arrangements.

The Commission must alert proposed Development Firms and Teams, however, 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.

3.0. *SUBMISSION AND FORMAT REQUIREMENTS*

3.1. Introduction

Respondents to this RFQ must adhere to the format described herein. Qualifications submittals that do not follow the format will not be eligible for evaluation and may be rejected.

3.2. Format and Qualifications

Cover Letter

A cover letter will introduce the Development Firm and Team. The cover letter must be signed by a principal of the lead firm on the Development Team. The cover letter must acknowledge that the signatory has the right to represent the Team during the solicitation process. The cover letter may not exceed five pages in length.

Tab 1: Executive Summary

Tab 1 will contain an Executive Summary of the Development Firm and Team and its ability to satisfy the Commission's goals. The Development Firm and Team is to consist of the Development Firm as the lead entity together with all professional members required for the design and construction of the total Project. At a minimum, the Executive Summary must provide an overview of the Development Firm and all of the Team members and their respective areas of expertise. The project manager for each firm must be identified and briefly described in terms of relevant qualifications. An overall organizational structure must be presented to graphically depict relationships among Team members. The primary contact for the Commission representative must be identified.

The Team's understanding and approach to the Project are to be presented in the Executive Summary. Particularly relevant project experience may be presented in the Executive Summary. If the Offeror intends to propose a Downtown Silver Spring site, other than the MRO Site, this site must be described in the Executive Summary and note any benefits to the Commission that can be identified at this time. In addition, the Offeror must its interest in the proposed site (own fee simple, an option, development rights, etc.), if any. The Executive Summary may not exceed eight pages.

Tab 2: Team Experience with Similar Projects

This Section of the submission is intended to provide an understanding of the Development Firm and Team's experience with various aspects of the Project. This Section also will reveal the Team's experience in working together on similar projects.

The Commission is interested in the Development Firm's and Team's experience in the following types of projects ("Project Categories"):

1. Public/Private Development Projects – Projects that involved cooperation and coordination between the public and private sectors;
2. Mixed-Use Development (Office, Residential, and Open Space) – Projects that contain a mix of uses in a coherent environment;
3. Headquarters or Build-to-Suit Office Building Programming/ Design/Construction – Projects that demonstrate the Team's ability to satisfy owner-occupant needs from facility planning through to facility occupancy;
4. Mixed-Income Residential with Affordable Housing Development and Management – Mixed-income residential projects;
5. LEED Certified or Environmentally Progressive Development Projects

In this Section, experience is to be presented for each of the five project categories.

A Summary Table (illustrated below, see Attachment A-2 for Summary Table Form) must accompany each project submitted under each Project Category. The Summary Table must be completed for each project in exactly the format provided with the project name stated in the title and the Project Category it represents (e.g. public/private development, mixed-use projects, build-to-suit , mixed-income/affordable housing, LEED projects) in the subtitle. Team members who participated in the project are to be listed together with their associated disciplines. Each project description is limited to one page with the Summary Table representing a second page.

PROJECT NAME		PROJECT CATEGORY (Public/Private, Mixed-Use, Build-to-Suit, Mixed-Income/Affordable Housing, LEED)					
		Discipline					
Firm Name	Project Manager	Programming	Financing	Arch. Design/En gin.	Landscape Design	Construction	Property Mgmt

Notes:
 Place a "P" if the firm took prime responsibility for the discipline (for example: lead architect for project = "P")
 Place an "S" if the firm was in a supportive role for the discipline (for example: interior design for project = "S").

mncppc/quals

At a minimum three projects must be provided for each of the five Project Categories. A maximum of five projects may be listed for each Project Category. Therefore, the maximum number of pages in this Section is 50 pages (e.g. 25 Summary Tables and 25 one page descriptions).

There may be projects that are relevant to multiple Project Categories. In this case, a project description and Summary Table must be prepared for each Project Category. The project description should be tailored to the particular Project Category it is designed to demonstrate experience. For example, a LEED certified, public/private project may be referenced in both the LEED Project Category and the Public/Private Development Project Category. In this case, the project description for the LEED area of expertise would emphasize the environmental qualities of the project. The project description for the Public/Private Development Project Category would discuss the nature of the public/private agreement and the roles of each party. A Summary Table would follow each project with the content of the Table the same but the title reflecting the particular Project Category. Therefore, in this example, one project would have two project descriptions and two Summary Tables.

At a minimum, each project description must include the following:

- Name of Project
- Location
- Square Feet/Units by Land Use
- Description of Project
- Types of Financing Involved, including grants, if any
- Date of Completion
- Team Members Involved and Key Personnel
- Lead Firm and Lead Firm Project Manager
- Reference Name, Title, and Phone Number

Tab 3: **Financing Discussions**

A. Affordable Housing

The Commission recognizes that mixed-income housing can be difficult to market and finance. In this Section of the submission, Development Teams are to discuss the opportunities and constraints associated with mixed-income housing. Development Teams will discuss various innovative financing and development techniques that could be used to support a mix of market-rate and affordable housing on the Commission-owned site in Silver Spring. This discussion is for assessment purposes only and should not be understood as a request for a proposed business agreement structure. The entire business agreement aspects of this Project will be required in a future phase of this procurement.

B. Headquarters Facility

It is the Commission's belief that tax-exempt certificates of participation (COPS) utilized for the Headquarters component of this project are the most advantageous financing. Any alternate financing plan for the Headquarters portion of this project will be identified in this Section, together with delineation of the benefits to the Commission of utilizing the alternate financing plan.

This Section may not exceed five pages.

Tab 4: **Experience of the Development Firm and Development Firm Personnel Qualifications**

This Section is limited to 25 pages including resumes. A detailed description of the Development Firm and areas of expertise is required. The description should highlight the Development Firm's experience in:

- Managing large-scale development efforts from project programming to design to construction;
- Managing multi-disciplinary teams;
- Experience in headquarters facility development;
- Experience in joint public/private development;
- Experience in mixed-use development;

- Experience with projects designed to work with the environment

The Principal-in-Charge must be identified as well as the day-to-day Project Manager. Information about the Principal-In-Charge and the Project Manager should highlight experience in:

- Managing large-scale development efforts from project programming to design to construction;
- Managing multi-disciplinary teams;
- Experience in headquarters facility development;
- Experience in joint public/private development;
- Experience in mixed-use development;
- Experience with projects designed to work with the environment

The experience and qualifications of additional personnel within The Developer entity assigned to this project must be detailed.

The precise role of the Development Firm in the Project organization should be discussed to ensure a full understanding by the Evaluation Committee.

All projects highlighted in this Section must be accompanied by a reference (name and contact information). Projects without references will not be considered by the Evaluation Committee.

The Development Firm is to submit or make available audited financial statements for the past three years. The financial statements are excluded from the 25 page limit.

**Tab 5: Team (all Firms excluding Developer Firm)
Project Experience and Personnel Qualifications**

The Team's project experience and personnel qualifications within firms other than The Developer will be presented in Tab 5. This Section is limited to 60 pages. All projects presented must identify the primary contractor for each project, the role of the Team Member and the Team Member's Project Manager. All qualifications must also be accompanied by a reference (name and contact information). Projects without references will not be considered by the Evaluation Committee.

The architectural firm's project experience and personnel qualifications related to Headquarters design and environmentally sensitive design are important. In addition, Team project experience and personnel qualifications related to the development of affordable housing and mixed-income housing finance are important in this Section. Transportation management and park/open space design projects and personnel qualifications will also be of significant interest to the Evaluation Committee.

At a minimum, this Section must contain the corporate qualifications of each Team member, resumes and qualifications of key personnel for each Team member, and projects demonstrating each Team member's relevant experience. All projects referenced must include a reference (name and contact information).

Tab 6: **MFD Information**

The Commission has a strong policy prohibiting discrimination of any kind in public contracting, based upon race, religious affiliation, ethnicity, national origin, gender or disability. The Commission is an equal opportunity employer and has longstanding procurement policies in place for inclusion of minority, female and/or disabled participation in Commission contracts and projects. Proposed Development Teams are accordingly advised that the Commission expects that the recommendations of its Minority/Female/Disabled (MFD) Anti-Discrimination Program will be applied by the Offeror to each phase of the planning, design and construction of the Project - Headquarters and Residential components.

For the Professional Services category, Minority and Disabled-owned firms which meet certain requirements and have been approved as eligible by the Fair Practice Office, receive an evaluation preference. A copy of the letter of approval issued by the Fair Practice Office must be attached to the Offeror's response in order to receive an evaluation preference on this solicitation.

One of the factors that will be in the evaluation is whether, and at what level, the equity ownership structure of the Offeror includes MFD participation. For purposes of this provision, a MFD business enterprise shall have the meaning ascribed to that phrase in Commission policy 4-10. For purposes of this RFQ Offerors must (a) acknowledge that they understand that minority equity participation is strongly encouraged for the project, and will be part of the evaluations during the RFQ and RFP process, and (b) address this in the responses to the RFQ by describing in the proposed project approach how, with what participants and at what methods and levels, the goal of minority equity participation would be met.

For the goal of MFD equity participation, the later Request for Proposals will, at a minimum, require Development Teams to include in their proposals a statement (a) indicating the identity, description, and experience of all proposed MFD individuals and enterprises, (b) the equity/ownership level of the MFD enterprise(s) in the developer and team entities and in the project, and (c) the level of MFD participation in the control, management, and operation of the developer and team entities. Based upon the detailed information provided in response to the RFP, the Commission will evaluate each Offeror's (a) methods and resulting level of participation responding to the goal, (b) creativity in inclusion of non-traditional MFD participation, and (c) success in incorporating MFD individuals and firms into the Project work program and equity structure.

In addition, this project has significant subcontracting opportunities and, therefore, each Offeror must demonstrate compliance with the Commission's Non-Discrimination in Subcontracting Program in this phase of the project, as well as in the construction phase of the project. An MFD subcontracting level of participation for this phase has been recommended at 25% for this phase of the project. An MFD subcontracting level of participation for the construction phase has been recommended at 25%. A Nondiscrimination in Subcontracting Bid Form is enclosed for completion and must be included with any proposal submitted in response to this RFQ. Each awardee must agree to comply with the Commission's policy.

4.0. Evaluation Criteria

Major Category	Components	Points
1. Experience and Qualifications of the Development Firm / The Developer	<u>Development Firm</u> A. Offeror/ Firm and Principal In Charge B. Key Personnel, incldg Project/ Contract Manager for the entire project C. Experience with Similar Projects D. Overall Experience	40
2. Experience and Qualifications of the Development Team (excluding the Development Firm) and Team Personnel	<u>Associated Team Members</u> A. Architect/ Engineer Entity B. LEED Entity C. Residential Project Entities including Affordable Housing Expertise D. Completeness and Capabilities of Other Entities E. Experience Working Together G. Resumes and References	35
3. References	A. Financial Statement B. References Development Firm Principal In Charge/and Project Manager	10
4. Additional Development Firm and Team Responses to Qualifications Requests	A. Summary Response B. Response to Project Requirements C. Response to MFD Equity Participation D. Response to subcontracting participation of Firms with Principal Ownership as Minority, Female, and Disadvantaged Persons E. Conformance to Procurement Requirements	15

100 Point Basis

5.0. The Commission's Procurement Procedures and Regulations

5.1 RFQ Announcement

The Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission (the Commission) hereby invites Submittals of Qualifications from interested persons and firms with experience in the implementation of Office and Mixed-Use Development projects. Submittals shall be in accordance with this Request for Qualifications (RFQ) for the SilverPlace: Headquarters and Mixed-Use Project as set forth herein.

5.2 RFQ Process and Submittal Requirements

Submittal of Qualifications are to be Received by
:
11:00 AM Wednesday November 30, 2005

Written Submittals to be delivered to:
Maryland-National Capital Park and Planning Commission
Purchasing Division, Suite 300
6611 Kenilworth Avenue
Riverdale, Maryland 20737

With Notation on the outside Packaging and Transmittal Letter: **M-NCPPC P26-134**

One (1) original and eleven (11) copies all bound and sealed must be received as follows:

Offerors are requested to confirm that their Offers are valid for a period of 120 days after submittal.

Delivery of submittals 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.

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

Offerors are to conform to the procurement conditions herein including those for Subcontracting. The submittal shall clearly indicate the proposed subcontractors to be utilized to accomplish the future Project Scope of Services.

5.3 Mandatory Site Orientation and Pre-Submittal Conference

A Mandatory Pre-Submittal Conference related to this RFQ is scheduled for:

9:30 AM Friday November 4, 2005

Maryland-National Capital Park and Planning Commission, MRO Site

The Mandatory Pre-Submittal Conference will be held at the MRO Site and current facility, 8787 Georgia Avenue, in the MRO Auditorium, 1st Floor, Silver Spring, Maryland 20910-3760. Representatives of the Commission will be present for the purpose of providing responses to questions regarding this procurement. It is mandatory, as a requirement for Team proposal consideration, that a representative of a Development Team submitting a Qualification Package attend the Site Orientation and Pre-Submittal Conference.

5.4 Procedures for Inquiries and Submittal of Questions

All inquiries regarding this RFQ and prior to the Pre-Submittal Conference are to be made by telephone to:

Nancy J. Keogh, Purchasing Manager

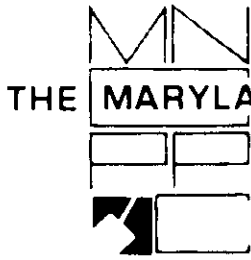
Maryland-National Capital Park and Planning Commission

(301) 454-1600

(301) 454-1606 facsimile

ATTACHMENTS

- A Insurance Checklist
- B Non-Discrimination in Subcontracting Form
- C Vendor Information Form
- D MFD Price Preference Program Eligibility Verification Form
- E Proposed Subcontractor Utilization Form
- F Vicinity Map



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

6611 Kenilworth Avenue • Riverdale, Maryland 20737

November 10, 2005

Project: **SilverPlace**
RFQ No.: P26-134
SUBJECT: Addendum Number One

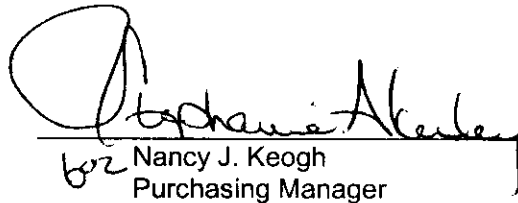
The following changes and/or clarifications to the above referenced project are being provided to all prospective offerors.

1. **THE RFQ DUE DATE HAS BEEN EXTENDED.** Due to some questions identified at the mandatory Pre-Submittal Conference on November 4, 2005, the date has been extended. The clarifications will be mailed Monday, November 14, 2005. **Submittals to this RFQ must be received on or before 11:00 a.m. on Tuesday, December 20, 2005.**
2. A complete set of attendance sheets from the Pre-Submittal Conference are attached. Please disregard attendance sheets distributed on November 4, 2005. Unfortunately, two (2) sheets were omitted from that set.

All other terms and conditions of the RFQ document apply.

Offerors must acknowledge receipt of this addendum by signing and returning this letter with the RFQ submittal.

Acknowledge Receipt by
Authorized Company Official


for Nancy J. Keogh
Purchasing Manager



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

6611 Kenilworth Avenue • Riverdale, Maryland 20737

November 14, 2005

Project: **SilverPlace**
RFQ No.: P26-134
SUBJECT: Addendum Number Two

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

1. A complete set of questions asked and answered at the mandatory Pre-Submittal Conference are attached.

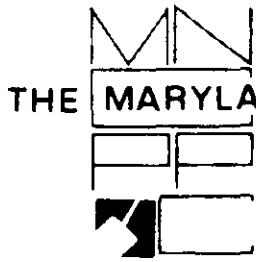
All other terms and conditions of the RFQ document apply.

Offerors must acknowledge receipt of this addendum by signing and returning this letter with the RFQ submittal.

Acknowledge Receipt by
Authorized Company Official



Nancy J. Keogh
Purchasing Manager



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

6611 Kenilworth Avenue • Riverdale, Maryland 20737

December 1, 2005

Project: **SilverPlace**
RFQ No.: P26-134
SUBJECT: Addendum Number Three

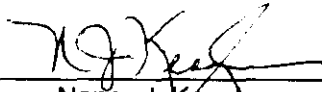
The following changes and/or clarifications to the above referenced project are being provided to all prospective offerors.

1. The Purchasing Division received a question from a potential offeror requesting clarification on the use of the summary table on page 13 of the RFQ. Attached is the question and the clarification.
2. Pat Hall t/a A.D.A. has notified the Commission that her correct address is 6260-D Foreland Garth, Columbia, Maryland 21045. Unfortunately, it is incorrect on the attendance sheets from the pre-submittal meeting, sent previously under Addendum Number One.

All other terms and conditions of the RFQ document apply.

Offerors must acknowledge receipt of this addendum by signing and returning this letter with the RFQ submittal.

Acknowledge Receipt by
Authorized Company Official



Nancy J. Keogh
Purchasing Manager

Question

Section 3.2 Tab 2 and the directions for completing the Summary Table Form received at the pre-submittal conference need clarification.

Section 3.2. Tab 2 and the MNCPPC directions require each member of the development team to complete a Summary Table Form for the five Project Categories under which they have experience. (Note the RFQ refers to a form attached as Attachment A-2 which is not attached.) "Experience" seems to be defined in the RFQ as "participation in a minimum of three projects" for the Project Category. If each member of a five member team only had experience with one or two projects in a certain Project Category then under the RFQ neither the team or the five team members qualify as having experience in that certain Project Category and could not complete the form for that certain Project Category and include it in the response to the RFQ although the team may actually have experience in as many as ten projects in that certain Project Category.

Additionally, if each member of a team qualified under the RFQ as having "experience" in all Project Categories then each member would complete a form for as many as five projects for each of the five Project Categories or 25 forms. If each member of a five member team completed 25 forms then 125 forms would be included with the response to the RFQ. Unfortunately the RFQ limits the number of forms to be included in the response to the RFQ to 25.

Please provide clarification on how the response to the RFQ is to be prepared.

Clarification

There is a single Summary Table for each of the three to five projects a Team lists under each of the five Project Categories. Three to five projects can be submitted to demonstrate the Team's experience in a given Project Category. If more than one member of the Team worked on a single project each firm may be listed in the Summary Table with their discipline noted. Projects within a given Project Category that demonstrate that the Team has worked together are of interest to the Commission as well as highly relevant projects that may only include one of the Team members. Each Development Firm and Team must determine what three to five projects demonstrate most effectively the Team's experience in a given Project Category and the Team's experience working together. The intent is simplicity and clarity with regard to Development Firm and Team experience.

If the Development Firm and Team have less than three projects within a given Project Category that does not disqualify the Development Firm and Team.

It is incorrect to interpret Tab 2 as requesting that each member of a Team submit three to five projects under each of the five Project Categories. The *Team* must submit three to five projects under each of the five Project Categories.

Examples

Example 1

Developer "X" developed a build-to-suit Headquarters office building for a Planning Commission in Florida. The project manager was Nelson.

Architect "A" on Developer X's team was the lead architect on the same project. The project manager was Spring.

Engineer "B" on Developer X's team worked on the project in a supportive role to another lead engineer. The project manager on the project was Guiseppe.

Landscape Architect "C" on Developer X's team was the lead landscape architect on the same project. The project manager on the project was Smith.

The Matrix would read as follows:

PLANNING COMMISSION HEADQUARTERS, FLORIDA
BUILD TO SUIT

Firm Name	Project Manager	Discipline					
		Programming	Financing	Arch. Design	Landscape Design	Construction	Property Mgmt
Developer X	Nelson	P	P			P	
Architect A	Spring			P			
Engineer B	Guiseppe					S	
Landscape Architect C	Smith				P		

Notes:

Place a "P" if the firm took prime responsibility for the discipline (for example: lead architect for project = "P")

Place an "S" if the firm was in a supportive role for the discipline (for example: interior design for project = "S").

Example 2

Architect "D" of Development Firm "Z"'s Team designed an office building that satisfied LEED Silver Certification standards. Architect "D" was not working with Development Firm Z on that project, but did work with Management Company "E" and Space Planner "Q" who are on Development Firm Z's team.

The Matrix would read as follows:

Silver Certified Office Building
LEED

Firm Name	Project Manager	Discipline					
		Programming	Financing	Arch. Design	Landscape Design	Construction	Property Mgmt
Architect D	James			P			
Management Company E	Bergman						P
Space Planner Q	Kronomeyer	P					

Notes:

Place a "P" if the firm took prime responsibility for the discipline (for example: lead architect for project = "P")

Place an "S" if the firm was in a supportive role for the discipline (for example: interior design for project = "S").

**SilverPlace
Headquarters and Mixed Use Project**

**RFQ Pre-Submittal Conference: 9:30am MRO Auditorium, November 4, 2005
P26-134**

Questions from Attendees/ Prospective Developers and Team Members

SilverPlace: A Public-Private Project Providing Mixed-Use Development, Affordable Housing, Public Open Space, and a New Headquarters for Park and Planning in the Heart of Silver Spring.

Questions Asked and Written Responses

The following written responses are prepared to supplement verbal answers given to questions at the PreSubmittal Conference November 4, 2005.

Procurement Questions

1. When does the Commission expect selection of the Developer ?

For the full multiple-step RFQ and RFP process it is expected that public announcement of the Recommended Developer and Team would not occur before the summer of 2006. The selected Developers and Teams will require significant preparation time, a number of weeks, for the concepts and financial proposals in response to the later more detailed RFP step.

2. Will there be 3 to 5 Teams selected (as a result of the RFQ process)?

The Commission desires to have at least 3 to 5 Teams as a result of the RFQ process and as finalists for preparation of proposals in response to the later more detailed RFP.

3. When will the selections by the (RFQ) Evaluation team be made?

Currently it is expected that the identified finalists for the RFQ step would not be determined by the Evaluation Committee sooner than 20 days after the interviews of teams selected as part of the RFQ evaluations. It is anticipated that interviews will be scheduled for both the RFQ and RFP steps.

4. Will there be a limit on the number of Teams in the next step?

While the Commission has no specific limit on the number of finalists that may be selected for the RFP step, there is a full appreciation of the time expenditure that will be required for each Team's preparation of proposals in response to the RFP. The Commission is most interested in receiving quality submittals from the most highly qualified Teams.

5. Who will participate in the Evaluation Committee?

Individual members of the Committee will not be identified at this time. A number of different areas of professional expertise will be represented on the Committee. Specific names will be available after the Evaluation Committee has completed its work. The Commission's Purchasing Manager will participate in and monitor the process.

6. What is the procedure for additional questions after the Pre-Submittal conference?

All questions after the Pre-Submittal conference must be directed, in writing, to Nancy Keogh, Purchasing Manger, 6611 Kenilworth Avenue, Suite 300, Riverdale, MD 20737 or centralpurchasing@mncppc.org. If the questions are not procedural, all offerors will be notified, in writing, of the questions and answers.

Please note that any further questions or contact regarding this RFQ must be to and through Nancy Keogh or the Purchasing Office. Other Commission staff members are not allowed to answer questions from offerors regarding this RFQ.

7. Is there a preference for (participating) firms related to geographic location of the firms?

No, the Commission's procurement policy does not recognize a local preference.

8. May the sign-in/ attendance sheets be distributed ?

With agreement by all attendees, Sign-In-Sheets were distributed to attendees that stayed to obtain them at the November 4th Pre-Submittal Conference. Please note that 2 sheets were not included with the original distributed package. A complete copy of the sign-in sheets was mailed with Addendum Number One.

9. What procedure is to be used for delivery of the proposals to the Kenilworth Avenue location?

Submittals must be received in Room 300 at 6611 Kenilworth Avenue, Riverdale, MD 20737, no later than 11:00 a.m. on Tuesday, December 20, 2005.

10. Explain the process for filling out the Project Table (RFQ page 13). Does each firm fill out the Table?

Experience with similar projects and related experience of the Team members are requested with use of the Project Table. Projects that fit into the 5 category types are requested. Projects may fit into more than one type in which case the project should be listed separately by each type that applies. Each named key personnel should complete the table and denote their specific roles within each project type.

Finance Questions

11. Regarding a capital lease and the potential lease structure for the project, is it the Commission's objective to (4.1) own or rent the office facility, and (4.2) would there be a capital lease or an operating lease?

The Commission intends to own the Headquarters Facility. Offerors are requested to describe, with a detailed proposal in response to the RFP step, the structure that would be proposed to meet this objective. COPs financing is envisioned for the Headquarters component, however, Offerors are encouraged to approach all of the listed project objectives with creativity. If an alternate financing structure is proposed and the benefits to the Commission are greater, it will be considered. Financing approaches and later detailed Project financial proposals must comport with the Commission's enabling legislation in Article 28.

12. Page 2 of the RFQ states that the Project does not have funding. Can you elaborate on this?

This reference on page 2 of the RFP is in regard to full Headquarters Project funding that will be required later for Facility Planning, Design, and Construction phases. Funding is in place and adequate for the full Developer solicitation process and for the initial agreement of understanding.

After receipt of proposals, the Commission intends to seek appropriation from the County Council.

13. Is the current funding within the operating budget, or is it CIP funding?

Current funding as described above is designated and allocated within the Departmental CIP program (also refer to question 12). Long term project budgeting estimates are ongoing. Public funding for the Facility Planning Design and Construction Phases will be requested after receipt of proposals.

14. What is the proposed structure of the residential portion of the Project? Will it be a ground lease to the Developer, or subdivided by the Developer?

The Commission is expecting Developer Teams to propose financing structures for the Headquarters Office and Residential components and the entire Project. The Residential portion of the project will be a private sector development (refer to page 11, Section 2.3.4. of the RFQ). The Commission recognizes the unique aspects of the Residential portion particularly considering the minimum 30% affordability criteria. The proposed structure of the residential portion financing could be either depending on what is most beneficial to the Commission and is permissible under Article 28. Developer Teams are expected to submit proposals to the Commission that would respond to the objectives of the Project, while conforming to the requirements of the Commission's enabling legislation. It is expected that any

proposed lease, or subdivision considerations meet the Project objectives and Commission requirements. (Refer also to response to question 11 herein).

15. Regarding the financing structure, is it open to proposal of a ground lease; or if the land is retained (by the Commission) as a public entity, does the CBD-1 limits apply, or do rules relating to a public entity under state law apply?

The CBD-1 Optional method zoning category defines the allowable development envelope for the Commission owned MRO Site (Refer to response to question 23 herein). All aspects of the proposed development must conform to governing laws and Commission enabling legislation.

16. Regarding financing, what is the experience of the Commission regarding COP's (Certificates of Participation) financing, and how would that experience relate to the Project?

The Commission has successfully financed two office building projects using tax exempt COPs. Due to the Commission's strong financial position, we would expect the market to view this opportunity favorably.

It is the intention of the Commission to use COPs financing for the Headquarters portion of the Project unless an alternate financing method is proposed and deemed superior and meets Commission requirements.

Project Questions

17. Is the proposed site in an economic district?

The Commission owned 3.24-acre (approx.) site (MRO Site) at 8787 Georgia Avenue is within an Enterprise Zone. However, this designation expires at the end of 2006 and is not likely to be renewed. An Enterprise Zone normally provides tax credits for commercial development, however this would not benefit the Commission since the Commission is not obligated for tax payments related to the property (Enterprise Zone tax credits do not apply to residential development). For both of these reasons the current Enterprise Zone is probably not relevant to this project. All factors that may be applicable in this regard would be expected to be addressed by the selected Offeror's response to the later detailed RFP.

18. (Comment on) the (potential) unequal playing field that would exist if one group, now or in the second (RFP) phase, proposes an alternate location for the (Headquarters) Office at a Downtown site that would have a higher development potential and larger economic return (than the MRO Site).

Proposals will be evaluated upon the full range of objectives and criteria presented in the solicitation documents. The development envelop under the CBD-1 Optional method applied to the MRO Site is fully adequate for the Project. Economic

aspects of the Project are only one criteria and the MRO Site has many attributes that alternate locations may not have.

19. In the Consolidated Headquarters Study was the Sligo Creek Maintenance Facility considered as a site and is this a possible site for the Project?

The Sligo Creek Maintenance Facility has not to date been included within site considerations for the Project, and is not added as such within this solicitation.

Regarding current Commission activities at the Parkside site at Burnett Avenue, all of these present Commission functions are to be included within the planned consolidated Commission Headquarters Facility. The Parkside site is owned by the County, with the Commission currently making lease payments (nominal) for current occupancy for existing Commission activities which are predominantly Park development related activities. The ultimate disposition of the Parkside site will be by the County with a process separate from the planning of the Headquarters Facility, and with the Headquarters Facility not dependant upon the County process.

20. Is there other publicly owned land being considered, and what area applies to consideration of an alternate site? What are the boundaries for the Silver Spring Downtown area?

Any alternate site that may be proposed for the Headquarters Facility must be located in Downtown Silver Spring; and the Downtown boundary is the area within the Central Business District as defined in the Approved and Adopted Silver Spring CBD Sector Plan, February 2000.

21. There is no LEED certification (as specific as the LEED Office criteria) for residential projects. How should Developer Teams determine the level of LEED compliance for the Residential uses within the Project? What level of criteria should be used to achieve this?

This is addressed in RFQ page 8, section 2.1.5.3. with minimum LEED levels of Silver applied for the Office (LEED-NC) and Certified applied for Residential uses. Since the LEED-NC office criteria is generally not specifically applicable to residential uses, M-NCPPC will require participation in applicable USGBC LEED programs for the residential component of the project, at the Certified Level, and will accept participation in pilot programs if necessary. LEED programs for both Homes (LEED-H) and Neighborhood Development (LEED-ND) are in the process of development by the USGBC.

It is the intent of the Commission that the entire SilverPlace Project be environmentally responsive. Added guidance to selected Offerors as to LEED objectives will be within the later RFP.

22. What level of A and E (architectural and engineering) work is expected in the RFP

phase?

Conceptual proposals for the Project will be requested in the RFP step. A design vision for the entire Project will be the intent of the request for conceptual proposals. Submission parameters will be defined in the RFP.

23. Will an alternate zoning category for the MRO Site be considered?

The 3.24-acre Commission owned site (MRO Site) is zoned CBD-1 and, under the Optional method of development, office and residential uses are permitted at a total floor area ratio (FAR) of 3. The CBD-1 Optional method is to be used as the permitted zoning for the Project (Refer to Corrected Map 6, Page 33, Proposed Zoning Plan, Approved and Adopted Silver Spring CBD Sector Plan, February 2000).

Question

Section 3.2 Tab 2 and the directions for completing the Summary Table Form received at the pre-submittal conference need clarification.

Section 3.2. Tab 2 and the MNCPPC directions require each member of the development team to complete a Summary Table Form for the five Project Categories under which they have experience. (Note the RFQ refers to a form attached as Attachment A-2 which is not attached.) "Experience" seems to be defined in the RFQ as "participation in a minimum of three projects" for the Project Category. If each member of a five member team only had experience with one or two projects in a certain Project Category then under the RFQ neither the team or the five team members qualify as having experience in that certain Project Category and could not complete the form for that certain Project Category and include it in the response to the RFQ although the team may actually have experience in as many as ten projects in that certain Project Category.

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Examples

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Landscape Architect "C" on Developer X's team was the lead landscape architect on the same project. The project manager on the project was Smith.

The Matrix would read as follows:

**PLANNING COMMISSION HEADQUARTERS, FLORIDA
BUILD TO SUIT**

Firm Name	Project Manager	Discipline					
		Programming	Financing	Arch. Design	Landscape Design	Construction	Property Mgmt
Developer X	Nelson	P	P			P	
Architect A	Spring			P			
Engineer B	Guiseppe					S	
Landscape Architect C	Smith				P		

Notes:

Place a "P" if the firm took prime responsibility for the discipline (for example: lead architect for project = "P")

Place an "S" if the firm was in a supportive role for the discipline (for example: interior design for project = "S").

Example 2

Architect "D" of Development Firm "Z"'s Team designed an office building that satisfied LEED Silver Certification standards. Architect "D" was not working with Development Firm Z on that project, but did work with Management Company "E" and Space Planner "Q" who are on Development Firm Z's team.

The Matrix would read as follows:

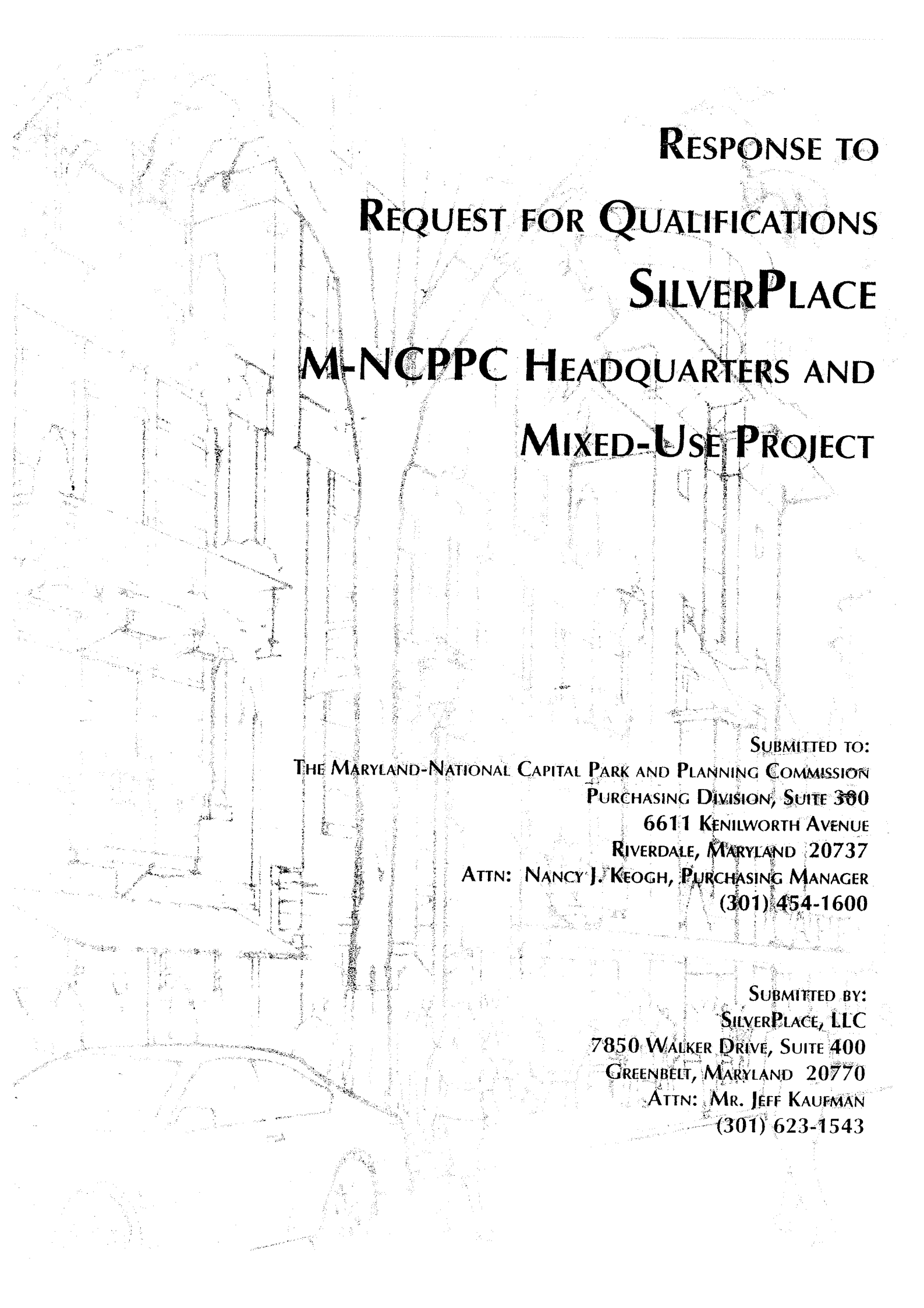
**Silver Certified Office Building
LEED**

Firm Name	Project Manager	Discipline					
		Programming	Financing	Arch. Design	Landscape Design	Construction	Property Mgmt
Architect D	James			P			
Management Company E	Bergman						P
Space Planner Q	Kronomeyer	P					

Notes:

Place a "P" if the firm took prime responsibility for the discipline (for example: lead architect for project = "P")

Place an "S" if the firm was in a supportive role for the discipline (for example: interior design for project = "S").

The background of the document is a detailed architectural site plan or map. It shows a complex network of streets, building footprints, and possibly utility lines. The drawing is in a light, dotted or stippled style, typical of a technical drawing or a blueprint reproduction. The overall layout is dense and technical, providing context for the project location.

**RESPONSE TO
REQUEST FOR QUALIFICATIONS
SILVERPLACE
M-NCPPC HEADQUARTERS AND
MIXED-USE PROJECT**

**SUBMITTED TO:
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PURCHASING DIVISION, SUITE 300
6611 KENILWORTH AVENUE
RIVERDALE, MARYLAND 20737
ATTN: NANCY J. KEOGH, PURCHASING MANAGER
(301) 454-1600**

**SUBMITTED BY:
SILVERPLACE, LLC
7850 WALKER DRIVE, SUITE 400
GREENBELT, MARYLAND 20770
ATTN: MR. JEFF KAUFMAN
(301) 623-1543**

SILVERPLACE

I. EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Introduction and Project Approach

The Maryland National Capital Parks and Planning Commission has taken a major step to create an exciting mixed-use project that will be anchored by its new, sustainable Headquarters Building. As SilverPlace, LLC we are pleased to respond to this challenging and forward-thinking Request for Qualifications.

The SilverPlace, LLC development entity consists of a to-be-formed joint venture partnership between three highly qualified and well known development firms: The Bozzuto Group, Spaulding & Slye 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 portions of the project.

The members of SilverPlace, LLC have a long and successful history developing projects nationally, in Maryland, and specifically in Montgomery County; and a demonstrated depth in programming, planning, designing and constructing complex mixed-use projects with similar goals and objectives to those proposed in the SilverPlace M-NCPPC Headquarters and mixed-use project. Each of our respective firms has the capability and experience on its own merit to successfully develop the proposed SilverPlace project, but by combining our talents believe we offer an unparalleled expertise. The SilverPlace, LLC Team provides the Commission with a development entity consisting of three experienced and successful large-scale, mixed-use master developers combined with individual firm expertise in the successful design and development of distinctive headquarters facilities and residential projects in a mixed-use setting.

As Master Developer for this mixed-use project, The SilverPlace, LLC Team will be responsible for leveraging the Commission's land value through entitlement, design, and financing, to maximize the three primary project components, those being the M-NCPPC Headquarters Building, the Residences, and the Public Park. The design integration and coordination will be the master developer's primary concern and will remain such throughout the project. The Bozzuto Group, or more specifically Bozzuto Homes, will be the residential developer and will be responsible for working with the master developer to design, finance, construct and deliver for sale or rent residences that seamlessly fit into the master developer's project vision. Similarly, Spaulding & Slye will contribute to the overall planning and development of the mixed-use site as well as be primarily responsible for the design, financing, construction, and delivery of the M-NCPPC Headquarters component. Harrison Development will play a lead role in the project's programming and entitlements and will be directly responsible for community communications as the project's "Community Liaison".

Nationally acclaimed and locally based Torti Gallas and Partners will head the master planning effort as well as take the lead architectural design role for the residential components of the project. In addition, the SmithGroup will be the lead designer for the M-NCPPC Headquarters building. Michael Vergason Landscape Architects Ltd., will participate in the master planning process, collectively supporting both the residential and headquarters design, and take the lead design role for the creation of the public open space.

Completing the SilverPlace, LLC Team are some of the most respected names in each of their fields. GHT Limited will be the project MEP for both the residential and commercial components of the project. A. Morton Thomas and Associates, a minority owned civil engineering firm headquartered in Rockville will provide coordinated civil engineering cohesively to the site. Tadjer-Cohen-Edelson and Associates will provide structural engineering services. Sustainable Design Consulting will act as an environmental consultant working with Torti Gallas, SmithGroup, and Michael Vergason to achieve the ambitious sustainable design and LEED goals set for this project. Wells & Associates, LLC will provide traffic impact analysis and consulting. And Finally Bob Harris from Holland and Knight will help the master developer navigate the zoning and entitlement process.

SilverPlace, LLC brings together this extraordinary team of planners, architects, engineers, developers and other real estate consultants. All of our team members have extensive experience on mixed-use projects in Montgomery County and have worked together with other members of the SilverPlace, LLC on similar type projects.

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	Silver Place LLC	Torti Gallas	Smith Group	TCE	GHT	AMT	Wells	Sustainable Design	MVLA	Holland & Knight
Silver Place LLC		X	X	X	X	X	X	X		X
Torti Gallas	X			X	X	X	X	X	X	X
Smith Group	X	X		X	X	X	X	X	X	X
TCE	X	X	X			X			X	X
GHT	X	X	X			X		X	X	
AMT	X	X	X	X	X			X	X	X
Wells	X	X	X						X	X
Sustainable Design	X	X	X		X	X				X
MVLA		X	X	X	X	X	X			X
Holland & Knight	X	X	X	X		X	X	X	X	

The SilverPlace, LLC team members were specifically selected to bring specific expertise and to complement each others areas of expertise for the three major components of the project. The success of the SilverPlace project will depend upon how each of these distinct but interdependent uses are seamlessly integrated and managed by a single devoted and experienced development team. The Bozzuto Group, Spaulding & Slye, and Harrison Development have formulated an overall team and team structure centered upon successfully achieving that goal.

In order to ensure a seamless integration of the major project components, a creative and solid foundation for the project needs to be created and managed. This foundation is in the establishment and constant management of the master plan. The master plan provides the framework to guide all decision relative to each of the major project components. As such, we have made the master planning effort the center and focal point of our project teams' organization.

We have assigned team members with the sole purpose of ensuring the success and adherence to an agreed upon master plan for the SilverPlace project. We have established separate specialized teams to lead the headquarters and residential portions of the project to ensure that each of these critical components of the project receive dedicated and experienced personnel for the specific use. The lead project manager for the headquarters and the residential portions of the project will be responsible for coordinating its respective teams as well as coordinating between each other and will work directly with the lead master planner to ensure that each of the project components are being successfully coordinated and integrated together.

The Bozzuto Group, Spaulding & Slye, and Harrison Development Team has assembled and organized a highly qualified team of development management professionals with experience in four areas critical to the success of the SilverPlace project: 1) coordinating the planning and implementation of complex projects with multiple phases and parallel activities; 2) experience coordinating the development and construction of mixed-use facilities; 3) experience in Montgomery County; and 4) experience on headquarters and/or built to suit projects.

SILVERPLACE

directly with the developers of Kentlands, Lakelands, 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 his 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 associations and currently serves on the Finest for Family Living Awards Committee. He continues to serve on a variety of governmental and industry committees and is a speaker on issues of Smart Growth and Traditional Neighborhood Design.

As Senior Vice President of Bozzuto Homes, Clark has been intricately involved in many projects completed by Bozzuto Homes in Montgomery County.

***Headquarters Project Manager
Kem Courtenay***

Kem Courtenay will management oversight of a team of professionals focused on the successful development of the headquarters portion of the project. Mrs. Courtenay will be responsible for coordination with the lead project manager for the residential building and will work closely with Mr. Baum and the master plan team to integrate and coordinate the headquarters project in conjunction with the overall master plan.

Kem Courtenay, a Principal at Spaulding & Slye, has more than 20 years experience in strategic planning and development management. Ms. Courtenay has a background in business, financial analysis, and management, as well as in planning and design. Ms. Courtenay holds an MBA from the University of California, Berkeley and a Masters of Landscape Architecture from Harvard University, Graduate School of Design.

Mrs. Courtenay has extensive recent experience managing multi-disciplinary teams on complex built to suit projects. Mrs. Courtenay recently lead the development and relocation efforts for the Mitre Corporations' three building, 835,000 SF built to suit facility in McLean, Virginia.

***Master Planner and Residential Architect
John Francis Torti, FAIA, LEED AP***

As President of Torti Gallas and Partners, Mr. Torti has provided the strong conceptual leadership to bring his firm to national recognition. He and his creative partners have built a firm that understands the inextricable tie between urban design and architecture, between great cities and great buildings, and between conceptual thinking and creating value within individual buildings as well as how to enhance that value through the design of the surrounding environment.

Prior to joining Torti Gallas, Mr. Torti was affiliated with NASA at the Goddard Space Flight Center and the National Capital Planning Commission, where he worked on numerous designs to rebuild Washington after the 1968 riots. He also was a Principal in an architectural firm in the Midwest and was the director of a non-profit housing and community development corporation.

***M-NCPPC Headquarters Architect
Steven L. Cohen, AIA***

Mr. Cohen is a project manager and designer with a broad range of experience in projects of varying building types, scope and complexity. His primary responsibilities include interaction with clients and users, oversight of in-house design team, consultant coordination and construction management. Over the course of his more than 20 year professional career, he has worked on a variety of building types including commercial, educational, healthcare, hospitality and residential. He has experience in all aspects of the design and construction process, including the regulatory approval process, design, technical detailing, systems engineering and coordination, construction budget and scheduling and

SILVERPLACE

project closeout. He is skilled at synthesizing the needs and issues of clients, contractors and all participants in the design and construction process to provide the best solutions.

Landscape Architect

E. Michael Vergason, FASLA

Michael Vergason runs a design-oriented firm that, through their site planning and landscape architecture, emphasize a seamless integration of the built and natural environment. Mr. Vergason trained at the University of Virginia in undergraduate school as an architect and in graduate school as a landscape architect. His education continued at the American Academy in Rome, where he was a 1980 Rome Prize Fellow.

Mr. Vergason maintains a small firm in order to retain personal involvement in all projects. The garden environment in which the firm operates maintains a close collaboration with nature in all seasons. Projects are designed and executed with care and craft.

MVLA is involved in a broad range of project types, including institutional, commercial, and residential projects. Past work ranges from master planning to detailed design, and from private homes to large-scale international projects of high visibility. Their diversified and continuing client base reflects the firm's focus on personal services and high quality design.

Alternative Site

The SilverPlace, LLC does not currently contemplate proposing an alternative site for the M-NCPPC Headquarters building.

Relevant Experience

Our Team has extensive experience that relates directly to the work required on this project. The following chart summarizes the Team's relevant experience with similar projects that overlap many of the important aspects of the SilverPlace project.

SUMMARY OF TEAM'S EXPERIENCE WITH SIMILAR PROJECTS

	Mixed-Use	Public/Private Venture	Residential	Headquarters/Build-to-Suit	LEEDS/Sustainable	Mixed-Income	Mixed-Tenure	Montgomery County	Transit-Oriented	Office Commercial
Mixed-Use										
Twinbrook Commons	x	x	x			x	x	x	x	x
CityVista	x	x	x		x	x	x		x	
Liberty Center	x		x	x			x			
Northpoint	x	x	x			x	x			
Spinnaker Bay	x	x	x			x	x		x	x
Public/Private Ventures										
Northpoint	x	x	x			x	x		x	x
Johns Hopkins University		x						x		x
City West	x	x	x			x	x			
Wheaton Metro	x	x	x			x	x			
The Whitney	x		x			x			x	
Residential										
The Ellington	x	x	x			x				
Kenyon Square	x	x	x			x	x		x	
The Delancey	x		x			x			x	
Alexander House	x		x			x				
The Montgomery	x	x	x			x	x	x	x	
Headquarters										
Discovery Communications HQ				x				x	x	x
Time Life HQ				x						x
National Academy of Sciences				x						x
BEPCO Headquarters	x			x						x
Mitre Corporation HQ				x						x
LEED/Sustainable										
Mission Ridge					x					x
U.S. Fish and Wildlife					x					x
Philip Merrill Environmental Center					x					x
Capper/Carrollburg Community Center	x	x			x	x				x
Eastern Village Co-Housing			x		x	x		x	x	

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Construction

Spaulding & Slye Colliers' Construction group collaborates with our other services to provide innovative services as a designated general contractor, design/ builder, construction manager, and a construction consultant. We are ranked among the largest construction firms in the Boston and Washington, DC areas, executing in excess of \$100 million annually.

Leasing

Spaulding & Slye Colliers is experienced in both property representation and tenant representation. Annually, we lease over 10 million square feet of commercial real estate.

Investment Sales

The Investment Sales group specializes in the sale of real estate for major institutions, developers, and individual investors. We offer clients a variety of services in the acquisition, development, and disposition of real estate, ranging from raw land to fully developed and substantially or totally occupied income-producing property.

Property Management

Spaulding & Slye Colliers' Property Management group maximizes the value of the 21.3 million square feet of commercial and retail property under our management. We aim to add and create value through on-site management, comprehensive reporting systems, cost control, and business plans for each asset.

Structured Finance

The Structured Finance Group specializes in real estate finance arranging equity, mezzanine, and debt capital for both our investor and corporate clients. Our full range of real estate financial services include equity and debt placement, joint venture finance, credit tenant lease securitizations, tax-exempt financing, sale-leaseback transactions and real estate advisory services.

Marketing

Spaulding & Slye Colliers has an award-winning in-house Marketing group that works with our clients and other Spaulding & Slye Colliers team members to develop an appropriate marketing strategy for a specific assignment. Our in-house marketing, public relations, technical writers, and graphic design professionals work cohesively in supporting the marketing objectives of our clients.

Research

Currently comprised of six research professionals, the Research group provides multi-level support to clients ranging from data collection and analysis to comprehensive market, economic, and demographic analysis.

Harrison Development

Harrison Development possesses 20-years of combined development, finance, and management experience—the team is well prepared to handle the most complex of projects.

Harrison Development's expertise focuses on residential development, development consulting, community planning and project management. Harrison Development and the Bozzuto Group are currently working together on several projects in the preliminary stages of development.

In addition to this formidable real estate development team, Harrison Development has formed a significant partnership with Lubert-Adler, a finance and development partner with in excess of two billion dollars in real estate assets. The Lubert-Adler team not only brings its financial strength to Harrison Development, but also adds considerable value with the broad development experience of its staff. Harrison Development is a local operating partner for Lubert Adler, and works to add considerable value to the Baltimore/Washington real estate market by bringing Lubert Adler's resources to bear.

Torti Gallas and Partners

Torti Gallas and Partners was established in Silver Spring, Maryland in 1953. Today, with offices in Silver Spring and Los Angeles, California, the firm is one of the largest architectural and planning firms in the country dedicated to the principles of the New Urbanism and sustainable design. Torti Gallas has extensive experience with all types of master planning and building projects in the residential, mixed-use downtown, and commercial sectors, in both national

SILVER PLACE

and international markets. Since our founding, these projects have yielded more than \$18 billion of construction. Further, as testimony to our commitment to sustainable design, Torti Gallas has 33 LEED Accredited Professionals. The extensive experience and practical knowledge gained over 52 years of practice allows our team to arrive at inventive solutions for communities and downtowns that provide value to our clients and to the people who will ultimately live, work, learn, shop and play in them.

SmithGroup

SmithGroup is the oldest continuously practicing architecture firm in the United States. Established in 1853, SmithGroup is a team of over 750 gifted, energetic, and creative architects, urban designers, landscape architects, interior designers, and engineers in nine multi-disciplinary offices located throughout the United States.

Their professionals are creative people with the experience and the commitment to excel. They value collaboration and seek to engage clients in a spirited exchange of ideas in order to derive solutions that are practical yet insightful, and that help to advance the mission and strategic objectives.

They believe that successful commercial developments and livable cities and communities embody ideas that transcend the commonplace. They seek the best ideas throughout their very broad practice, whether for healthcare and research environments, learning and cultural facilities, manufacturing centers or corporate offices of the world's fastest-growing companies.

Project Managers

Principal-in-Charge (Primary Contact)

Tom Baum – President, Bozzuto Development Company

Tom Baum will be the Commission's main point of contact for the Bozzuto Group/Spaulding & Slye/Harrison development entity. Mr. Baum will be responsible for managing the resources for the Bozzuto Group, Spaulding & Slye and Harrison and will be the overall head of the project with specific focus on the successful development and management of the project master plan.

As President of Bozzuto Development Company, Tom Baum is responsible for the company's apartment development operations. More than 2,400 units are currently under construction throughout the Mid-Atlantic and Northeast regions in projects that range from urban high-rise properties to neo-traditional communities to affordable and senior living residences. Prior to joining Bozzuto Development Company in 2001, Tom was a Senior Vice President with Summit Properties, Inc. where he significantly expanded the firm's Mid-Atlantic portfolio.

A registered architect, Tom is a graduate of the University of Illinois and has a Masters in Real Estate Development from Columbia University. He also attended the French National Architecture Academy in Versailles. Tom is a member of the Urban Land Institute and the National Association of Homebuilders. He currently serves on the advisory boards of Mission of Love, Inc., and the Bethesda Cultural Alliance.

As President of the Bozzuto Development Company, Tom has been intricately involved in each of the projects completed by Bozzuto Development Company (BDC) since 2001. This includes the previously referenced projects that are detailed above.

Residential Project Manager

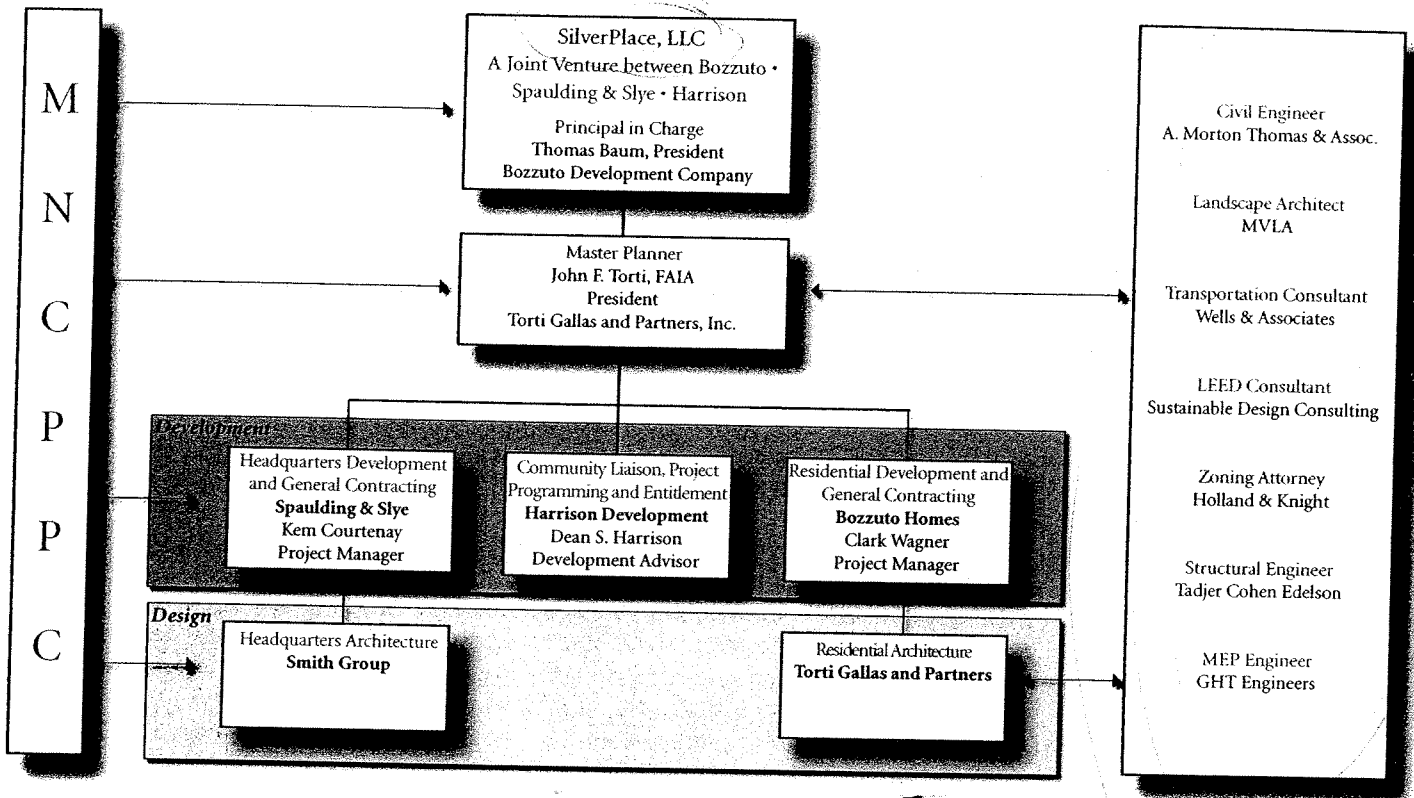
Clark Wagner – Senior Vice President, Bozzuto Homes, Inc.

Clark Wagner will manage a team of professionals focused on the successful development of the residential portion of the project. Mr. Wagner will be responsible for coordination with the lead project manager for the headquarters 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 his work as author of the City's award-winning Smart Growth Policy. He worked

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The team is comprised of individuals who have the essential skills—including considerable experience with private as well as public sector development and project management—required to effectively oversee and manage the development process. The following is an outline of our team with a description of their respective project roles:



The SilverPlace, LLC Team is uniquely qualified to help make SilverPlace a unique reality. Our collective capacity to bring large, complex projects such as yours from an idea, through programming, design, financing, and construction make us one of the most qualified real estate teams in the region. We relish the opportunity to continue to bring our enthusiasm, vision, and solid experience to work for you in helping you achieve your goals for this exciting and challenging project.

Overview of Development Firm and Team Members

The Bozzuto Group

Headquartered in Greenbelt, Maryland, The Bozzuto Group is a full-service real estate company active in development, management, construction, homebuilding, landscaping, and mortgage services. The firm, its principals and subsidiaries have been recognized with numerous industry honors, including the national Pillars of the Industry awards for Multifamily Development Firm of the Year (2003), Multifamily Builder of the Year (1998) and Property Management Company of the Year (2000); and regional recognition as Builder of the Year and Environmental Developer of the Year, and Environmental Builder of the Year.

Since the formation of the Bozzuto Group in 1988, Tom Bozzuto has led the company's development, construction, and management of almost a billion dollars of income producing and for-sale housing. During his thirty-year career, he has overseen and been responsible for the creation of more than 25,000 residential units with a conservatively estimated value of \$2.5 billion. Prior to the formation of The Bozzuto Group, Tom spent thirteen years as Mid-Atlantic Regional Partner at Oxford Development Corporation. He also worked for James Rouse Mortgage Company and, prior to that, the U.S. Department of Housing and Urban Renewal.

A graduate of Hobart College, Tom has a Masters degree in Metropolitan Studies from the Maxwell School at Syracuse University. He served as a Congressional Appointee to the Millennial Housing Council and is currently serving his second term as a Gubernatorial Appointee to the Maryland Housing Commission. A member of the Harvard Joint Center for Housing Policy Advisory Board, he is the Immediate Past Chairman of NAHB's Multifamily Executive Leadership Board. Tom is also active in a number of community organizations.

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Co-founder and principal of The Bozzuto Group, John Slidell oversees the direction of the company's development operations, including Bozzuto Homes, Inc., which has introduced 4,000 homes throughout the greater Washington-Baltimore Metropolitan Area, and Bozzuto Development Company, responsible for the creation of more than 14,000 apartment units in areas throughout the Mid-Atlantic and Northeast regions. Prior to the formation of the Bozzuto Group, John spent six years as Vice President and Operating Partner for Oxford Development Company.

John is a graduate of Princeton University and has a Masters in City and Regional Planning from the University of North Carolina. He is a member of the Board and Executive Committee of the Montgomery Housing Partnership, a private, non-profit housing provider; serves on the Executive Committee of the Washington District Council of the Urban Land Institute; and has served as Finance Chair of the Fairfax County Affordable Housing Task Force.

Co-founder and Chief Operating Officer of The Bozzuto Group, Rick Mostyn has complete debt and equity financing responsibilities for all of the company's projects. He is responsible for coordinating land development, construction and permanent financing for investment and for-sale properties. He also maintains the company's credit relationships with commercial institutions, joint venture partners, government agencies and private investors. Prior to the formation of The Bozzuto Group in 1988, Rick specialized in real estate and banking at Coopers and Lybrand.

A graduate of the University of Maryland, Rick has a Masters degree in Finance from Johns Hopkins University. An active alumnus of the University of Maryland, Rick is a member of the Board of Enterprise Homes, developer of affordable housing for the Enterprise Foundation.

Many of the Bozzuto Group's projects have included a successful public-private component, including the development of The Whitney at Bethesda Theatre. This remarkable project located in downtown Bethesda integrates a landmark theatre, 253 luxury apartment residences and a new county parking garage. The project, valued at \$75 Million, presented a number of challenges. Among them: designing for the dual character of the site, which fronts vibrant Wisconsin Avenue and borders an established residential neighborhood; addressing the process and design intricacies of the project's three very different building components; and the complexities of restoring a theatre listed on the National Register of Historic Places. Other recent public/private partnership projects include the Fedora Condominiums (DC), The Delancey (Shirlington, VA), Spinnaker Bay apartments and condominiums (Baltimore), and the two Wheaton properties.

Spaulding & Slye

Spaulding & Slye Colliers is a privately held company with nearly 40 years of experience providing comprehensive real estate services in the disciplines of development, construction, consulting, finance, leasing, marketing and research, property and asset management, investment sales, and strategic planning. The firm currently employs approximately 485 real estate professionals in its Washington, DC and Boston, Massachusetts, offices.

Spaulding & Slye provides a wide spectrum of services to both investors and users of real estate, including professional services firms, government agencies, life science and educational institutions, and corporations.

Development

Spaulding & Slye provides build-to-suit development solutions to both corporate clients and institutional owners. Drawing on experts from every real estate discipline within the firm, our Development Management team operates as a client's representative during the project. Spaulding & Slye negotiates with lenders, contractors and tenants, obtains building permits and environmental approvals, works with project architects and engineers, and orchestrates schedules and construction details.

Development and construction management have always been at the core of Spaulding & Slye. Because of our long-term position as an owner/developer in both private and public/private projects, we approach development management not as a consultant, but as an asset manager and owner representative developing a project for long-term occupancy and use. Our objective has always been to maximize the economic value and utility of a client's asset. Using the experience gained from more than 220 projects with a value of over \$4.0 billion, we provide management of the complex process that leads to quality development.

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II. TEAM EXPERIENCE WITH
SIMILAR PROJECTS

Project Category: Mixed-Use

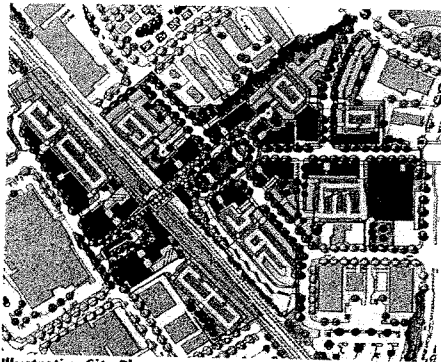
Twinbrook Commons

		Discipline					
Firm Name	Project Manager	Programming	Financing	Arch Design/ Engineering	Landscape Design	Construction	Property Mgmt
Torti Gallas and Partners	Tom Danco	P		P			
Wells & Associates	Michael Workosky			S*			

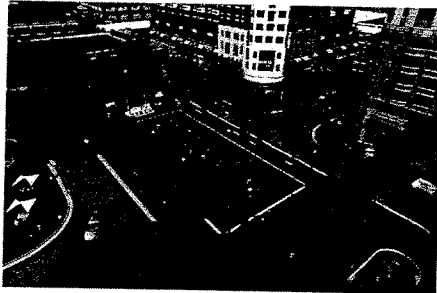
* Transportation Engineering

neighborhoods

Twinbrook Commons • Rockville, Maryland Congress for the New Urbanism Charter Award, 2004



Illustrative Site Plan



Perspective of Twinbrook Commons

Services provided:

- rezoning
- annexation
- programming
- process
- site plan approval
- feasibility/yield analysis
- community meetings
- public hearing
- code analysis
- urban design
- neighborhood planning
- architectural design

Square Footage:
1,295 residential units, 620,000 SF of office,
160,000 SF of retail

Project Description:
Mixed-Use Transit Oriented Development

Types of Financing:
Public/Private

Date of Completion:
2008 (estimated)

Team Members and Key Personnel:
Torti Gallas and Partners
John Torti, Daniel Ashtary, Michael Nicolaus

Wells & Associates
Michael Workosky

Lead Firm and Project Manager:
JBG Companies, Rod Lawrence

Reference:
Mr. Rod Lawrence, Managing Director
JBG Companies
(240) 333-3600

"I have always wanted to live in Georgetown because of its urban character. Now, I don't have to move to Georgetown, because you are bringing Georgetown to me."

The design of Twinbrook Commons is the result of a composite of ideas with one overarching concept: to seamlessly connect existing neighborhoods with a pedestrian-friendly transit-oriented environment. It achieves this goal through a clear hierarchy of streets and spaces and a dynamic mixing of uses. Through the joint effort of designers, county officials, transit authorities, and private investment, this revitalized public transit station will become the model for transit-oriented centers throughout the entire region.

Focused around the Twinbrook Station, along the Metro Red Line, Twinbrook Commons has organized streets and blocks that facilitate the use of public transit. The juxtaposition of bus and rail lines and commuter parking with commercial uses attempts to activate the streets and make using public transit a comfortable and efficient mode of transportation.

With public and private parking concealed by office, residential, and retail uses, the plan emphasizes the pedestrian realm. The main streets have formal edges with wide sidewalks and ground floor retail uses while smaller local streets have a more idiosyncratic feel with residential entrances and small courtyards.

With a variety of building types, Twinbrook Commons hosts a wide range of income levels and lifestyles. High-rise residential buildings form the edges of a central plaza and signify the arrival at an urban center. Small four-story residential buildings form a transition zone between the transit plaza and the surrounding neighborhoods. This mixed-use environment is a prime example of how carefully-crafted urban fabric can connect isolated neighborhoods as well as creating an environment that enhances the experience of using public transit.



Perspective of Twinbrook Commons

CityVista

Project Category: Mixed-Use

Firm Name	Project Manager	Discipline						
		Programming	Financing	Arch Design/ Engineering	Landscape Design	Construction	Property Mgmt	
Torti Gallas and Partners	Sherief Elfar	P		P				
GHT, Ltd.	Mory Nabavian			S*				

* Mechanical/Electrical/Plumbing Engineering

residential

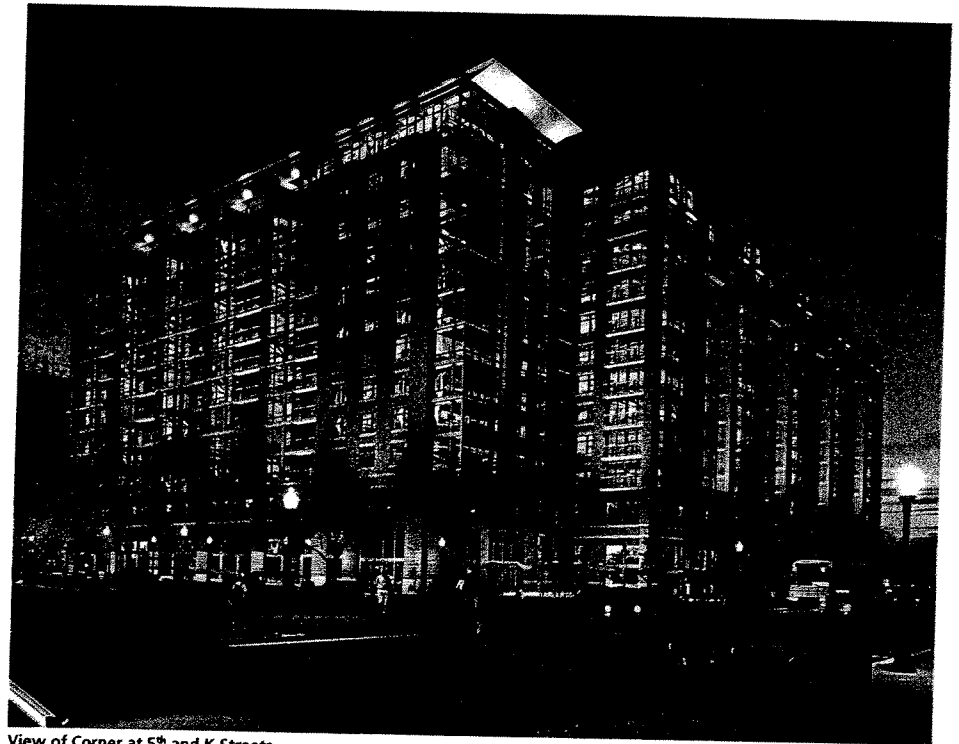
CityVista • Washington, D.C.

Torti Gallas and Partners is part of the winning development team for the redevelopment of the Old Wax Museum site at 5th and K Streets NW in downtown Washington, DC. The project was advertised and awarded through the RLA Revitalization Corporation (RLARC).

The development team is led by Lowe Enterprises Mid-Atlantic, Inc., and includes CIM Urban Real Estate Fund LP, a California-based pension fund, Bundy Development Corporation, Neighborhood Development Company and Michael Marshall Architecture, collaborating architect.

The redevelopment program calls for a Safeway store with a Starbucks coffee shop, dry cleaner and bank; retail space, condominium and apartment units, 20% of which would be set-aside as affordable housing; and parking.

The site, located in the Mount Vernon Triangle area of the city, is currently a parking lot. It is a major building block in the city's plans to attract new residents and create a vibrant city life near the new convention center.



View of Corner at 5th and K Streets

Services provided:

- programming
- feasibility/yield analysis
- comprehensive planning process
- community meetings
- urban design
- neighborhood planning
- architectural design

Square Footage:

550,542 SF (623 units), 58,000 SF Safeway store, 70,000 SF retail space

Project Description:

Mixed-Use Transit Oriented Development

Types of Financing:

Public/Private

Date of Completion:

Spring 2008

Team Members and Key Personnel:

Torti Gallas and Partners
John Torti, Maurice Walters, Feng Xiao

GHT, Ltd.

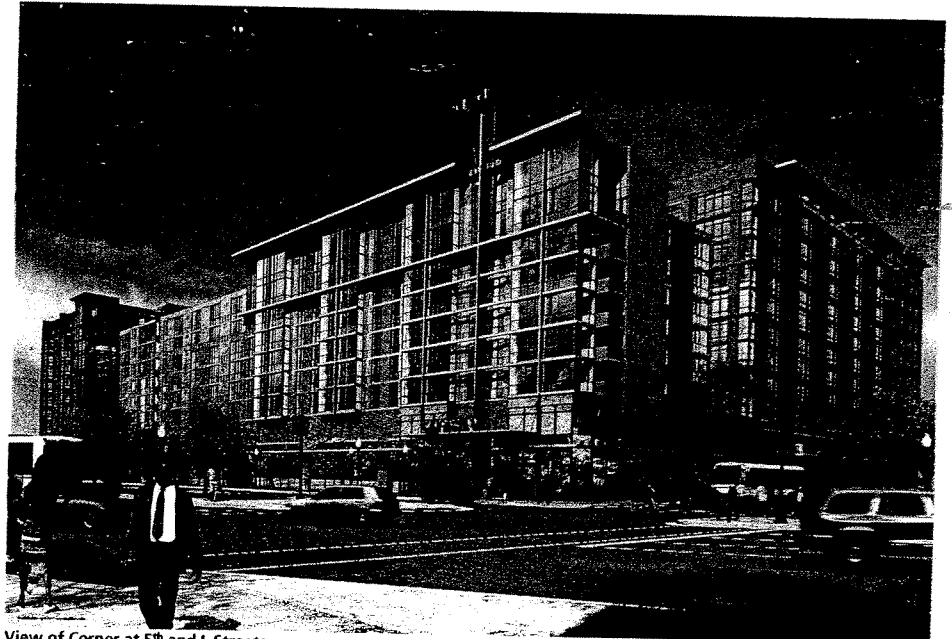
Rodney Simpson, Mory Nabavian, Kenton McNabb

Lead Firm and Project Manager:

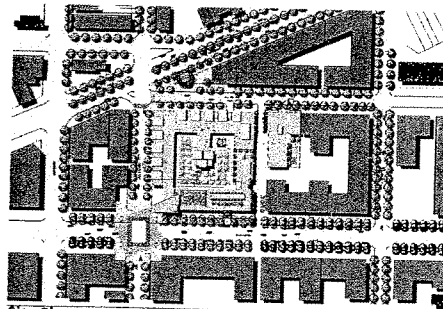
Lowe Enterprises Mid-Atlantic
Eileen Circo

Reference:

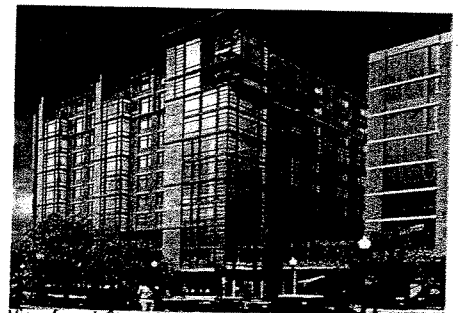
Ms. Eileen Circo, Senior Vice President
Lowe Enterprises Mid-Atlantic
202-496-2900



View of Corner at 5th and L Streets

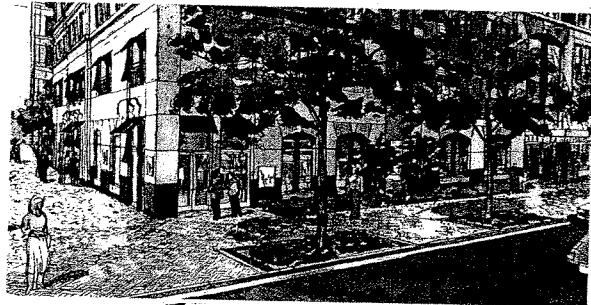
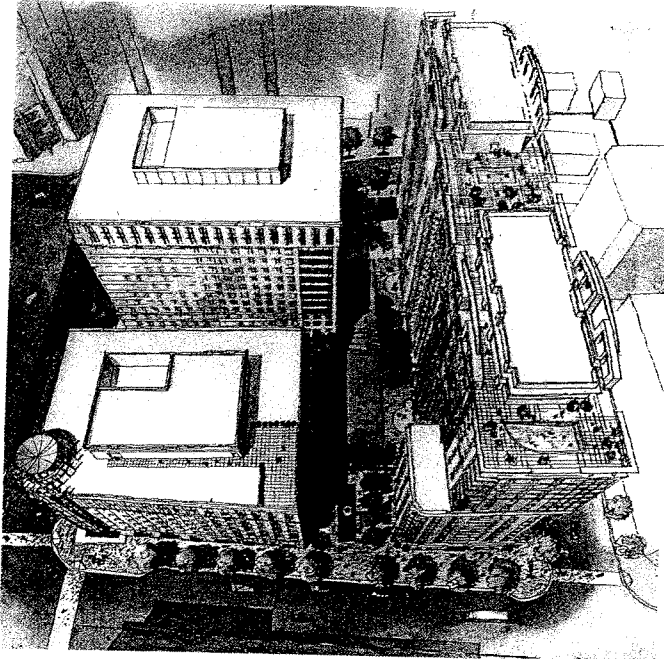


Site Plan



View from L Street NW

Liberty Center Arlington, VA



Construction Cost \$75-\$125/sf

Size
550,000 gsf - office
550,000 gsf - residential
20,000 gsf - open space

Completion Date
Phase I - 2004
Phase II - 2006

Financing
Private

**Team Members and
Key Personnel**
The Smith Group
Esther Simon
Project Manager

**Lead Firm and Project
Manager**
The Shooshan Company
Mr. John Shooshan

Reference
Mr. John Shooshan
The Shooshan Company
Developer
703-527-8670

One Liberty Center is the last major redevelopment in the high-density, high-rise sector of Ballston, a smart-growth urban center in Arlington, Virginia. Taking a marketing advantage of the site's 3-block proximity to the Ballston Metro Station and Ballston's growing popularity as a living-working-nightlife area, the project doubles existing density on the site by replacing three 1960's era office buildings with an updated complex incorporating living, working, retail environments and two small urban parks. The site plan design focuses on maximizing the quality of streetscape experience around all sides of the site and the creation of a significant landscaped "back yard" in the center of the site. The massing of the project supports these principles by arranging building forms in an upward spiral of building heights. Corner lobbies, continuous retail frontages, and minimized service components contribute to the concept of a lively, vibrant urban design.

Phase 1 will begin with the demolition of one of the three existing buildings on the site and the construction of a new 335,000 gsf headquarters building for the Office of Naval Research (ONR). ONR, a long-term tenant in the three existing buildings, will compact into the two remaining buildings to await the 2004 completion of their new building. Following ONR's move-in, the two remaining existing buildings will be demolished and a 500-unit residential tower plus a 180,000 gsf office building will be constructed. SmithGroup is providing architectural design services for base building and major interior spaces of this project.

SMITHGROUP

NORTHPOINT

Mixed Use

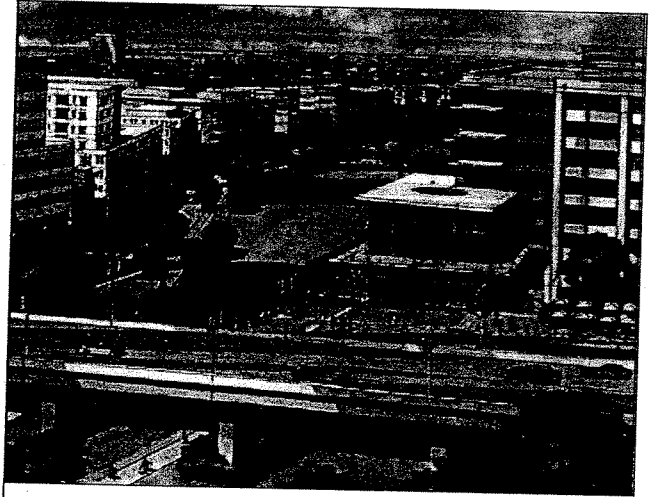
Cambridge, Massachusetts

Spaulding & Slye and Guilford Transportation have formed a joint venture to develop a 45-acre site primarily located in Cambridge, with smaller portions in Boston and Somerville. The site, a former rail yard, is the largest parcel left for development in Cambridge. The goal of the joint venture is to transform this underutilized industrial area into a thriving part of metro Boston. This \$1 billion-plus, mixed-use development project is expected to include: 2.2 million square feet of commercial space, 70% of which may become Life Science use; 2,500 housing units; retail space; a hotel; and open space.

The team's initial focus has been on project entitlement. Despite a challenging permitting environment, through a strategy of community and government outreach, the team has secured project entitlement at the state level. In addition, the team has obtained an approved Planned Unit Development Master Plan and Special Permits for the site from the City of Cambridge. With these permits, the team can move forward into the marketing and development phases. Final planning approvals from Boston and Somerville are being secured. The team is also studying the economic feasibility of the master plan, which includes relocating the MBTA Lechmere Green Line station to the site, as well as enhanced public access to the MBTA Community College Orange Line station.

The strategic marketing plan, which targets both institutional and corporate users, is especially focused on attracting the attention of local, national, and international biotech and pharmaceutical users. The marketing program kicked off with an international design competition, in which architects from around the world competed to design the first three parcels of land. Each parcel will be designed by a different architectural firm to give the site the feel of a neighborhood.

Off-site utility work has begun in order to expedite development. Spaulding & Slye broke ground on NorthPoint in the Spring of 2005. Phase I will comprise nearly 300 condominiums, 350,000 square feet of medical/lab space, and a six-acre park leading to the Charles River.



CLIENT

Guilford Transportation Industries, the principal commercial railroad that serves New England today, owns and operates Maine Central and Boston & Maine railroads.

SERVICES PROVIDED

Development management, feasibility analysis, master planning, financial analysis, permitting, marketing, sales, and leasing.

FINANCING

Conventional debt / Equity Financing

SIZE OF PROJECT

45-acre site

PROJECT COMPLETION

Phase I: 2007

TEAM MEMBERS

Spaulding & Slye Development and Construction,
Howard Davis

LEAD FIRM AND PROJECT MANAGER

Spaulding & Slye, Howard Davis

MIXES OF USES

Residential, office, hotel, and retail.

REFERENCE CONTACT

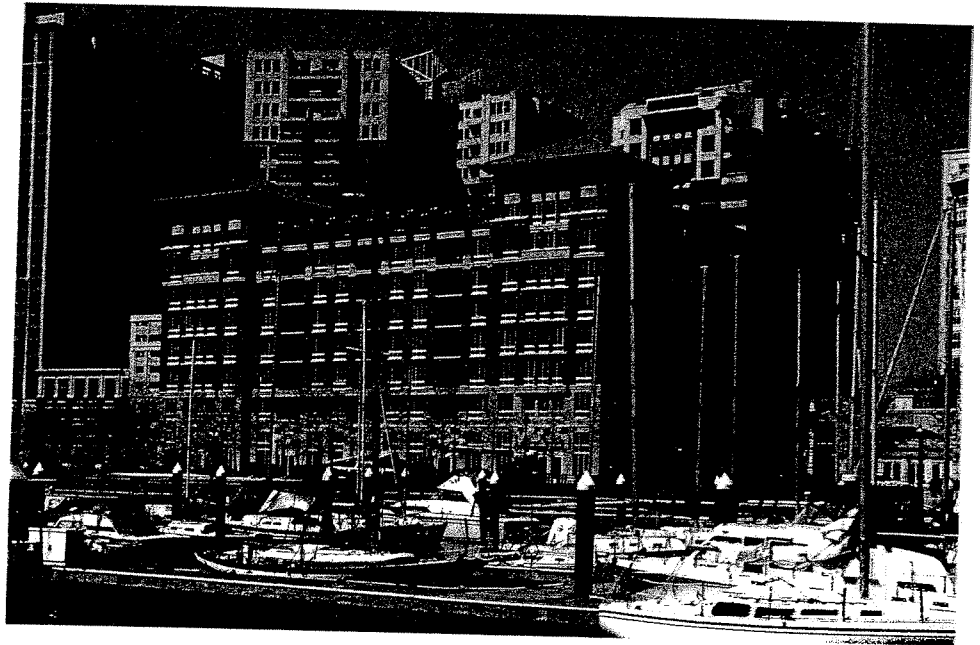
Phil Kingman
VP, Guilford Rail
978-204-2701 (cell)

SPINNAKER BAY AT HARBOR EAST

Baltimore, MD

Project Type: Mixed Use

Project Description: Located on prime waterfront land along Baltimore's Inner Harbor, Spinnaker Bay occupies one square block. The design concept creates the impression of a collection of buildings through the careful integration of distinctly different, but contemporary facades and stepped elevations. Building heights vary from 8 stories along the waterfront to 18 stories. The project includes 316 Luxury Apartments, 32 Condominium residences with on-level parking, 43,000 sf of street level retail/restaurants, and 428 parking Space Garage. Amenities include: a Business center and conference facility, Fitness Center, Landscaped Terrace with Pool and Club Room.



Financing: Conventional Financing 20% Equity/80% Debt, Construction Lender BB&T, Freddie Mac Permanent Financing, 20 year city tax pilot program and city funding for street/sidewalk improvements.

Completion Date: Early Fall 2005

Land Area: 1.3 acres

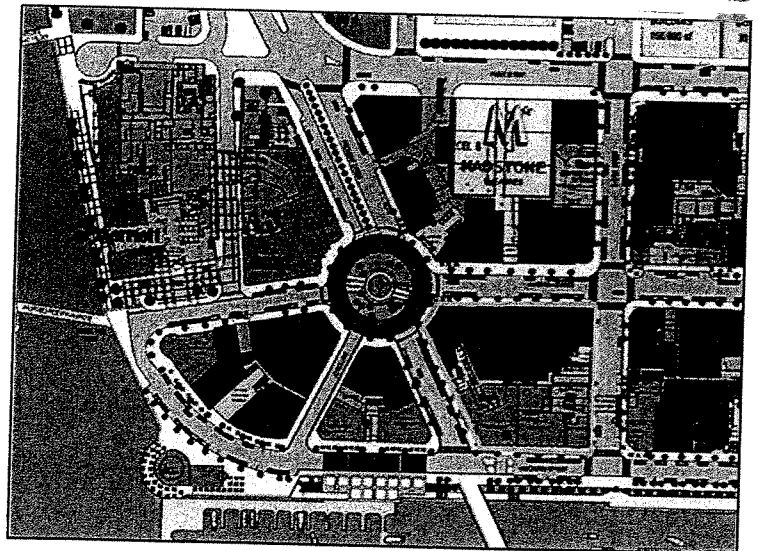
Team Members and Key Personnel:

Bozzuto Development Company - Tom Baum, Artie Harris

Lead Firm and Project Manager:

Bozzuto Development Company - Tom Baum

Reference: Liz Paulson
Senior Vice President
BB&T Bank
(410) 991-0804



SPINNAKER BAY

NORTHPOINT

Public/Private Sector
Cambridge, Massachusetts

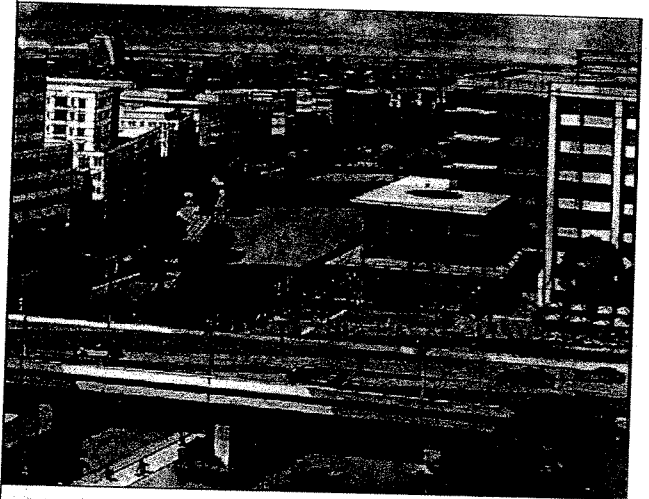
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CLIENT

Guilford Transportation Industries, the principal commercial railroad that serves New England today, owns and operates Maine Central and Boston & Maine railroads.

SERVICES PROVIDED

Required extensive coordination between public and private entities. Development management, feasibility analysis, master planning, financial analysis, permitting, marketing, sales, and leasing.

FINANCING

Conventional debt / Equity financing

SIZE OF PROJECT

45-acre site

PROJECT COMPLETION

Phase I: 2007

TEAM MEMBERS

Spaulding & Slye Development and Construction,
Howard Davis

LEAD FIRM AND PROJECT MANAGER

Spaulding & Slye, Howard Davis

REFERENCE CONTACT

Phil Kingman
VP, Guilford Rail
978-204-2701 (cell)

JOHNS HOPKINS UNIVERSITY

Public/Private Sector

Rockville, Maryland

Johns Hopkins University (JHU), a premier teaching, medical and research institution, has partnered with the State of Maryland, Montgomery County, the University of Maryland, the NIH, NIST, FDA, and many private firms with the expressed goals of creating a synergistic alliance of: technological innovation and transfer; reality-based teaching and learning; sound business investment; and improved quality of life for residents of Montgomery County, the State of Maryland, and beyond. JHU selected Spaulding & Slye to provide development management services at its Montgomery County Campus. Spaulding & Slye developed a 130,000 square-foot office and laboratory facility and created a comprehensive master plan for future expansion at the university's 35-acre campus in Rockville, Maryland.

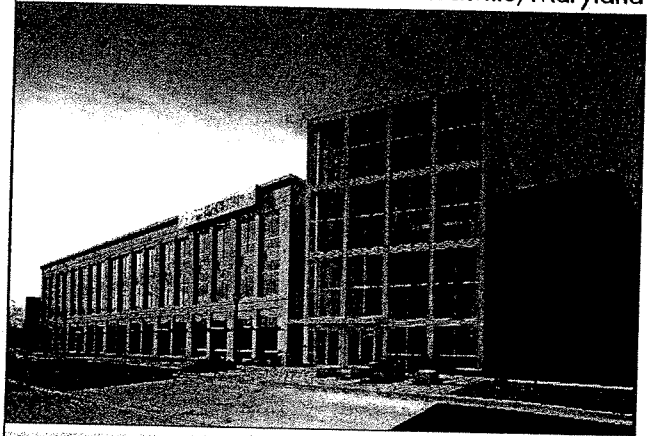
As the "at risk" developer, Spaulding & Slye will invest in the facility for its own account, as well as raise additional debt and equity financing from third parties.

The new building adds 50,000 square feet of classrooms, wet labs, a Discovery Informatics Center, within the Shady Grove Life Sciences Center, and related academic space. It also consists of space leased to other science and technology-related companies, agencies, and organizations with which JHU establishes academic, research, and other synergistic collaborations.

The new master plan combines the important and potentially conflicting requirements of an academic campus with a corporate office/lab campus. Numerous opportunities for collaborative academic and corporate encounters are provided in outdoor quadrangles. The design is recognized by county officials as inkeeping with their preferred "New Urbanist" approach to development.

To attract tenants and participants in educational or research-related programs, Spaulding & Slye is working with JHU to expand their relationships with growing technology, biotechnology, research, and medical companies.

By working with Spaulding & Slye, JHU is able to combine their strengths as a teaching and research institution with our private sector real estate expertise. This partnership puts JHU in the best possible position to meet Montgomery County's needs in higher education, economic and workforce development, and technology transfer.



CLIENT

Founded in 1876, Johns Hopkins University is a research university dedicated to advancing knowledge through research and scholarship.

SERVICES PROVIDED

Required extensive coordination between public and private entities. Master planning, development management, pre-construction, structured finance, construction, property management, leasing, research, and marketing.

FINANCING

Lease-leaseback; 45 year ground lease

SIZE OF PROJECT

Required extensive coordination between public and private entities. A new 130,000 square-foot building, completed in 2004, and master planning of a 35-acre office and laboratory campus. Plans for four additional buildings are underway.

PROJECT COMPLETION

August 2004

TEAM MEMBERS

Spaulding & Slye Development and Construction, Kem Courtenay, Dave Powell, & Abby Goodman. Wells & Associates, Marty Wells.

LEAD FIRM AND PROJECT MANAGER

Spaulding & Slye, Dave Powell

REFERENCE CONTACT

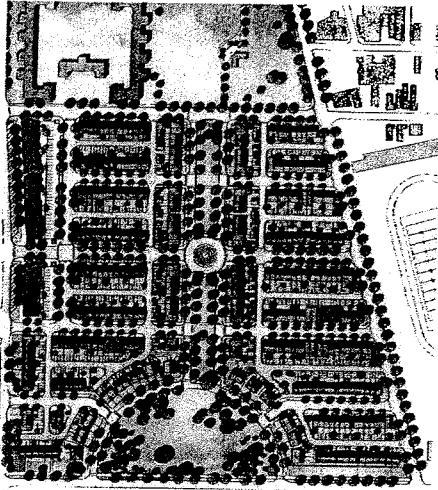
Brian Dembeck
Johns Hopkins University
3400 N. Charles Street
Baltimore, MD
443-997-3728

neighborhoods in inner cities

City West • Cincinnati, Ohio

Residential Architect Design Award, 2005; Congress for the New Urbanism Charter Award, 2004; American Institute of Architects Housing PIA Award, 2004; U.S. Department of Housing and Urban Development, New Face of America's Public Housing Award, 2003

"Strategically reconfigured and connected to give the revitalized neighborhood distinctive, figural public spaces."



Illustrative Site Plan

Services provided:

- programming
- community meetings
- design charrettes
- master planning
- urban design
- architectural design

Sustainable design elements:

- density designed to match surrounding market rate neighborhoods
- shared parking reduces impervious surfaces
- utilizes existing infrastructure
- respects vernacular of residential architecture

Square Footage:

819,000 SF residential (585 units)

Project Description:

Mixed-Income, Mixed-Use Residential Development

Types of Financing:

Private, HOPE VI Grant, Ohio LIHTC, City of Cincinnati Capital Funds

Date of Completion:

2003

Team Members and Key Personnel:

John Torti, Murphy Antoine, Jeff Beam

Lead Firm and Project Manager:

The Community Builders, Tom Smith

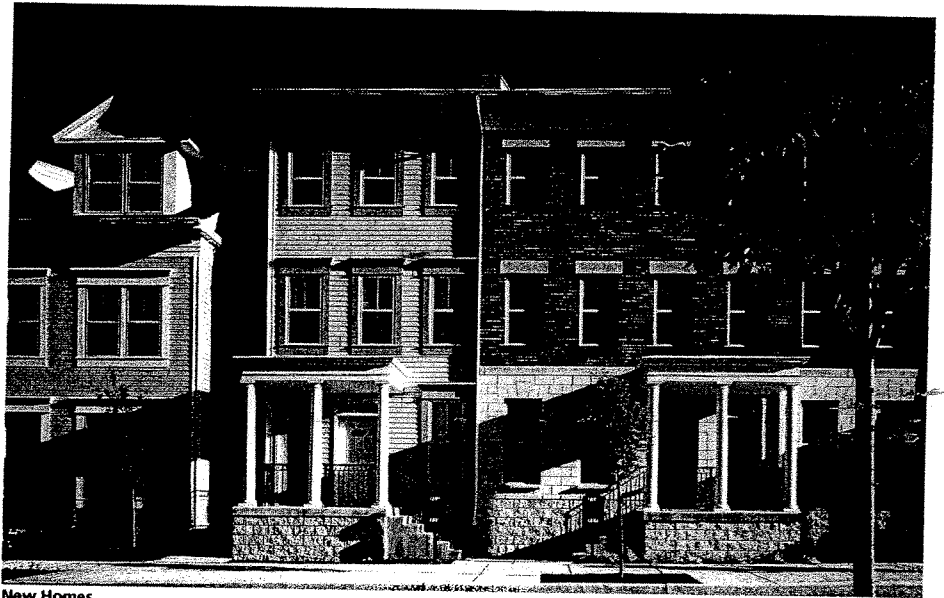
Reference:

Mr. Donald Troendle
Executive Director
Cincinnati Metropolitan Housing Authority
(513) 721-4580

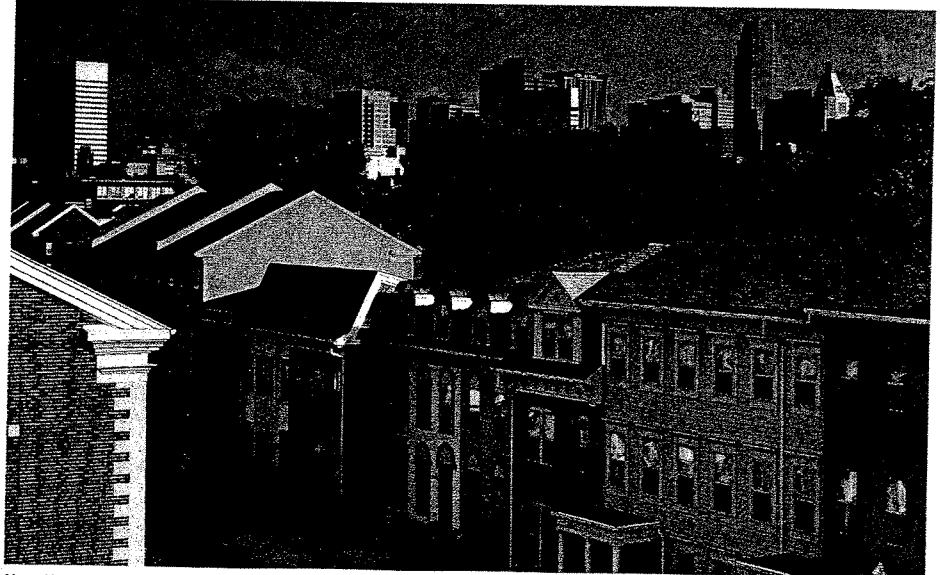
Seeded with a HUD HOPEVI grant, the revitalization replaces over 1000, mostly one bedroom, public housing apartments with a neighborhood of rowhouses and duplexes for families of various incomes and sizes.

The site plan subdivides the formerly disconnected "superblock" layout into a gridded pattern of regular blocks that connect to adjacent revitalization activities, the City's greater West End, and Downtown Cincinnati.

A sympathetic interpretation of Cincinnati's vernacular residential architecture gives the new homes a solid character that stands up to the best West End neighborhood traditions. An extensive Community Center, Live/Work Retail on the western Linn Street Corridor, renovated existing units and an aggressive scattered-site infill housing strategy in the larger neighborhood round out the revitalization program.



New Homes



New Homes



TORTI GALLAS AND PARTNERS

301.588.4800 www.tortigallas.com

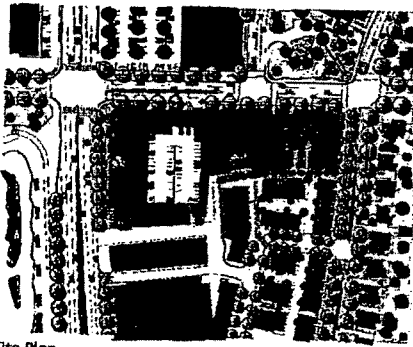
Wheaton Metro

Project Category: Public/Private Partnership

		Discipline						
Firm Name	Project Manager	Programming	Financing	Arch Design/ Engineering	Landscape Design	Construction	Property Mgmt	
Torti Gallas and Partners	Daniel Ashtary	P		P				
Bozzuto	Artie Harris	P	P			P		
Tadler Cohen Edelson	Zivan Cohen			S*				

* Structural Engineer

Wheaton Metro • Wheaton, Maryland

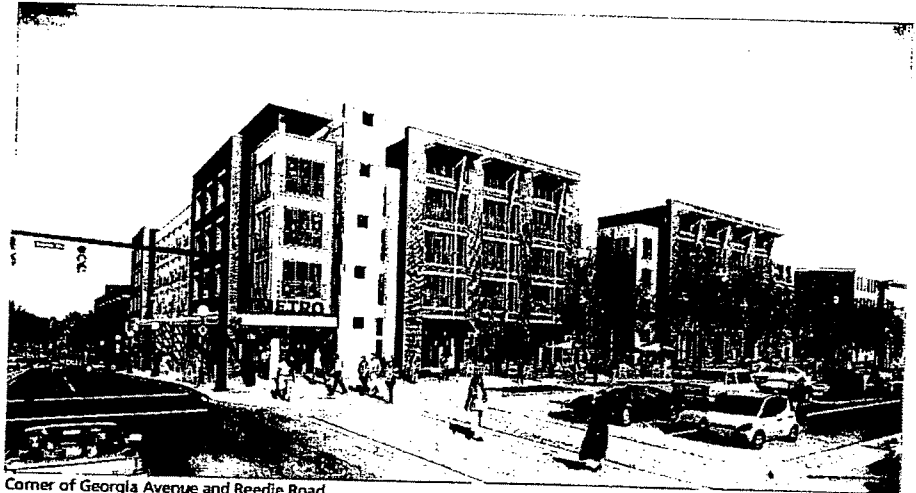


Site Plan

Facing the challenge of an extremely difficult site, Torti Gallas and Partners successfully designed and organized this project to enhance the community of Wheaton, Maryland. The buildings were designed to create an urban setting and provide a smooth transition to the smaller scale, single-family homes to the east. Beautifully landscaped courtyards provide the tenants with a sense of pride in their residence while spacious common areas foster a strong sense of community. The convenience of the location is exceptional; it has both a Metro station in the building and its associated parking structure hidden within. The project is also in the heart of up-and-coming Wheaton, containing shopping, restaurants, and many pedestrian points of interest. The architecture was designed to reflect a hip, urbane character. At the same time, the selected materials give the design a timeless character. Overall, this project is definitely a pioneer in the urban revitalization of Wheaton.

This project was designed to promote a more pedestrian-friendly community for Wheaton. Having a metro station directly below the building requires the sidewalks be wide enough to handle the heavy day-to-day foot traffic. There are also planting strips and continuous trees along the sidewalks to provide a more comfortable setting for pedestrians. The buildings front the streets with residential-scaled doors and windows, and parking is concealed within a parking structure. In addition to the lustrous courtyards, large common areas are also available to tenants, including a great room for private parties, a business center, and a community center for activities.

"Beautifully landscaped courtyards provide the tenants with a sense of pride in their residence while spacious common areas foster a strong sense of community."



Corner of Georgia Avenue and Reedie Road



Metro Entrance

Services provided:

- programming
- process
- site plan approval
- design guidelines
- feasibility/yield analysis
- community meetings
- design charrette
- code analysis
- public hearing
- architectural design
- construction phase service

Square Footage:

200,355 SF floor area, (172 units), 1,100 SF retail, 6,714 SF common area

Project Description:

Mixed-Use Transit Oriented Residential Project

Types of Financing:

Conventional Financing, 9% LIHTC (low income housing tax credits), Grant from the Housing Trust Fund

Date of Completion:

Spring 2007

Team Members and Key Personnel:

Bozzuto, Tom Baum

Torti Gallas and Partners, Daniel Ashtary, Tom Danco, Eric Saul

Tadger Cohen Edelson, Zivan Cohen

Lead Firm and Project Manager:

Bozzuto - Jeff Kaufman

Reference:

Mr. Jeff Kaufman, Land Acquisitions Manager
Bozzuto Development Company
301-220-0100

SILVERPLACE

IV. EXPERIENCE OF THE
DEVELOPMENT FIRM AND
DEVELOPMENT FIRM PERSONNEL
QUALIFICATIONS

Chris S. Molivadas
Vice President
Spaulding & Slye

Chris Molivadas' experience includes providing turnkey development management services to government and private-sector clients. He has provided financial, design and construction feasibility analysis; negotiated land sales, purchases and lease agreements; drafted ownership agreements; and has provided management consultant services. Currently, Mr. Molivadas has senior management responsibility in the selection of design teams, managing the design process, overseeing construction and ensuring quality service. He is well versed in obtaining regulatory, land use, and site plan approvals. Mr. Molivadas has managed numerous, complex projects including:

- **Pan American Health Organization**, Washington, DC: Provided senior management direction for renovating a 10 story office building while the building remained fully occupied. Services provided included managing the phased occupant moves, creating and managing the master and project budgets and schedule and implementing the quality control plan. The project included the complete internal demolition, decontamination and new construction of offices, a full service cafeteria and an infirmary.
- **GSA/National Foreign Affairs Training Center**, Arlington, VA: On site manager for a six building, 485,000 square-foot training facility. The project included renovating the 1930's existing main building into class A office space for the state department. The renovation included decommissioning/decontamination of hazardous materials, adding structural support and replacing the majority of the thermal envelope. In addition, the 1930's gymnasium was renovated into an upgraded sports complex. Mr. Molivadas installed a central plant to provide underground service to the six-building complex and oversaw the implementation of a sophisticated security system, including underground access tunnels. The project also included the construction of a full service cafeteria, conference facility, television studio, jail, and site work for 72 acres.
- **Metropolitan Park**, Bethesda, MD: Project manager for this 430,000 square-foot mixed use complex including office, retail, residential and five levels of underground parking, providing construction expertise for the ownership group. The Project centered on the revitalization of the structure abandoned 10 years earlier and adapting it for the newly proposed development. Lead quality control and commissioning team for project along with all other responsibilities. Project included working with three different ownership groups including Montgomery County. Met Montgomery County MBE requirements for project.
- **East West Towers**, Bethesda, MD: Project director for this 532,000 square-foot, \$86 million office complex acquisition and renovation. Assembled a due diligence team to conduct decommissioning/ decontamination study, ADA compliance study, existing conditions study for building structure and 1,500-space structured parking garage, M.E.P.S systems and thermal envelope. Oversaw design package for failing structure, M.E.P.S systems and thermal envelope. Priced multiple construction alternatives and provided financial impact to partnership. Work to be completed while building is 100 percent occupied.
- **Marriott Hotel and Conference Center**, Bethesda, MD: Project director for a 250,000 square-foot, \$65 million public-private partnership between a private hotelier and Montgomery County, Maryland. The project involved negotiating the purchase of 12 acres of land from WMATA; executing the developer implementation, ground lease, operating, right of way, and consultant agreements; and obtaining land use approvals, county council approval, site plan approval and public and private sector funding. Negotiated funding with Montgomery County for the transportation system, and directed all pre-construction activities and determined pricing models. Oversaw the market study to determine project program, lead the project design team and the project team's interaction with the surrounding community including leading the "town hall" meetings. Also provided financial analysis of all funding options and returns to partners.

Education

Southern Methodist University, BBA, Real Estate and Urban Land Economics, Engineering Concentration

SILVER PLACE

Dean Stuart Harrison
President & CEO
Harrison Development, LLC

Education:

Masters of Business Administration
Field of Concentration: Finance and International Business, GPA 3.9
Morgan State University, May 1992

Bachelor of Science in Commerce and Engineering Sciences
Field of Concentration: Operations Management
Drexel University, June 1987

Honors:

2000 Leadership of Baltimore Class Member—chosen for Leadership & Service
1994 Legg Mason Pacesetter Club Award--top producer in first year with firm.
1992 Student Achievement Award from Morgan State University, for highest overall GPA in MBA Program - 3.97 on 4.0 scale.
1989 - 1991 Maryland House of Delegates Scholarship.

Business Ventures

October 2003- HARRISON DEVELOPMENT, LLC, BALTIMORE, MARYLAND
Present President & CEO - Responsible for overall strategic focus of the company. Manage operations of the company and seek new development opportunities. Currently serving as operation arm of Legacy Harrison Development.

April 2001- LEGACY-HARRISON DEVELOPMENT, LLC, BALTIMORE, MARYLAND
Present President & COO - Responsible for overall strategic focus of the company. Manage all aspects of current development projects, and seek new development opportunities. Coordinate all phases of preliminary planning and development. Manage operations of the company as well as current development projects. Currently involved as co-developer of two projects in Baltimore and one in Washington, DC. Actively managing the Zenith as sole developer.

Employment

April 1995- A & R DEVELOPMENT CORPORATION, Baltimore, Maryland
April 2001 Senior Development Manager - Managing current development projects and seeking out new development opportunities. Responsibilities include: coordinating all phases of preliminary planning and development, proposal writing, budget preparation and management, contract negotiations, design management, and construction. Position requires interfacing with public and private sector financial institutions. Worked as project manager on three Hope VI Projects.

Project Management Experience:

- East Capitol Dwellings, Washington, DC - 145 single family and townhouses, a 160 apartment building, senior housing, community/daycare facility on an 11-acre commercial site .
- Wheeler Creek, Washington, DC - 214 Single family and townhomes, 100 apartments, senior housing, community/daycare facility (HOPE VI project).
- Pleasant View Gardens, Baltimore, Maryland - 228 rowhouses, 110 apartments, senior housing, community, day care and recreation centers. Managed the entire Section 3, MBE/WBE compliance and resident business component.

SILVERPLACE

EXPERIENCE OF THE DEVELOPMENT FIRM AND DEVELOPMENT FIRM PERSONNEL QUALIFICATIONS

Introduction

The SilverPlace, LLC development entity consists of a to be formed joint venture partnership between three highly qualified, well known and sought after development firms: The Bozzuto Group, Spaulding & Slye 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 portions of the project.

Each of the members of SilverPlace, LLC have a long and successful history developing projects in Montgomery County and a demonstrated depth in programming, planning, designing and constructing complex mixed-use projects with similar goals and objectives to that proposed in the SilverPlace M-NCPPC Headquarters and Mixed-use project. Each of our respective firms has the capability and experience on its own merit to successfully develop the proposed SilverPlace project but by combining our talents we believe we offer an unparalleled expertise. The SilverPlace, LLC Team provides the Commission with a development entity consisting of three experienced and successful large-scale, mixed-use master developers combined with individual firm expertise in the design and development of distinctive headquarters facilities and mixed-income residential projects.

As Master Developer for this mixed-use project, The SilverPlace, LLC Team will be responsible for overseeing the entitlement, design, financing, construction and delivery of the three primary project components, those being the M-NCPPC Headquarters Building, the Residences, and the Public Park. The design integration and coordination will be the master developer's primary concern and will remain such throughout the project. The Bozzuto Group, or more specifically Bozzuto Homes, will be the residential developer and will be responsible for working with the master developer to design, finance, construct and deliver for sale or rent residences that seamlessly fit into the master developer's project vision. Similarly, Spaulding & Slye will contribute to the overall planning and development of the mixed-use site as well as be primarily responsible for the design, financing, construction, and delivery of the M-NCPPC Headquarters component. Harrison Development will play a lead role in the overall project's programming and entitlement and will be directly responsible for community communications as the project's "Community Liaison".

The SilverPlace, LLC Team is uniquely qualified to help make SilverPlace a reality. Our collective experience and capacity to bring large and unique projects such as yours from an idea, through programming, design, and construction make us some of the most sought-after development companies in the region. We relish the opportunity to continue to bring our enthusiasm, vision, and solid experience to work for you.

The Bozzuto Group

Established in 1988, The Bozzuto Group provides a broad range of real estate services – including development, homebuilding, management, land-development, construction, and landscaping – for third party owners as well as for its own account. The company was recognized with one of the industry's highest honors in 2003, the Pillars of the Industry Award for Multifamily Development Firm of the Year. Regional honors also include Builder of the Year (five times), Environmental Builder of the Year and Environmental Developer of the Year. Below is a more detailed description of the Bozzuto development and homebuilding entities within The Bozzuto Group.

The Bozzuto Development Company (BDC)

The Bozzuto Development Company (BDC) specializes in the development of high-end multifamily rental communities in both urban and suburban settings. Voted by the National Association of Home Builders as the nation's leading apartment development company, Bozzuto Development provides comprehensive development services for Bozzuto-owned ventures as well as a variety of third party clientele. Since the company's inception, it has consistently been listed among the top fifty producers of multifamily housing in the country.

SILVERPLACE

As a leader in the development of quality housing, Bozzuto Development is attuned to the demands, expectations and needs of the marketplace. Bozzuto Development has built an unequalled reputation for delivering quality housing products by giving considerable forethought to every project and then following through with a hands-on process that keeps partners and clients well informed, ensuring that each project is completed successfully.

Bozzuto Homes, Inc. (BHI)

Bozzuto Homes is an award-winning leader in providing beautifully conceived and designed condominiums, town homes, and single-family homes that incorporate innovative architecture within each community. Bozzuto Homes has been voted by the National Association of Home Builders as the Multifamily Builder of the Year, while also receiving numerous Finest for Family Living Awards and the designation of Environmental Builder of the Year. Particularly experienced in building traditionally designed neighborhoods with timeless beauty, Bozzuto Homes works diligently to create award-winning, environmentally sensitive and economically successful communities.

With a commitment that is reflected in uncompromising standards and passion for customer service, Bozzuto Homes continues to create homes and communities that offer desirable locations, innovative planning, timeless design and enduring value.

Bozzuto Management Company

Recognized by the National Association of Home Builders as one of the nation's premier residential management companies, Bozzuto Management has assembled a portfolio of apartment communities and commercial properties in locations throughout the east coast. Responsible for managing all Bozzuto-owned communities as well as properties for a variety of other clients, Bozzuto Management has earned a reputation for exceptional management that enhances both the residents' quality of life and the property's financial returns. BMC's award-winning customer service, innovative marketing and resident service programs allow Bozzuto-managed communities to maintain high occupancy rates, maximize revenues and achieve exceptional financial results. Extremely high standards and attention to detail also help preserve a property's long-term physical condition.

Managing everything from urban high-rises to suburban mixed-income properties, Bozzuto Management has achieved year-after-year net income increases across its portfolio that far exceeds the industry average. Combining a national reputation and high industry standards with a detailed knowledge of local markets, Bozzuto Management is consistently recognized as one of the best management companies in the country.

Bozzuto Construction Company

Bozzuto Construction provides project planning and construction services for third party owners as well as Bozzuto's own corporate account. BCC's portfolio encompasses more than 10,000 multifamily housing units in areas throughout the Mid-Atlantic region and includes garden-style, mid-rise and high-rise apartment residences; senior living communities; nursing homes; and condominiums. Complementing the firm's expertise in new residential construction is our extensive experience in the rehabilitation of existing properties. Having worked repeatedly with many of the same subcontractors and suppliers throughout our company's history, our people coordinate closely with their colleagues to ensure both quality construction and competitive pricing.

BCC's exceptional construction standards, combined with consistently strong performance, have earned the company a high percentage of repeat business. As the recipient of numerous Builder of the Year and Environmental Builder of the Year Awards, Bozzuto Construction has also been recognized as one of the "50 Best Construction Companies to work for in the United States."

Spaulding & Slye

Background

Spaulding & Slye Colliers is a privately held company with nearly 40 years of experience providing comprehensive real estate services in the disciplines of development, construction, consulting, finance, leasing, marketing and research,

SILVER PLACE

Management of Large-Scale Development Efforts

As demonstrated by the many innovative and successful projects completed and underway at this time, the Bozzuto Group/Spaulding & Slye/Harrison Team has a proven track record in all stages of large-scale development efforts. We have successfully managed all levels of development, including feasibility analysis, acquisition, planning, design and engineering, public approvals, financing, construction, and property management/sales. With a seasoned development team comprised of mixed professional backgrounds that include finance, architecture, planning, engineering, and construction, our team is well equipped to manage the full range of necessary disciplines throughout any project timeline – and indeed, each project is unique.

At Harbor East (Spinnaker Bay), Bozzuto managed the cohesive implementation of World-Class Retail/Restaurant Space, Condominiums and Apartments at an urban-infill, waterfront destination. In Bethesda, the Bozzuto team is currently restoring the historic Bethesda Theatre, around which a thriving residential community was integrated (The Whitney). This project's design allows for a transition between the high-rise urban streetscape and the smaller-scaled town home villas adjacent to the neighboring residential homes. Spaulding & Slye is currently developing a 45-acre site primarily located in Cambridge, with smaller portions in Boston and Somerville. The site, a former rail yard, is the largest parcel left for development in Cambridge. The goal of this \$1 billion-plus, mixed-use development project is to transform this underutilized industrial area into a thriving part of metro Boston.

While each of our developments is a unique solution to the specific site and its inherent challenges, the unparalleled resources, expertise, and commitment of the Bozzuto Group/Spaulding & Slye/Harrison Team is never changing. We expect that each of our developments vividly illustrates our team's individual, and collective ability to create a truly successful project that will enhance the quality of life for its occupants as well as its surrounding environment (natural and built).

Management of Multi-Disciplinary Teams

As indicated in the above descriptions of the Bozzuto Group, Spaulding & Slye and Harrison, each of our respective firms are multi-disciplinary by nature – and each individual is truly accomplished in his or her area of expertise as well as in the overall development management process. Our business is the creation of outstanding development communities and an unparalleled experience for those whose lives we touch – our profession is the management of multiple disciplines to achieve this ultimate goal. For this reason, we work with the most talented and accomplished firms in each of their respective disciplines and continuously maintain healthy relationships with each of these team members to bring the best talent to bear on each unique project.

A synergy is created between all consultants in an effort to ensure the most cohesive development possible. Our result is engaging architecture, complementary uses and amenities, lively streetscapes, inviting open spaces, and environmentally sustainable materials and systems, as well as a respect and enhancement of the surrounding community. Throughout the development process, on all of the aforementioned projects, the Bozzuto Group, Spaulding & Slye and Harrison Development successfully managed experts in each of the necessary disciplines, resulting in truly extraordinary projects that were uniquely created by the assembled expertise of an unparalleled project team. We are confident that you will find the same attributes in any Bozzuto/Spaulding & Slye/Harrison managed project of your selection.

Experience in Mixed-Use Development

As demonstrated in many acclaimed mixed-use projects, some of which are listed earlier in this section, the Bozzuto Group/Spaulding & Slye/Harrison Team has demonstrated its ability to skillfully create and integrate the many programmatic components that are involved in creating successful mixed-use communities. These communities are defined with beautiful architectural massing and detail, incorporating uses ranging from mixed-income residential apartments and condominiums to retail, office, entertainment and civic green-spaces – each of which complements the other. These mixed-uses are brought together seamlessly, allowing for pedestrian-friendly, interactive environments that encourage and accommodate recent society's greater sense of community and meaningful life experiences.

The Delancey at Shirlington Village (designed by Torti Gallas and Partners) is comprised of high-rise and low-rise construction that provides an engaging ground-level retail experience and structured parking. The Montgomery at Wheaton Metro includes residential apartments, live-work units and structured parking immediately above a metro-station. The Federal Gateway project comprised of ground-level retail, office and a below grade parking structure situated twenty-five feet below the water table and abutting a metro-station. The Puerto Rico Convention Center District Authority project consists of creating and managing a 105- acre mixed-use project consisting of hotel, office, residential, retail and civic uses.

We believe that today's "home" is truly our entire pedestrian-friendly, mixed-use, mixed-income community. Increased congestion on our roadways and the related depletion of our natural resources and the reduced quality of life has been recognized. The traditional sense of community and personal interaction is desired in our built and natural environments. As such we approach each mixed-use opportunity with uncommon excitement and progressive, yet traditionally based methodology.

Experience in Headquarters Facility Development

As illustrated above, the Bozzuto Group/Spaulding & Slye/Harrison Team has demonstrated its exceptional ability to create the mixed-use communities in which we live and interact. Offices – particularly those that accommodate the headquarters of local agencies and businesses – are a crucial component to these communities where a talented work force can live, work and play. We believe that offices in these quality, mixed-use, urban communities are those that attract the most qualified employees and ensure the best quality of life for all involved. As such, we are experts in creating the best possible environment for a successful headquarters facility.

Spaulding & Slye has developed several million square feet of headquarters and built-to-suit facilities over its forty-year development history which include buildings for Oracle, PTC, Lockheed Martin, MITRE Corporation, IBM, the NIH and MIT, to name a few.

The MITRE Corporation project consisted of developing a strategic real estate plan for MITRE's northern Virginia requirements, programming their space needs, negotiating and acquiring an existing building and adjacent parcels, and subsequently developing an 835,000 SF campus consisting of two new structures and one renovated building built to suit MITRE's specific culture and programming goals and objectives. The NIH Vaccine Research Center consisted of an 85,000 SF BL3 lab located on the NIH campus in Bethesda, MD. This project involved close coordination/collaboration with the NIH research staff and the management of a large and diverse team of design consultants

Experience in Joint Public/Private Development

Each development project that we undertake represents the combined effort and resources of many parties, often including one or more joint venture partners to achieve the best results. In development of various projects, we have established joint ventures with public institutions and organizations, typically as an endeavor to develop or redevelop a particular site owned by a public entity. Each public/private opportunity presents its own unique goals and challenges – we are highly experienced in the mutual development and realization of these goals. Our success in public/private developments demonstrates our ability to work collaboratively to achieve a mutually successful result.

Public/Private Joint Venture projects have included the Montgomery at Wheaton Metro, which the Bozzuto Group successfully completed as selected developer in an RFP issued by the Washington Metropolitan Area Transit Authority (WMATA). The Bozzuto Group was also recently selected by the University of Baltimore for the mixed-use development of multiple sites owned by the University in the Cultural Arts District of Baltimore City. Spaulding & Slye in partnership with University Associates (Boston University/Boston Medical Center) is developing a 175,000 SF laboratory and research facility. Spaulding & Slye in partnership with Johns Hopkins University (JHU) just completed building #3 on the Shady Grove Life Sciences Center campus and is the master developer working with JHU to market and develop future buildings on the campus.

Experience with Projects Designed to Work with the Environment

Of course, the impact of the built environment on the natural environment can be significant. To reverse this trend, our team members have made a conscious effort to study and identify ways to minimize environmental impact. The Bozzuto Group/Spaulding & Slye/Harrison Team has proven itself as a developer that is dedicated to improvement of the quality of life for all those involved.

The Bozzuto Group has been recognized in our continued efforts to develop projects with concern for the natural environment, as illustrated by four awards issued by the Maryland-National Capital Building Industry Association. The Bozzuto Group was designated by MNCBIA as "Environmental Builder of the Year" in 2002, 2001, 2000 and 1996. In addition, Spaulding & Slye is currently developing two projects in northern Virginia to meet LEED Certified designation and just completed an office development for the MITRE Corporation in Bedford, Massachusetts that received a LEED Silver designation.

Development Firm Team Members

The SilverPlace project consists of three major project components including a new M-NCPPC headquarters facility, residential and park/open space. The success of the SilverPlace project is dependant upon how each of these distinct but interdependent uses are seamlessly integrated and managed by a single, devoted and experienced development team. SilverPlace, LLC has formulated an overall team and team structure centered upon successfully achieving that goal.

In order to ensure a seamless integration of the major project components, a creative and solid foundation for the project needs to be created and managed. This foundation is in the establishment and constant management of the master plan. The master plan provides the framework to guide all decisions relative to the interrelationship of each of the major project components. As such, we have made the master planning effort the center and focal point of our project teams' organization.

We have assigned team members with the sole purpose of ensuring the success and adherence to an agreed upon master plan for the SilverPlace project. We have established separate specialized teams to lead the headquarters and residential portions of the project to ensure that each of these critical components of the project receive dedicated and experienced personnel for the specific use. The lead project manager for the headquarters and the residential portions of the project will be responsible for coordinating its respective teams as well as coordinating between each other and will work directly with our lead master planner - Torti Gallas and Partners - to ensure that each of the project components are being successfully coordinated and integrated together.

SilverPlace, LLC has assembled and organized a highly qualified team of development management professionals with experience in four areas critical to the success of the SilverPlace project: 1) coordinating the planning, integration and implementation of complex projects with multiple phases and parallel activities; 2) coordinating the development and construction of mixed-use facilities; 3) experience in Montgomery County; and 4) experience on headquarters and/or built to suit projects, and mixed-income residential projects.

The team is comprised of individuals who have the essential skills—including considerable experience with private as well as public sector development and project management—required to effectively oversee and manage the development process. The following is an overview of our team with a description of their respective project roles:

Tom Baum—Principal-in-Charge

Tom Baum will be the Commission's main point of contact for the SilverPlace, LLC development entity. Mr. Baum will be responsible for managing the resources for the entire project and will be the overall head of the project with specific focus on the successful development and management of the project master plan to achieve the goals of the M-NCPPC.

SILVERPLACE

Clark Wagner—Project Manager (Residential Development)

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

Michael Schlegel – Construction Project Manager (Residential Development)

Michael Schlegel will manage all aspects of the construction of the residential portion of the project. Mr. Schlegel will be responsible for budget analysis of design and programming, constructability, scheduling, site coordination, and construction. Michael will work closely with the rest of the team to understand the Master Planning goals and the site constraints, to help the team achieve its goals through the best construction methods.

Kem Courtenay—Project Manager (Headquarters Development)

Kem Courtenay will have management oversight of a team of professionals focused on the successful development of the headquarters portion of the project. Mrs. Courtenay will be responsible for coordination with the lead project manager for the residential building and will work closely with Mr. Baum and the master planning team to integrate and coordinate the headquarters project in conjunction with the overall master plan.

Chris Molivadas—Construction Project Manager (Headquarters Development)

Chris Molivadas will manage all aspects of the construction of the headquarters portion of the project. Mr. Molivadas will be responsible for budget analysis of design and programming, constructability, scheduling, site coordination, and construction. Mr. Molivadas will work closely with the rest of the team to understand the Master Planning goals and the site constraints, to help the team achieve its goals through the best construction methods.

Dean Harrison—Development Advisor

Dean Harrison in his role as development advisor will work with the master-planning, headquarters and residential team leaders on establishing the project plan and program. Mr. Harrison will lead the project's community relations and entitlement efforts and will report directly to Tom Baum (Principal-in-Charge).

As with any large, complex, mixed-use project, in addition to those individuals specifically referenced above, a large number of talented real-estate professionals will be directly and indirectly involved throughout the development and construction process. The Bozzuto Group and Spaulding & Slye, as full-service real estate companies, will have members of our respective construction, property management, leasing/sales and finance groups in addition to our founders and/or partners involved in providing guidance and feedback throughout the development process to ensure that success is achieved at its highest possible level.

property and asset management, investment sales, and strategic planning. The firm currently employs approximately 485 real estate professionals in its Washington, DC and Boston, Massachusetts, offices.

Spectrum of Services

Spaulding & Slye provides a wide spectrum of services to both investors and users of real estate, including professional services firms, government agencies, life science and educational institutions, and corporations.

Development

Spaulding & Slye provides build-to-suit development solutions to both corporate clients and institutional owners. Drawing on experts from every real estate discipline within the firm, our Development Management team operates as a client's representative during the project. Spaulding & Slye negotiates with lenders, contractors and tenants, obtains building permits and environmental approvals, works with project architects and engineers, and orchestrates schedules and construction details.

Development and construction management have always been at the core of Spaulding & Slye. Because of our long-term position as an owner/developer in both private and public/private projects, we approach development management not as a consultant, but as an asset manager and owner representative developing a project for long-term occupancy and use. Our objective has always been to maximize the economic value and utility of a client's asset. Using the experience gained from more than 220 projects with a value of over \$4.0 billion, we provide management of the complex process that leads to quality development.

Construction

Spaulding & Slye Colliers' Construction group collaborates with our other services to provide innovative services as a designated general contractor, design/ builder, construction manager, and a construction consultant. We are ranked among the largest construction firms in the Boston and Washington, DC areas, executing in excess of \$100 million annually.

Leasing

Spaulding & Slye Colliers is experienced in both property representation and tenant representation. Annually, we lease over 10 million square feet of commercial real estate.

Investment Sales

The Investment Sales group specializes in the sale of real estate for major institutions, developers, and individual investors. We offer clients a variety of services in the acquisition, development, and disposition of real estate, ranging from raw land to fully developed and substantially or totally occupied income-producing property.

Property Management

Spaulding & Slye Colliers' Property Management group maximizes the value of the 21.3 million square feet of commercial and retail property under our management. We aim to add and create value through on-site management, comprehensive reporting systems, cost control, and business plans for each asset.

Structured Finance

The Structured Finance Group specializes in real estate finance arranging equity, mezzanine, and debt capital for both our investor and corporate clients. Our full range of real estate financial services include equity and debt placement, joint venture finance, credit tenant lease securitizations, tax-exempt financing, sale-leaseback transactions and real estate advisory services.

Marketing

Spaulding & Slye Colliers has an award-winning in-house Marketing group that works with our clients and other Spaulding & Slye Colliers team members to develop an appropriate marketing strategy for a specific assignment.

SILVERPLACE

Our in-house marketing, public relations, technical writers, and graphic design professionals work cohesively in supporting the marketing objectives of our clients.

Research

Currently comprised of six research professionals, the Research group provides multi-level support to clients ranging from data collection and analysis to comprehensive market, economic, and demographic analysis.

Harrison Development, LLC

Harrison Development principal, Dean Harrison, has brought together a team of professionals with the expertise and capacity to produce superior results. Building on over 20-years of combined development, finance, and management experience—the team is well prepared to handle the most complex of projects.

Harrison Development's expertise focuses on residential development, development consulting, community planning and project management. Harrison Development and the Bozzuto Group are currently working together on several projects in the preliminary stages of development.

In addition to this formidable real estate development team, Harrison Development has formed a significant partnership with Lubert-Adler, a finance and development partner with in excess of two billion dollars in real estate assets. The Lubert-Adler team not only brings its financial strength to Harrison Development, but also adds considerable value with the broad development experience of its staff. Harrison Development is a local operating partner for Lubert Adler, and works to add considerable value to the Baltimore/Washington real estate market by bringing Lubert Adler's resources to bear.

Harrison Development is currently working as developer or co-developing with partners on the following projects:

The Zenith – A mixed-use development consisting of 200-luxury one and two bedroom units, to include a health club, and a uniquely landscaped rooftop courtyard. On the street level, The Zenith will boast a 24-hour theme restaurant.

Reference: Ms. Arlisa Anderson
Baltimore Development Corp.
36 S. Charles Street, 16th Floor
Baltimore, MD 21201
Phone: (410) 779-3845

414 Water Street – A residential development consisting of 351-luxury one and two bedroom units situated atop a pre-existing parking garage. Amenities will include: health club, pool, business center, and retail shopping.

Reference: Mr. Bob Aydukovic
Director-Downtown Housing Initiative
Downtown Partnership of Baltimore, Inc.
217 N. Charles Street, Suite 100
Baltimore, MD 21201
Phone: (410) 528-7718

Home Again Initiative – Rehab of for-sale townhomes in Northwest Washington, DC for the city of Washington.

Reference: Mr. Eric Johnson
Office of the Deputy Mayor for Planning and Economic Development
801 N. Capitol Street, NW
Washington, DC 20002
Phone: (202) 478-1325

SILVER PLACE

EBDI – Redevelopment of 30-acres in East Baltimore, adjacent to Johns Hopkins Hospital. It will consist of Biotech Lab space, office, retail and residential.

Reference: Mr. Stanford Britt, COO
East Baltimore Development
1809 E. Chase Street
Baltimore, MD 21205
Phone: (410) 234-0660

Reservoir Hill – The rehabilitation of 17 properties purchased from the City of Baltimore, and resold as for-sale homes.

Reference: Ms. Patricia Robinson
DHCD Division of Asset Mgmt. & Disposition
417 E. Fayette Street, 10th Floor
Baltimore, MD 21202
Phone: (410) 396-4109

Hollander Ridge – Redevelopment of 25-acres of commercial and industrial land in Northeast Baltimore.

Reference: Ms. Carolyn Paff
Baltimore Development Corp.
36 S. Charles Street, 16th Floor
Baltimore, MD 21201
Phone: (410) 779-3830

Specific Project References

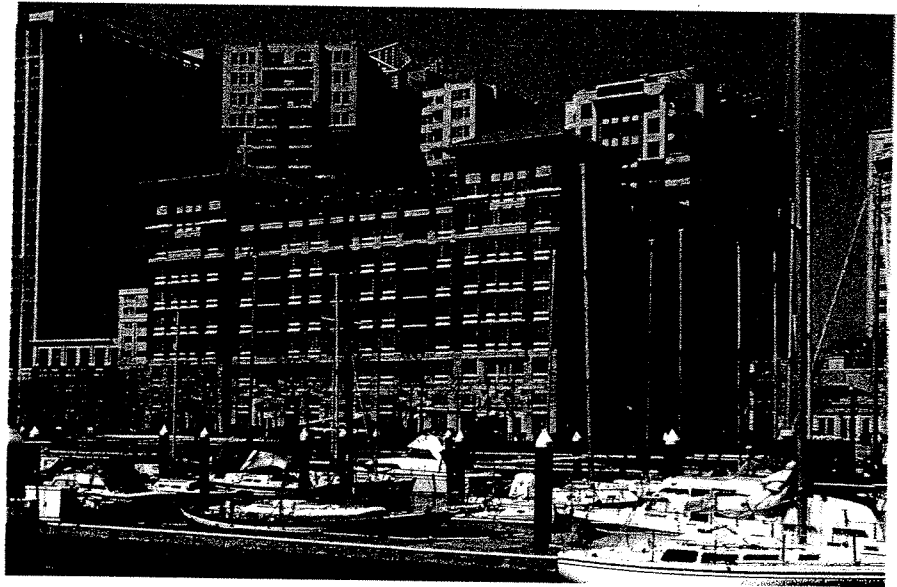
The following projects, each of which have been developed by the Bozzuto Group and Spaulding & Slye respectively, illustrate the range and quality of developments that our collective firms are capable of managing and implementing. Several of the following projects are referenced in the subsequent descriptions for each particular “area of expertise” described in the RFQ document.

SPINNAKER BAY AT HARBOR EAST

Baltimore, MD

Project Type: Mixed Use

Project Description: Located on prime waterfront land along Baltimore's Inner Harbor, Spinnaker Bay occupies one square block. The design concept creates the impression of a collection of buildings through the careful integration of distinctly different, but contemporary facades and stepped elevations. Building heights vary from 8 stories along the waterfront to 18 stories. The project includes 316 Luxury Apartments, 32 Condominium residences with on-level parking, 43,000 sf of street level retail/restaurants, and 428 parking Space Garage. Amenities include: a Business Center and Conference Facility, Fitness Center, Landscaped Terrace with Pool and Club Room.



Financing: Conventional Financing 20% Equity/80% Debt, Construction Lender BB&T, Freddie Mac Permanent Financing., 20 year city tax pilot program and city funding for street/sidewalk improvements.

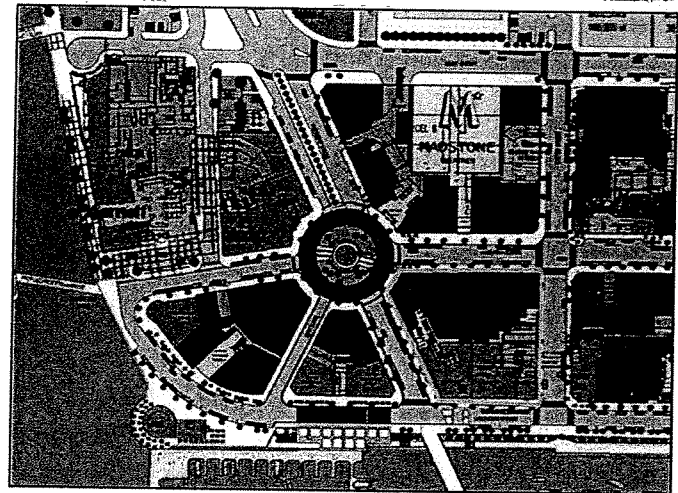
Completion Date: Early Fall 2005

Land Area: 1.3 acres

Team Members and Key Personnel:
Bozzuto Development Company - Tom Baum, Artie Harris

Lead Firm and Project Manager:
Bozzuto Development Company - Tom Baum

Reference: Liz Paulson
Senior Vice President
BB&T Bank
(410) 991-0804



SPINNAKER BAY

SILVERPLACE

THE MONTGOMERY AT WHEATON METRO

Wheaton, MD

Address:

11101 Georgia Avenue
Wheaton, MD 20902

Project Type:

Transit Oriented Multi-Family
Residences within a Central Business
District

Project Description: Located in
Downtown Wheaton, these luxury
residences are a key component of the
city's exciting revitalization. The Georgia
Avenue site offers prime visibility and is
situated two miles from the Beltway, less
than 500 feet from the Wheaton Metro
Station and within easy walking distance



of a regional shopping mall and dozens of area restaurants. The project includes: 243 residences (incorporating Montgomery County's Moderately Priced Dwelling Unit (MPDU) Program on 12.5% of the units) including 16 loft residences, 5 'live-work' residences, and 12 town home style residences, as well as a 400-space parking garage. Amenities include a Business Center, Fitness Center and Landscaped Courtyard with Pool.

Financing:

Conventional Financing 20% Equity/80% Debt, Construction Lender Bank of America, Freddie Mac Permanent Financing

Completion Date: Early Fall 2005

Team Members and Key Personnel:

Bozzuto Development Company - Tom Baum, Artie Harris

Lead Firm and Project Manager:

Bozzuto Development Company - Tom Baum

Value: Approximately \$33 million

Land Area: 3 acres

Reference:

Mindy Fang, Senior
Vice President
Bank of America
(410) 605-8272

SILVER PLACE

THE WHITNEY AT BETHESDA THEATRE

Bethesda, MD

Address: 7707 Wisconsin Avenue Bethesda, MD 20814

Project Type: Public private partnership, mixed-use development that blends new luxury residences with a renovated landmark theatre and a public garage.

Project Description: Located in the heart of Bethesda, the Whitney at Bethesda Theatre offers unusual character, fronting a lively urban scene along the front and an established residential neighborhood to the back. Designed around a landmark Art Deco theatre, the community offers luxury residences in an 11-story tower as well as a 4-story villa set around a public park space. The project includes: 200 high-rise luxury residences, 44 Luxury villa residences, 9 Town homes, 17,000 sf Theatre, Public Park, 238 residential parking spaces and 350 public parking spaces in a separate county garage. Amenities include: a Business Center, Fitness Center, Club Room and Landscaped Courtyard with Pool.

Financing: Conventional Financing 20% Equity/80% Debt, Construction Lender Bank of America, NYSTRS Permanent Financing

Completion Date: Summer 2003

Team Members and Key Personnel:

Bozzuto Development Company - Tom Baum, Artie Harris

Lead Firm and Project Manager:

Bozzuto Development Company - Tom Baum

Value: Approximately \$75 million

Land Area: 2 acres

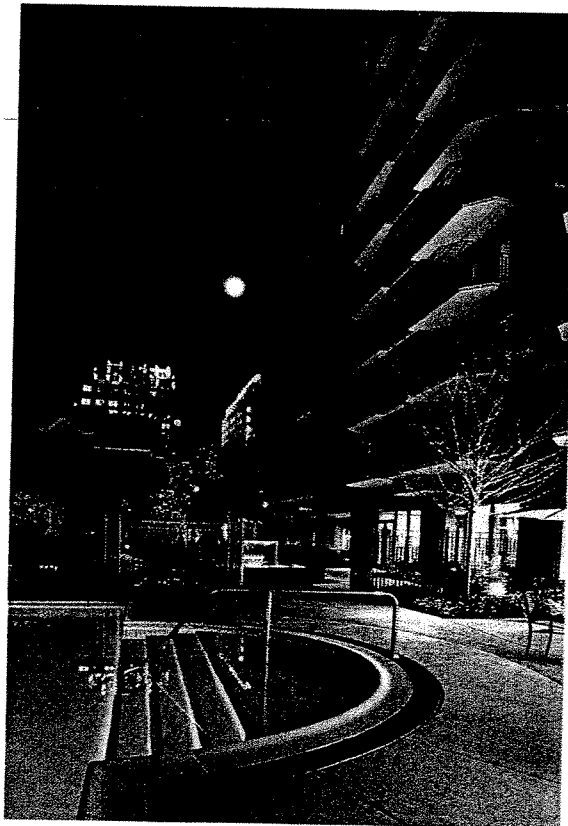
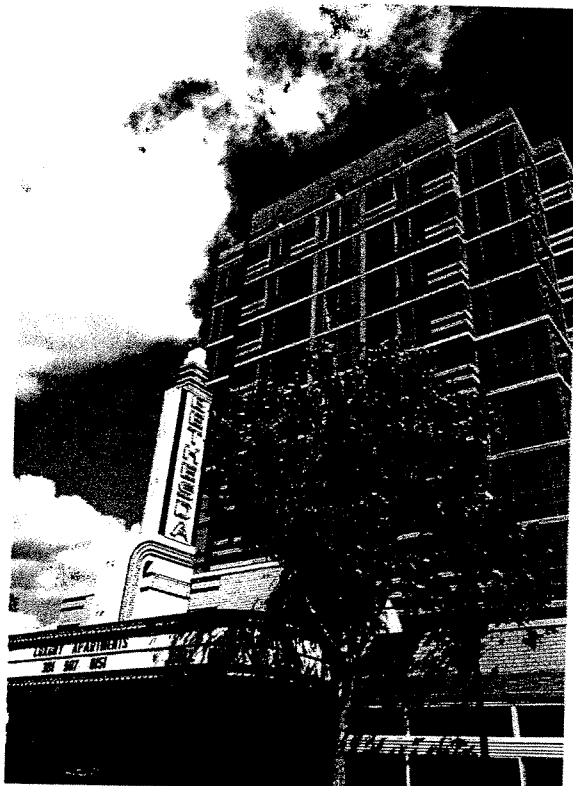
Reference:

Mindy Fang, Senior

Vice President

Bank of America

(410) 605-8272



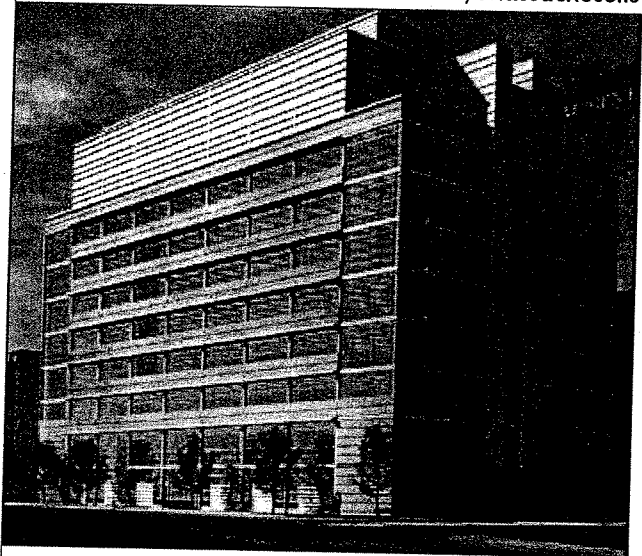
SILVERPLACE

BIOSQUARE

Public/Private sector

Boston, Massachusetts

In partnership with University Associates (Boston University/Boston Medical Center), Spaulding & Slye is developing a 175,000 square-foot, 8-story state-of-the-art laboratory and research facility at 670 Albany Street on the 4-acre, 1.3 million square-foot BioSquare complex. The building was designed to blend in with the historic, urban context of the South End Medical Area.



Spaulding & Slye is providing a wide variety of services at BioSquare, including investment (equity and debt placement), development, construction, leasing and property management. As the "at risk" developer of this building, Spaulding & Slye will invest in the facility for its own account, as well as raise additional debt and equity financing from third parties. Acting as Development Manager, our scope of work includes:

- Negotiating the ground and building leases.
- Handling the regulatory and permitting processes with the Boston Redevelopment Authority (BRA) and the South End Landmark District Commission.
- Overseeing PDA Plan Conformance.
- Providing master plan coordination.
- Hiring and managing all project team members.
- Creating the master budget and schedule.

Serving as the "at-risk" Construction Manager, we are providing pre-construction services, cost estimating, and overall construction management. We have also been hired as the exclusive leasing agent for all of BioSquare, and have developed a marketing program for the entire complex. When the building is complete, Spaulding & Slye will provide building commissioning and property management services.

The site is ground leased by University Associates, and Spaulding & Slye will own the building. Boston University/Boston Medical Center (BU/BMC) will occupy half of the building, while the balance of the space will be leased to third-party tenants doing life science research that is synergistic with research being conducted at BU/BMC.

CLIENT

University Associates is a joint venture between Boston University and Boston Medical Center. Boston University is one of the nation's premier research universities. The hospital is the primary teaching affiliate for Boston University School of Medicine.

SERVICES PROVIDED

Required extensive coordination between public and private entities. Investment, "at risk" development management, "at risk" construction management, leasing, marketing, and property management.

FINANCING

conventional debt / equity by Spaulding & Slye

SIZE OF PROJECT

175,000 square feet

PROJECT COMPLETION

October 2005

REFERENCE CONTACT

Michael Difabio
Assistant Vice-President of Financial Affairs
Boston University
617-353-2290

NIH DALE AND BETTY BUMPERS VACCINE RESEARCH CENTER

Headquarters
Bethesda, Maryland

Spaulding & Slye recently completed the development and construction for the 85,000 square-foot Dale and Betty Bumpers Vaccine Research Center (VRC), on the National Institutes of Health (NIH) campus in Bethesda, Maryland. The facility was delivered in August 2000, as scheduled.

In May 1997, President Clinton challenged NIH and the U.S. scientific community to develop an AIDS vaccine within 10 years.

Reflecting the urgency of the research mission, this state-of-the-art facility needed to be planned, designed, constructed and operational within three years, roughly half the time normally required to build a government research facility of this type. To meet this challenge, Spaulding & Slye created an aggressive, fast-track development plan and assembled a development team of architects and interior designers, mechanical, electrical and structural engineers, laboratory programmers and planners, civil and geotechnical engineers, occupancy planners, a general contractor and other specialty consultants.

Spaulding & Slye has managed all aspects of this high-profile project from its conception, including securing government agency approvals; overseeing and guiding the design process; managing the construction process; maintaining the project budget; and aggressively maintaining the original project schedule. Spaulding & Slye was also responsible for the procurement of approximately \$12 million in specialized fixtures, furnishings, and equipment, and managed all installations and hook-ups. Additionally, Spaulding & Slye performed general contracting services in excess of \$1 million renovating specialty suites such as irradiation, x-ray, environmentally controlled chambers, and security systems for BL3 suites.

The new facility houses biochemistry, molecular biology, immunology, microbiology and cell biology laboratories as well as laboratory support and administrative spaces. A new AIDS Education and Conference Center has also been incorporated on the first floor. The design of the building also accommodates a 65,000 square-foot future addition.



CLIENT

Begun as a one-room Laboratory of Hygiene in 1887, today the National Institutes of Health is one of the world's foremost medical research centers, and the U.S. Government's focal point for medical research.

SERVICES PROVIDED

Project management, construction services, facilities services.

SIZE OF PROJECT

85,000 square feet

PROJECT COMPLETION

August 2000

REFERENCE CONTACT

Kyung Kim
NIH
6120 Executive Blvd
Rockville MD 20892

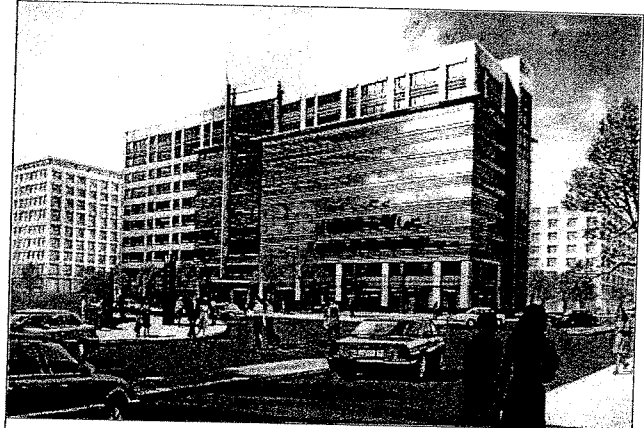
FEDERAL GATEWAY

Mixed Use
Washington, DC

Federal Gateway is a 10-story, 297,000 square foot, Class A mixed use office building that was delivered in third quarter 2003. Located at the corner of M Street and New Jersey Avenue, SE, Federal Gateway is directly across the street from the Southeast Federal Center (the future home of the Department of Transportation) and the Naval Systems Command Headquarters (NAVSEA) at the Washington Navy Yard.

The first floor of Federal Gateway houses a fully-dedicated, 35,000 square-foot retail component that services the building tenants and the NAVSEA contractor community. Several well-respected and visible tenants have executed leases, including CVS Pharmacy, Subway, and Chevy Chase Bank. The nine floors of office space are largely leased by NAVSEA contractors, including Anteon Corporation, which currently occupies over 130,000 square feet of space. Federal Gateway has a three level underground parking garage, and is conveniently located across the street from the Navy Yard Metro stop.

Unique challenges faced by Spaulding & Slye as the Development Manager, Leasing Agent, and the General Contractor for the building were: financing a building in the unique post September 11th environment; project financing after all the big credit-worthy tenants were already renting in other buildings (leaving smaller, less tenant-worthy tenants to go after for this building); and coming up with an affordable yet attractive design for this critical corner in Washington DC's architectural matrix.



SERVICES PROVIDED

Development management, construction, project financing, leasing, and property management.

FINANCING

Conventional debt / Equity Financing

SIZE OF PROJECT

297,000 square feet

PROJECT COMPLETION

3rd quarter 2003

MIXES OF USE

Office: 262,000 square feet
Residential: 35,000 square feet

REFERENCE CONTACT

Mr. Chris Smith
William C. Smith & Company
1220 I. Street NW, Suite 300
Washington, D.C. 20005
202.371.1220

PUERTO RICO CONVENTION CENTER DISTRICT AUTHORITY

Mixed Use

Puerto Rico

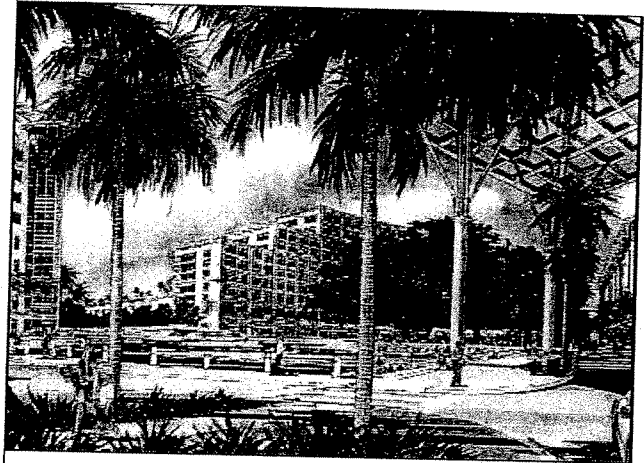
Spaulding & Slye was recently selected to provide development services to the Puerto Rico Convention Center District Authority (the Authority) in their goal to create a new 105-acre mixed-use neighborhood adjacent to the new convention center now under construction. In addition to the convention center, components of the development include office, retail, restaurants, hotels, and a museum.

The site, with easy access to Old San Juan, Conadad, Hato Rey and the Luis Muñoz Marín International Airport, is a prime location for increased tourist, business, and residential activity. It is however, currently separated from the adjacent neighborhood by the expressway.

The Authority has embarked upon a plan to create a mixed-use, waterfront, urban redevelopment, which will enhance the economic development potential of a cutting edge convention center and revive an underutilized section of the City of San Juan. The overall magnitude and complexity of the redevelopment project requires the completion of a viable strategic master plan, the ability to garner community support, and the technical skills to move the project through the development process.

The redevelopment plan envisions a vibrant 24-hour/365 day integrated neighborhood that is appealing to both residents and visitors. It reconnects the site to the water through the recreation of the old canal and revives the water views from the site. The 105-acre site has been divided into 12 individual development parcels to facilitate the financing of the project and the physical progress of the work. The project will be accomplished in four major phases:

- Phase I includes construction of the convention center phase 1 and upgrade of the infrastructure located directly under the development.
- Phase I-B includes a hotel, retail and restaurant development and an office tower and a corporate learning center.
- Phase II completes the second phase of the convention center and adds additional retail space shops and restaurants. It also includes residential space and a second office tower.
- Phase III includes the third phase of the convention center, a museum, and an additional hotel.



CLIENT

Convention Center District Authority of Puerto Rico

SERVICES PROVIDED

Master planning, development advisor and project management.

SIZE OF PROJECT

4.5 million square feet, 105 acres

PROJECT COMPLETION

2013

MIXES OF USES

Residential, retail, hotel, office and cultural.

REFERENCE CONTACT

Victor Shaparro
Convention Center Authority
787.722.3309

Aside from the Convention Center and infrastructure improvements, in order to complete this ambitious redevelopment the Authority must attract private sector investment and commitment. Spaulding & Slye will work closely and cooperatively with the Authority to generate interest in the project among the leading private sector hotel, entertainment, residential and commercial development and operations organizations. Our existing relationships with many of these organizations will benefit the project as we intensify our outreach program.

Thomas A. Baum
Executive Vice President
Bozzuto Development Company

Thomas A. Baum is the Executive Vice President of Bozzuto Development Company and Partner of The Bozzuto Group. Tom joined Bozzuto in June of 2001. Prior to joining Bozzuto, he held the position of Senior Vice President with Summit Properties, Inc., where he was responsible for growing their mid-Atlantic portfolio into the largest segment of the company, from 11% of the portfolio in 1996 into 23% of the portfolio in year 2000.

Experience Profile

Summit Properties, Inc.
Bethesda, Maryland

Senior Vice President

Senior officer responsible for managing the expansion of the regional offices from a two person office in 1997 into an eighteen person, fully integrated management, development, and construction operation including a six person development staff with a development pipeline in excess of 2,000 units.

Regional Vice President of Development

Corporate Officer in charge of Mid-Atlantic region for NYSE listed national apartment developer and manager. Responsible for all land search, pro-forma analysis, development, and construction activities. Responsible for a development pipeline of over 1,350 luxury apartment units in various stages of development and construction with a total value of \$178 million. Reported directly to COO/President of Summit Properties, Inc., based in Charlotte, NC.

Education and Professional Certification

- M.S. Real Estate Development, Columbia University, New York, New York, October 1988. Honors: Outstanding Thesis Award: Congregate Care Housing.
- B.S. Architecture, University of Illinois, Urbana-Champaign, May 1985.
- French National Architecture Academy, Unite Pedagogique D'Architecture, Versailles, France, 1983-1984.
- Registered Architect, State of New York.

Clark M. Wagner
Vice President
Bozzuto Homes, Inc.

Education:

Master of Planning, University of Virginia, 1998
Landscape Design Certificate, George Washington University, 1991
BS - Liberal Arts, Towson University, 1984

Current Position:

Vice President, Director of Development Services, Bozzuto Homes, Inc.
Duties: Responsible for overseeing various development projects from the feasibility review through final approval and construction.

Previous Positions:

Urban Design Director, City of Gaithersburg: 1993-2001
Planner, City of Gaithersburg: 1989-1993
Zoning Inspector, City of Gaithersburg: 1985-1989
Intern, State Highway Administration: 1984

Major Accomplishments (Bozzuto Homes, Inc.):

- Completed design and entitlement for 340 total units in 4 projects that are currently under construction.
- Currently overseeing design and entitlement for 4 projects totaling 642 units.

Major Accomplishments (City of Gaithersburg):

- Author of the newly created Corridor Development Zone, adopted in 2000.
- Led committee effort to develop new street design standards & overhaul of the City Road Code - 2000.
- Led team effort on creation of a plan for the Frederick Avenue Corridor- adopted in 2000.
- Facilitated planning charrettes and subsequent enhancement plans for various City neighborhoods.
- Facilitated Smart Growth Committee and author of City Smart Growth Policy - 1999.
- Author of Traditional Neighborhood Development Option zoning ordinance - 1998.
- Developed new City bus shelter prototype & City entry markers - 1998.
- City representative to the Kentlands/Lakelands Design Charrette - 1996
- Author of Sensitive Areas Plan - element of Master Plan - 1996
- City representative to the Olde Towne Design Charrette - 1995
- Author of Environmental Standards - 1995
- Employee Recognition Award for Outstanding Service - 1994 and 1995
- Led Committee in overhaul of City Parking Ordinance - 1993
- Author of City Forest Conservation Ordinance - 1992
- Author of City Tree Manual - 1990
- Overhaul of City Sign Ordinance - 1988

Member: ULI, MNCBIA, and Congress For the New Urbanism

Michael A. Schlegel
President
Bozzuto Construction Company

Since joining Bozzuto Construction in 1999 Mike Schlegel has been involved in the construction of more than \$650M worth of multifamily housing units in addition to over \$300M of commercial projects. As President, Mike oversees all of Bozzuto Construction Company's operations. He maintains a personal involvement with each project from initial negotiation, through pre-construction and construction. Additionally, he directs all in-house activities, providing leadership and ensuring cooperation and collaboration between estimating/budgeting, scheduling, project management, and supervision.

EDUCATION:

Bachelor of Science, Building Construction (with Honors) Virginia Polytechnic Institute and State University.

CAREER:

President, Bozzuto Construction Company
Vice President, Clark Realty Builders

RECENT PROJECT EXPERIENCE:

PATRIOT VILLAGE

Merrifield, VA

\$38.3 million, 436-unit residential apartment project located near the Dunn Loring Metro Station with 2 precast parking garages with 729 parking spaces. Design build.

GABLES AT ROTHBURY

Montgomery Village, MD

\$18.4 million, 205-unit garden style apartment project, which consists of four, 3-story, and three, 4-story wood frame buildings as well as a detached clubhouse.

NORTH POTOMAC SR. HOUSING

Gaithersburg, MD

\$4.6 million, Senior Living project consisting of four Villa Style Buildings with 3 apartments each; some with Loft-Style Units and some with Basements, and all with single car garages. There is also a low-rise 3-story elevator building with 25 apartments.

MILLENNIUM APARTMENTS

Conshohocken, PA

\$30 million, 375 unit, wood frame apartment building above a composite steel deck with parking beneath, swimming pool and clubhouse.

SILVERPLACE

Kem S. Courtenay
Principal, Development Services
Spaulding & Slye

Kem Courtenay, a Principal for Spaulding & Slye Colliers' Mid-Atlantic region, has more than 20 years of experience in strategic real estate planning and development. She has an extensive background in business, financial analysis, and management, as well as in planning and design. She holds an MBA from the University of California, Berkeley and a Masters of Landscape Architecture from Harvard University, Graduate School of Design. This broad experience allows her to effectively balance physical requirements with financial constraints to develop efficient and cost-effective facilities strategies. Ms. Courtenay's project experience includes:

- **National Institutes of Health Building 33 Complex**, Bethesda, MD: Ms. Courtenay is the Project Director for Building 33, a 150,000 square-foot, state-of-the-art bio-containment facility. The facility will include bio-medical research labs, a vivarium capable of housing nonhuman primates as well as adaptable space for use as an insectory, office, conference facilities, interaction areas and public space. The multi-level parking structure will be capable of parking 1,250 cars to replace the existing employee parking space where the new facility will be constructed. The National Institute of Allergies and Infectious Diseases (NIAID) is the primary NIH entity to occupy the new laboratory facility.
- **The MITRE Corporation**, Northern VA: As Project Director of this account, has directed the efforts of a multidisciplinary team of development, construction, and finance specialists in the analysis of the existing portfolio—comprising in excess of 900,000 square feet—and the development of a strategic real estate plan for this FFRDC. Analysis has included engineering, space utilization and financial studies of over 15 facility alternatives, ranging from existing facilities to consolidating and developing a new campus, to enable the organization to assess the operational and cost impact of various scenarios over the next 20 years. Led a multidisciplinary team in the implementation of the strategic plan, including the purchase of a 16-acre site; the development of a new 310,000 square-foot facility and associated parking garage; the renovation of an existing 300,000 square-foot building; and the development of a third 200,000 square-foot building and associated parking garage.
- **Potomac Electric Power Company (PEPCO)**, Washington, DC: Project Manager for the evaluation of real estate options, site selection and building design for PEPCO's 400,000 square-foot Washington, DC headquarters. Responsibilities included identifying and evaluating alternative buildings and sites; negotiating the site purchase; selecting and managing a team of architectural and engineering consultants through the base building and interior design process; obtaining permits for the building development; preparing a development and relocation budget; and preparing a minority business development and community outreach plan.
- **Federal Deposit Insurance Corporation**, Washington, DC: Project Manager for the development of a long-term strategic housing plan for FDIC that will accommodate over 600,000 square feet of leased space. Strategic plan included evaluation of existing facilities; space analysis; market analysis; pro forma cost analysis of development and leasing options; and presentation of findings and recommendations to FDIC senior management.
- **Food and Drug Administration**, Rockville, MD: Project Manager for design and development of 100,000 square feet in an existing building. The project was completed under a fast-track schedule of five months from the initial project meeting through move-in.
- **American Type Culture Collection**, Manassas, VA: Project Director for the development and relocation of 104,000 square feet of laboratory, operations and administrative facilities to a new biomedical research headquarters facility developed in joint venture by Prince William County and George Mason University.
- **Coulter Corporation**, Miami, FL: Completed a Strategic Facilities Plan for a major bio-medical company. Determined real estate strategies for 200,000 square feet of office space and another 300,000 square feet of laboratory and research and development space.

Education

University of California, Berkeley, MBA, 1985
Harvard University, Graduate School of Design, MLA, Landscape Architecture
University of Virginia, Bachelors, Landscape Architecture

SILVERPLACE

THE WHITNEY AT BETHESDA THEATRE

Bethesda, MD

Address: 7707 Wisconsin Avenue Bethesda, MD 20814

Project Type: Public private partnership, mixed-use development that blends new luxury residences with a renovated landmark theatre and a public garage.

Project Description: Located in the heart of Bethesda, the Whitney at Bethesda Theatre offers unusual character, fronting a lively urban scene along the front and an established residential neighborhood to the back. Designed around a landmark Art Deco theatre, the community offers luxury residences in an 11-story tower as well as a 4-story villa set around a public park space. The project includes: 200 high-rise luxury residences, 44 Luxury villa residences, 9 Town homes, 17,000 sf theatre, Public park, 238 residential parking spaces and 350 public parking spaces in separate county garage. Amenities include: a Business center, Fitness Center, Club Room and Landscaped Courtyard with Pool.

Financing: Conventional Financing 20% Equity/80% Debt, Construction Lender Bank of America, NYSTRS Permanent Financing

Completion Date: Summer 2003

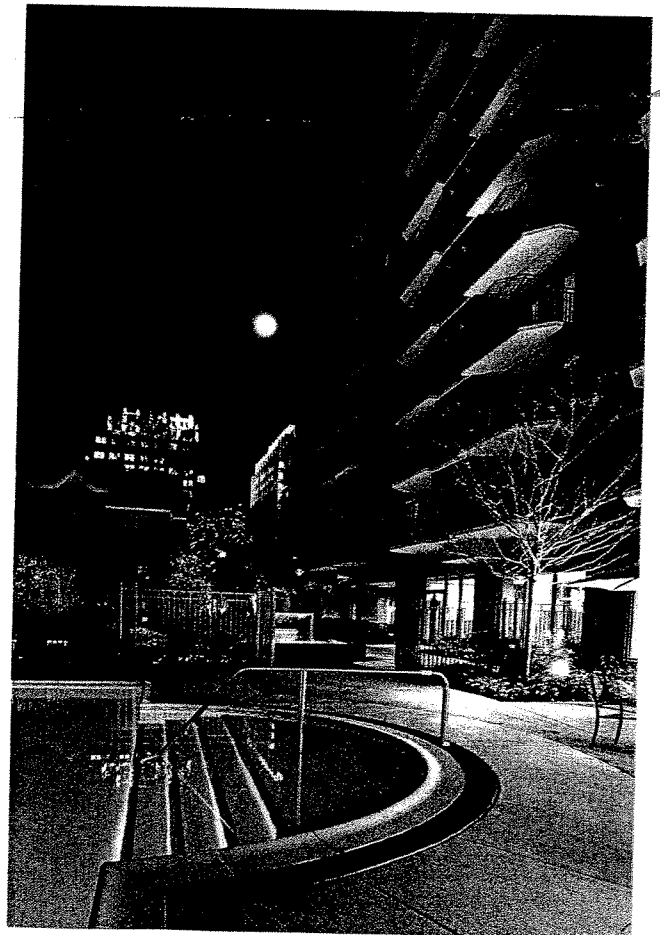
Team Members and Key Personnel:
Bozzuto Development Company - Tom Baum, Artie Harris

Lead Firm and Project Manager:
Bozzuto Development Company - Tom Baum

Value: Approximately \$75 million

Land Area: 2 acres

Reference:
Mindy Fang, Senior
Vice President
Bank of America
(410) 605-8272



Project Category: Residential

The Ellington

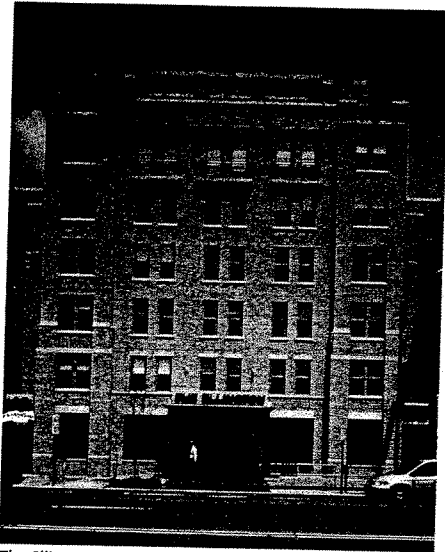
Firm Name	Project Manager	Discipline					
		Programming	Financing	Arch Design/ Engineering	Landscape Design	Construction	Property Mgmt
Torti Gallas and Partners	Maurice Walters	P		P			
Bozzuto	Tom Baum						P
Tadler Cohen Edelson	Zivan Cohen			S*			

* Structural Engineer

The Ellington • Washington, D.C.

Winner, NAHB Multifamily 2005 Pillars of the Industry Award, Best Mid-Rise Rental Apartment

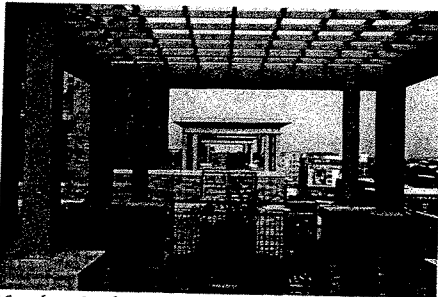
“...a prominent vertical sign at the corner is reminiscent of the old theater signs that were once a signature feature of the U Street corridor.”



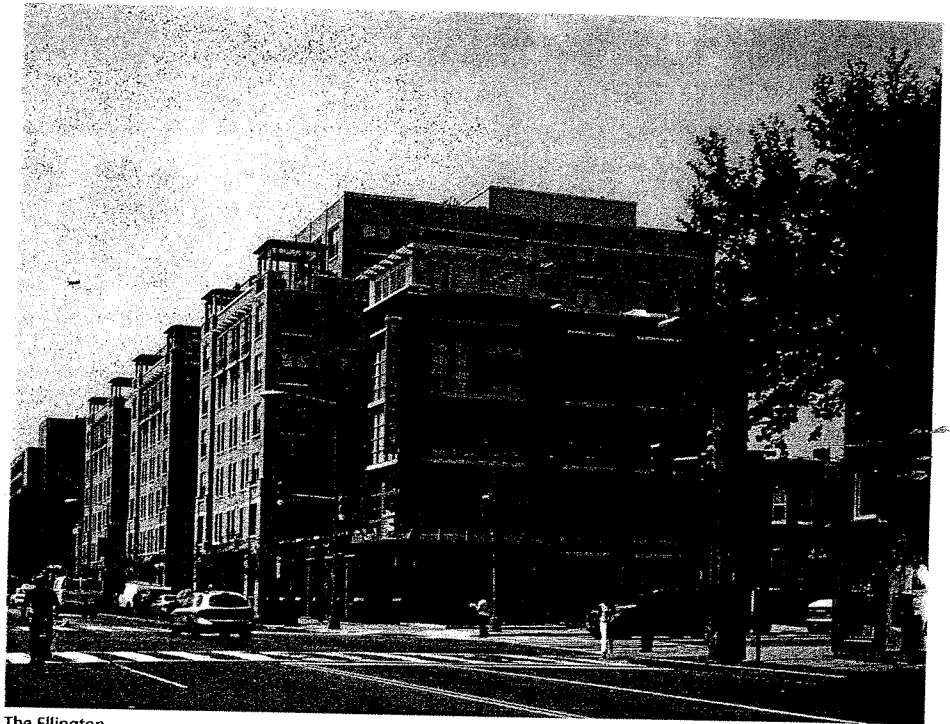
The Ellington

The Ellington is E-shaped, with three wings projecting out to U Street with courtyards in between. The upper two floors are set back significantly from the perimeter walls in order to minimize their visibility from the street. In its overall massing, materials, fenestration and facade organization, the building is evocative of some of the landmark buildings in the neighborhood, such as the Whitelaw Hotel, the True Reformers Building, and the Bowen YMCA, while being

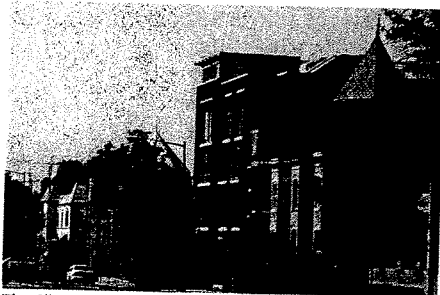
clearly contemporary in its detailing. On the corner of 13th and U Streets there is a four story façade, with a prominent retail entrance on U Street, accessed through a courtyard. The residential entrance is located on 13th Street, and elevated to match the rowhouses on this street frontage. The facades of this component are clad in red brick, and organized by full-height piers enframing banks of windows with spandrel panels.



View from Rooftop Terrace



The Ellington



The Ellington

Services provided:

- programming
- marketing package
- leasing plans
- feasibility/yield analysis
- community meetings
- urban design
- code analysis
- public hearings
- expert witness
- architectural design
- construction phase service
- alley closing

Sustainable design elements:

- located across street/above Metro
- provides underground structured parking
- provides bike storage
- mixed-use building
- pedestrian-oriented

Square Footage:

211,000 SF floor area (186 units), 15,000 SF retail

Project Description:

Mixed-Use Transit Oriented Residential Project

Types of Financing:

Private

Date of Completion:

October 2004

Team Members and Key Personnel:

Torti Gallas and Partners
John Torti, Maurice Walters

Bozzuto - Tom Baum

Tadler Cohen Edelson - Zivan Cohen

Lead Firm and Project Manager:

Donatelli & Klein
Mr. Larry Clark

Reference:

Mr. Larry Clark, Vice President
Donatelli & Klein
(301) 654-0700

Project Category: Residential

Kenyon Square

		Discipline						
Firm Name	Project Manager	Programming	Financing	Arch Design/ Engineering	Landscape Design	Construction	Property Mgmt	
Torti Gallas and Partners	Maurice Walters	P		P				
Bozzuto	Tom Baum						P	
GHT, Ltd	Rodney Simpson			S*				

* Mechanical/Electrical/Plumbing Engineer

Torti Gallas is working with a developer client on the redevelopment of two parcels of the Columbia Heights area of Washington D.C. One of Washington's oldest neighborhoods, Columbia Heights is experiencing an urban transformation back to its previous grandeur. Parcel 15 is being developed into Kenyon Square, a luxury condominium building with street level retail built over an existing Metro tunnel. The architecture of the building reflects the varied styles of Washington, D.C. The southern facade is a deco style with large expanses of glass and wonderful views of the city. The northern portion of the building is designed in an Italianate style, echoing the design of grand Washington, D.C. apartment houses.

The residential units feature spacious floor plans, functional and modern kitchens, ample storage and closet space, and light-filled rooms. Many of the homes feature balconies.

Services provided:

- programming
- feasibility/yield analysis
- comprehensive planning process
- community meetings
- urban design
- neighborhood planning
- architectural design

Square Footage:
204,623 SF residential including amenities
17,348 SF retail

Project Description:
Mixed-Use Transit Oriented Development

Types of Financing:
Private

Date of Completion:
Spring/Summer 2007 (anticipated)

Team Members and Key Personnel:
Torti Gallas and Partners
Maurice Walters, Tom Danco, Filiz Basaran

GHT Ltd.
Rodney Simpson

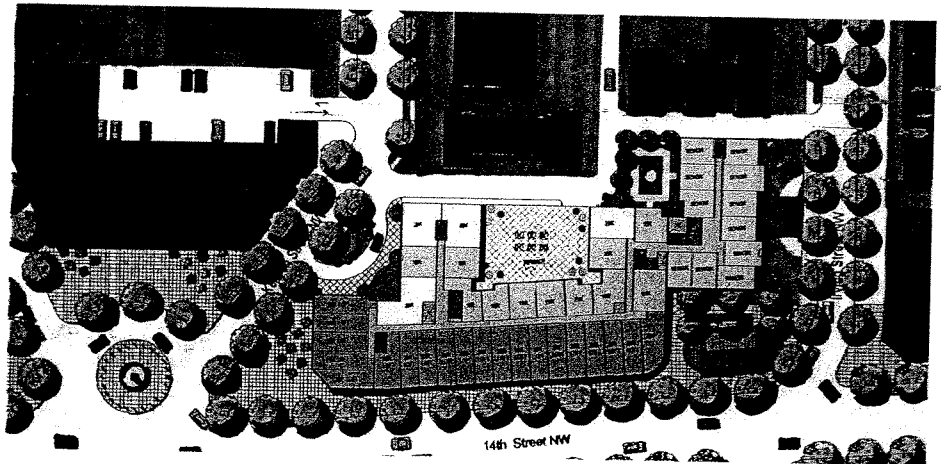
Lead Firm and Project Manager:
Donatelli & Klein
Larry Clark

Reference:
Mr. Larry Clark, Vice President
Donatelli & Klein
(301) 654-0700

“The design of Kenyon Square represents an evocative tribute to the historic architecture in the Columbia Heights neighborhood.”



View of Kenyon Square



Site Plan



Elevation

The Delancy

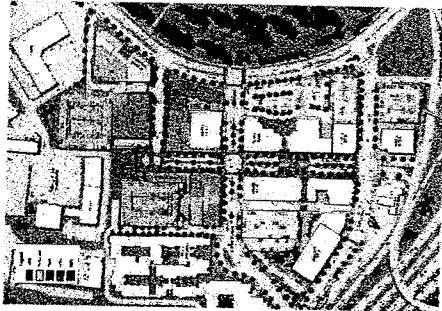
Project Category: Residential

		Discipline						
Firm Name	Project Manager	Programming	Financing	Arch Design/ Engineering	Landscape Design	Construction	Property Mgmt	
Torti Gallas and Partners	Maurice Walters	P		P				
Bozzuto	Jorgen Punda	P	P			P	P	
Wells & Associates	Kevin Sitzman			S*				

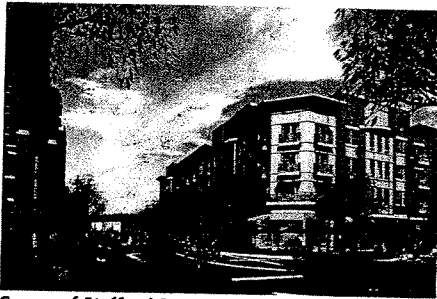
* Transportation Engineer

The Delancey • Shirlington, Virginia

"These three buildings create, not only interesting new streets, but an urban vibrant place to live."



Site Plan



Corner of Stafford Street and South 28th Street

Services provided:

- programming
- comprehensive planning
- site plan approval
- community meetings
- design charrette
- urban design
- neighborhood planning
- architectural design
- construction phase service

Square Footage:

241 residential units, 750-space parking garage

Project Description:

Mixed-Use Transit Oriented Development

Types of Financing:

Conventional financing 20% Equity/80% Debt,
Construction Lender - Bank of America
Permanent Financing by Fannie Mae & Deutsche Bank

Date of Completion:

Spring 2006

Team Members and Key Personnel:

Bozzuto - Thomas Baum

Torti Gallas and Partners

John Torti, Maurice Walters, Daniel Ashtary

Wells & Associates

Kevin Sitzman

Lead Firm and Project Manager:

Bozzuto Development Company
Thomas Baum

Reference:

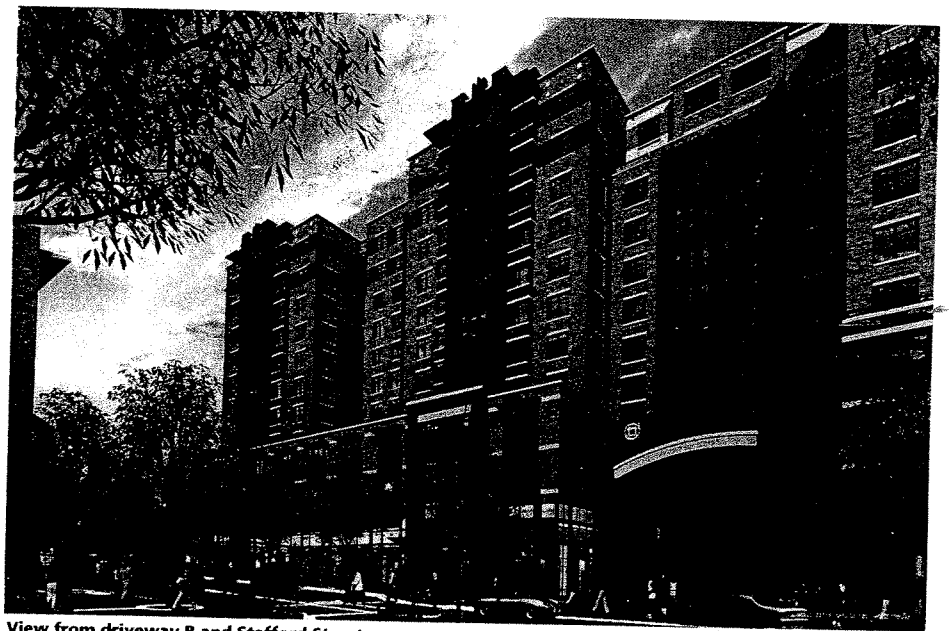
Mr. Thomas Baum, President
Bozzuto Development Company
(301) 220-0100

The Delancey is located at the heart of Shirlington - Arlington's art and entertainment district. Our design offers the convenience of urban living with easy access to restaurants, theatres, and shopping - all in walking distance. The new development will expand and enhance the existing Shirlington Village into a unique urban community.

The intent of our proposed design is to keep and strengthen the "theme" of the village by adding the culture, entertainment and retail components necessary to transform the site from a suburban

strip into a mixed-use "urban village".

A 12-story high-rise, 4 story low-rise, and 3-story low-rise will each have an articulated appearance and vernacular languages and colors of the surrounding neighborhood will be kept. Diverse unit types will include flats and lofts for the new residents. This new village creates, not only interesting new streets, but an vibrant urban place to live, work and play.



View from driveway B and Stafford Street

The Alexander House • Silver Spring, Maryland

Finest for Family Living Award; Citation Award; Potomac Valley, Maryland Chapter of the American Institute of Architects

“Strong gestures invite people inside. Excellent detail for a project of this type that successfully identifies individual units that residents can point to as home.”



Lobby

Services provided:

- programming
- site plan approval
- code analysis
- public hearing
- leasing plans
- architectural design
- construction phase services

Square Footage:

325,000 SF residential, 90,000 SF garage, 1,000 SF retail

Project Description:

Mixed-Income Residential Project

Types of Financing:

Public

Date of Completion:

1992

Team Members and Key Personnel:

Torti Gallas and Partners
John Torti, Daniel Ashtary

Lead Firm and Project Manager:

Housing Opportunities Commission of
Montgomery County, Maryland
Mr. Bernard Tetrault

Reference:

Mr. Bernard Tetrault, Real Estate Advisor
(formerly with Housing Opportunities
Commission)
District of Columbia Housing Authority
202-535-1445

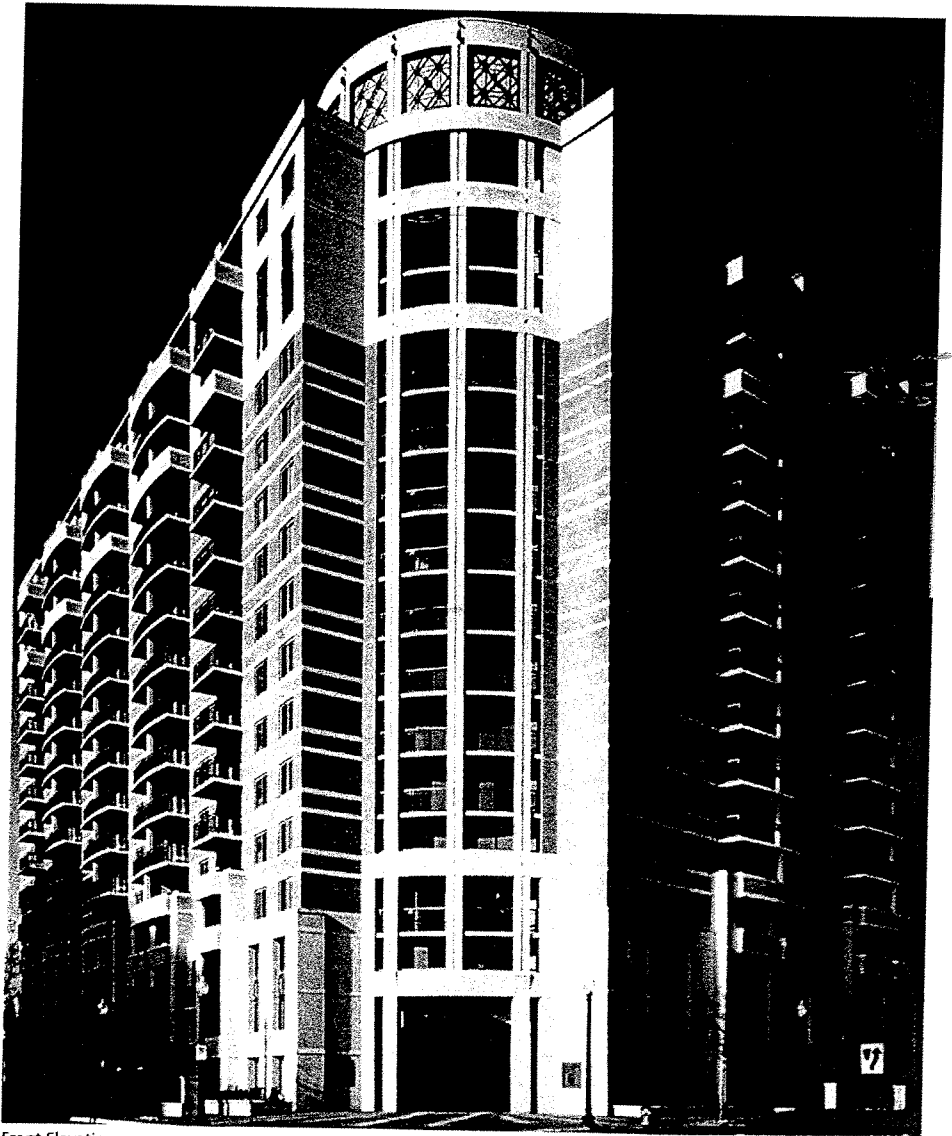
The design of Alexander House addresses the complex residential program of the building and creates a sense of place and compatibility with its urban neighbors.

In order to reduce the mass of the building, the facades are organized in the classical three part division of base, body and top. The rotunda at the corner acts as a portal and reinforces one's sense of passage through the building to the public gardens.

The highly articulated base of the building also reinforces the importance of the street as an essential urban form by relating to human scale

through the use of typical residential elements such as bay windows, special brick detailing, street level private gardens, and low garden walls with ornamental gates. Located one block from the Silver Spring Transit Center, Alexander House offers its residents convenient access to Washington, DC and the Metropolitan Area via either bus or rail.

This mixed-income development offers 70% of its units at market-rate rents and 30% affordable for Section 8 residents.



Front Elevation



TORTI GALLAS AND PARTNERS

301.588.4800 www.tortigallas.com

THE MONTGOMERY AT WHEATON METRO

Wheaton, MD

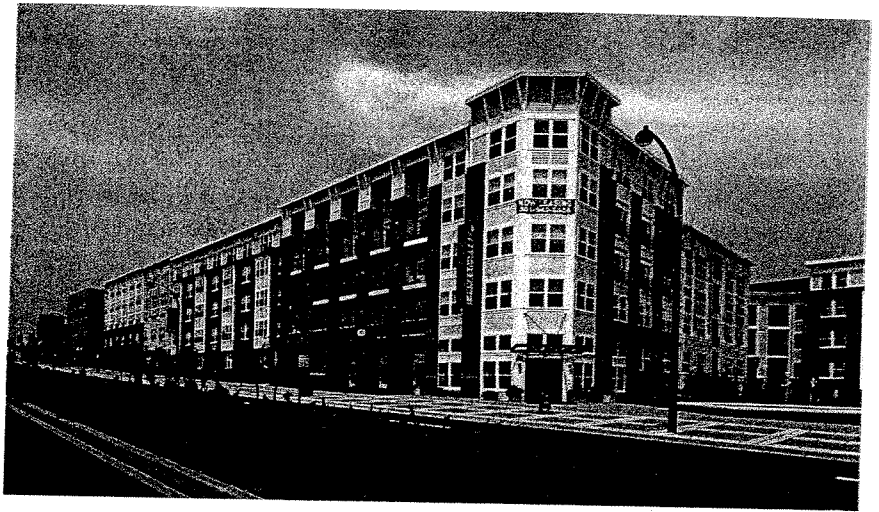
Address:

11101 Georgia Avenue Wheaton, MD 20902

Project Type:

Transit Oriented Multi-Family residences within a Central Business District

Project Description: Located in Downtown Wheaton, these luxury residences are a key component of the city's exciting revitalization. The Georgia avenue site offers prime visibility and is situated two miles from the Beltway, less than 500 feet from the Wheaton Metro station and within easy walking distance of a regional shopping mall and dozens of area restaurants. The project includes: 243 residences, including 16 loft residences, 5 'live-work' residences, and 12 town home style residences, as well as a 400-space parking garage. Amenities include a Business Center, Fitness Center and Landscaped Courtyard with Pool.



Financing:

Conventional Financing 20% Equity/80% Debt, Construction Lender Bank of America, Freddie Mac Permanent Financing

Completion Date: Early Fall 2005

Team Members and Key Personnel:

Bozzuto Development Company - Tom Baum, Artie Harris

Lead Firm and Project Manager:

Bozzuto Development Company - Tom Baum

Value: Approximately \$33 million

Land Area: 3 acres

Reference:

Mindy Fang, Senior

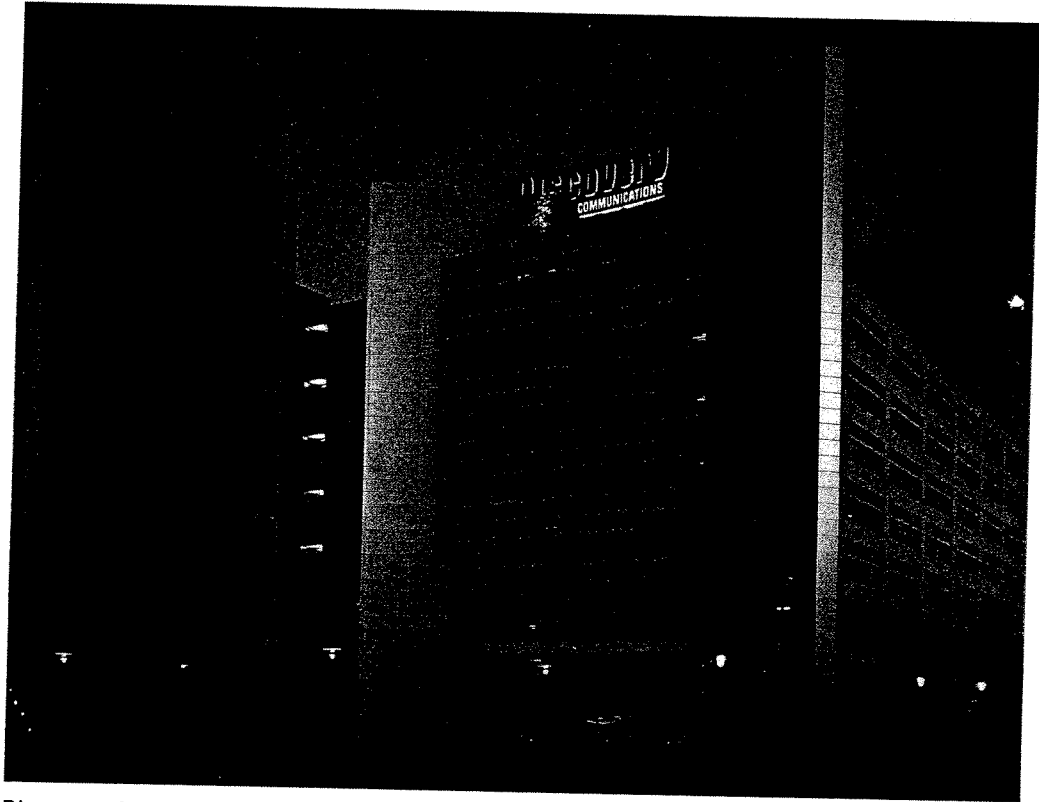
Vice President

Bank of America

(410) 605-8272

Discovery Communications World Headquarters

Silver Spring, MD



Construction Cost
\$60,000,000

Size
580,000 gsf - office
85,000 sf - open space
300,000 - garage

Completion Date
2002

Financing
Private

Team Members and Key Personnel
The Smith Group

David King
Design Principal
Steve Cohen
Project Manager

Lead Firm and Project Manager
Cushman & Wakefield
Mr. Michael Solomon

References
Mr. Dom Fioravanti
Senior Vice President (ret)
904-379-9882

Mr. Michael Solomon
Cushman & Wakefield
Project Manager
202-739-0392

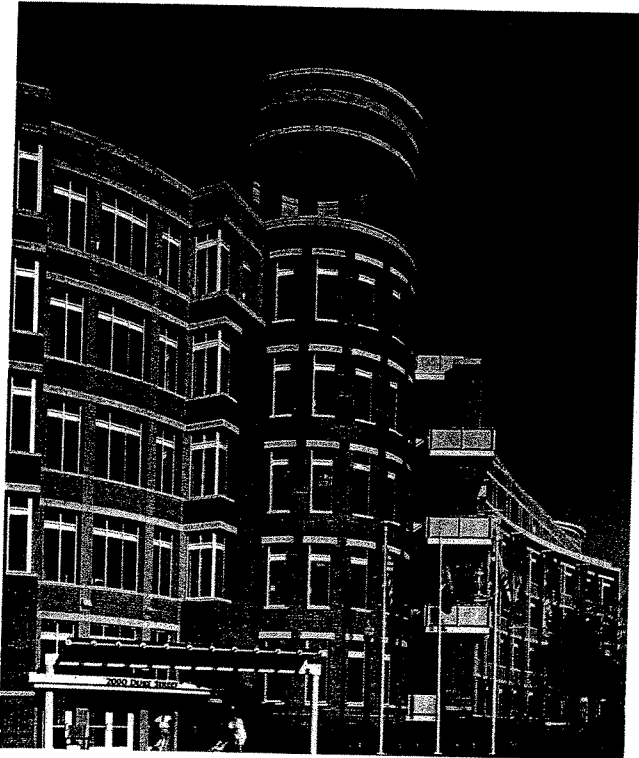
Discovery Communications is a privately held, diversified media company providing international television programming, online services, and retail stores. The organization's 580,000 gsf headquarters consolidates administrative operations and is designed to showcase Discovery's cutting-edge work culture and a product philosophy committed to exploration, learning, and community involvement. Occupying a previously empty 3.4-acre site at Silver Spring's major crossroads, the project is a significant element in the redevelopment of one of Washington, DC's oldest near-suburban neighborhoods. Discovery's policy of subcontracting its creative and production work is expected to stimulate additional real estate activity. Some 2,000 employees will use the building, which provides below-grade parking for 800 cars and easy access to the nearby Metrorail and Metrobus transit center.

Design for the headquarters emphasizes the structure as the major gateway and landmark for downtown Silver Spring as well as a center for community life. Configured as an "L," major façades front the two main public thoroughfares and form a ceremonial entry. The multi-faceted structure employs a variety of materials including stone and glass. A public green space and a plaza linking to the transit center knit the headquarters to the civic life of the neighborhood.

SMITHGROUP

Time Life Headquarters

Alexandria, VA



Construction Cost
\$28,000,000

Size
240,000 gsf - office

Completion Date
1997

Financing
Private

Team Members and Key Personnel

The Smith Group
David King
Principal-in-Charge

Duy Tam Nguyen
Project Manager

Lead Firm and Project Manager

JM Zell Partners, Ltd.
Mr. Scott Kaufman

Reference

Mr. Scott Kaufman
JM Zell Partners, Ltd.
Developer
202-682-8733

SmithGroup worked with Time Life to develop a new 156,000 sf headquarters facility to support the development and marketing of Time Life's Books, Education, Music, Digital and Video products. The facility is located in the Carlyle development in Old Town Alexandria convenient to the King Street Metro station.

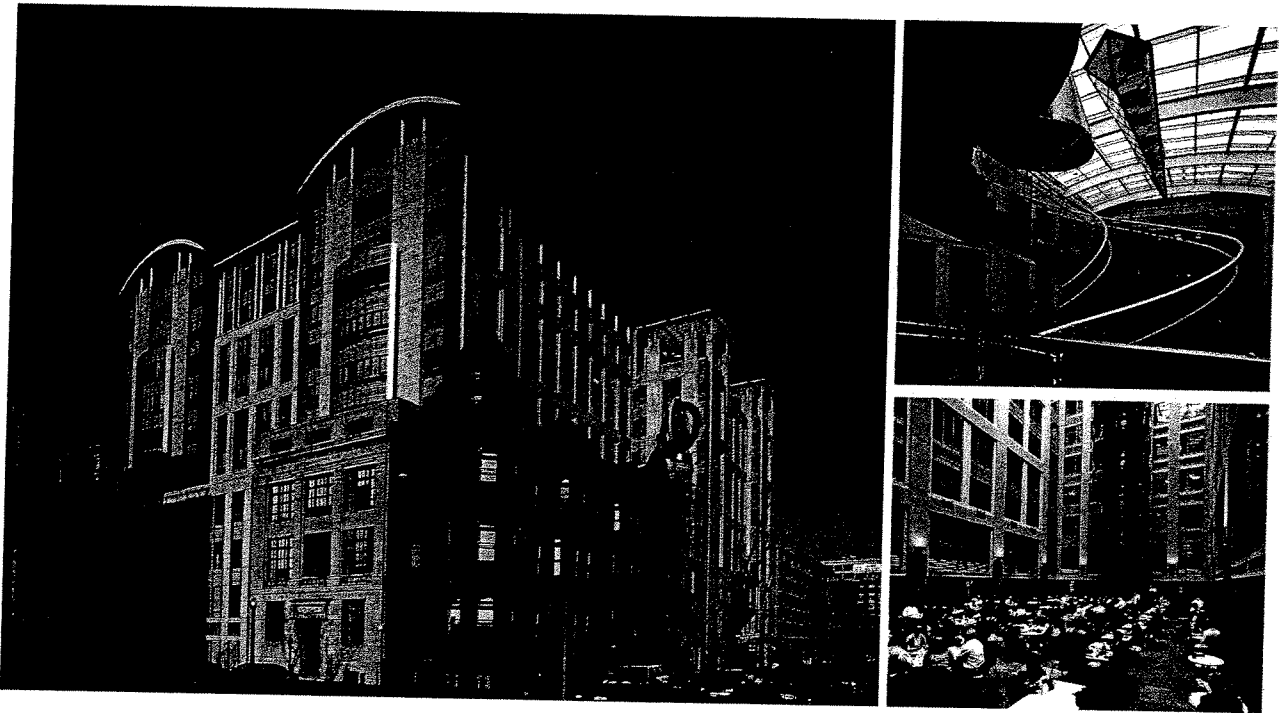
Program areas include telecommunications space, cafeteria, health & fitness club, library and specialized photo labs and test kitchens. The building is designed with large 30x40 foot bays and high floor-to-floor height to provide maximum flexibility and to allow light to penetrate the generous 30,000 sf floor plate.

Metaphorically, Time Life makes visual reference to the core products of the book, music and video divisions and expresses the openness and interactivity encouraged by the organization's team-based work philosophy. The curving main facade, which pulls away from the structure by "feathering" at its edge, imitates the curling of sheet music; the circular drum at the end of the building represents stacks of CD's; the stair tower suggests the oculus of a video camera. A dramatic 5-story circular stair, connecting all floors and providing a vertical social space, supports a sense of openness and communication across departmental boundaries.

SMITHGROUP

The National Academy of Sciences Building

Washington, DC



Construction Cost
\$72,000,000

Size
356,000 gsf - office

Completion Date
2002

Financing
Private

**Team Members and
Key Personnel**
The Smith Group

David King
Design Principal
David Varner
Project Manager

**Lead Firm and Project
Manager**

National Research
Council/National Acad-
emy of Sciences
Mr. Joseph Papa

Reference
Mr. Joseph Papa
Director
202-334-3100

The National Research Council/National Academy of Sciences retained SmithGroup to provide architecture, engineering and interior design services. The team faced a number of design challenges including: creating a headquarters identity that incorporates the National Research Council, National Academy of Sciences, the National Academy of Engineering and the Institute of Medicine into one facility; blending into an eclectic neighborhood that includes the MCI Center and the National Building Museum (Pension Building); incorporating and restoring existing townhouse structures as part of the development; creating a building design to emphasize the National Academies' culture of collaboration; an obtaining approvals from the Commission of Fine Arts and the Historic Preservation Review Board.

The project involves new construction incorporated between two existing historic structures for a total of 356,665-gross-square feet of office space. The resulting design complements existing development in the surrounding neighborhood, which includes the MCI Center, the National Building Museum, and the AARP headquarters, among others. It emphasizes the site's restored building facades and visually communicates the NRC's signature.

In its interior, the building design reflects the NRC's collaborative culture. Its 9-story atrium visually unifies offices and signifies connectivity, while monumental interconnecting stairs link floors to promote interaction and reduce reliance on elevators.

This renovation/addition includes administrative offices supporting advanced technology computers, audio-visual and telecommunications systems. SmithGroup also provided interior design for a 15,000-sf multi-media conference center, computer stations, a library, and a lunchroom on the third floor that is centered beneath the atrium. The design also includes a lecture hall that can also serve as the location of future televised speaking events.

SMITHGROUP

PEPCO

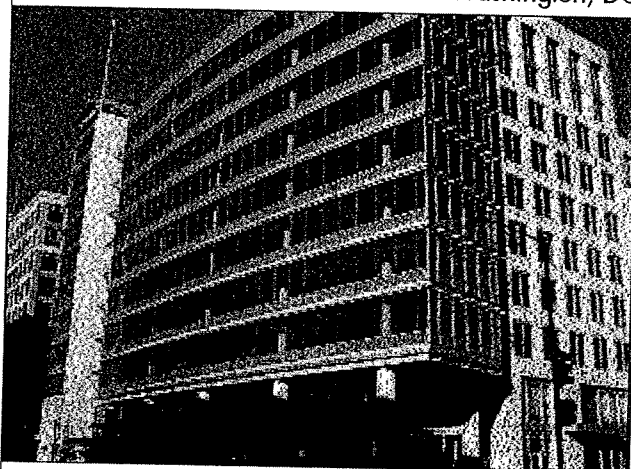
Headquarters
Washington, DC

PEPCO, the local electric utility for the Washington metropolitan area, had to relocate its headquarters facility due to an impending lease expiration. The relocation, involving approximately 1,400 employees, came at a time when PEPCO was in the midst of merger negotiations with another utility and facing deregulation in its industry. Spaulding & Slye was selected as PEPCO's strategic real estate advisor and development manager to assist them in quickly evaluating alternatives for a new headquarters in Washington, DC. Both leasing and ownership alternatives were evaluated as well as existing buildings and potential development sites.

Working closely with PEPCO management and user groups, Spaulding & Slye first developed a defined set of goals and objectives. After evaluating 50 sites and preparing a detailed site planning, zoning, and financial analysis of nine shortlisted sites, PEPCO selected a location at Ninth and G Streets NW. Spaulding & Slye coordinated the due diligence process prior to PEPCO closing on the site.

Spaulding & Slye served as PEPCO's development manager for the design, permitting, and final pricing of the base building, and the design, permitting, and construction of the 350,000 square-foot interiors build-out. Spaulding & Slye's scope of work included the following key functions:

- Worked with PEPCO management and user groups to define the goals and objectives of the new space;
- Reviewed more than 50 potential sites;
- Performed a detailed analysis of nine shortlisted sites, including financial analysis, implementation planning and review of all zoning and site factors;
- Negotiated the purchase of the selected land site and managed the due diligence and acquisition process; and
- Managed the: permitting and zoning variance process; architect, engineer, general contractor and specialty consultants; programming, design and construction process; scheduling, accounting, budgeting and cost control functions; public relations, minority business development and community outreach programs.



CLIENT

PEPCO is the local electric utility for the Washington Metropolitan area.

SERVICES PROVIDED

Strategic Real Estate Plan, Site Acquisition, and Development Management of Consolidated Corporate Headquarters

SIZE OF PROJECT

402,000 square feet

PROJECT COMPLETION:

2002

TEAM MEMBERS

Spaulding & Slye, Kem Courtenay & Dave Powell

LEAD FIRM AND PROJECT MANAGER

Spaulding & Slye, Kem Courtenay

REFERENCE CONTACT

Eileen Circo
Lowe Enterprises Real Estate Group
1101 Connecticut Ave, NW Washington, D.C. 20036
202.496.2907

As part of PEPCO's very active minority business development program, Spaulding & Slye performed extensive research in identifying qualified minority consultants to participate in the planning, design, and construction of the new headquarters. PEPCO's original minority participation goals were 25%. The architectural and engineering consulting team included over 60% minority or women-owned business participation in large part by Spaulding & Slye's insistence on exceeding PEPCO's expectations. The construction phase included over 30% minority participation.

THE MITRE CORPORATION

Headquarters
McLean, Virginia

Since 1990, Spaulding & Slye has served as MITRE's strategic real estate advisor and development manager on numerous projects in New England, New Jersey, and Northern Virginia.

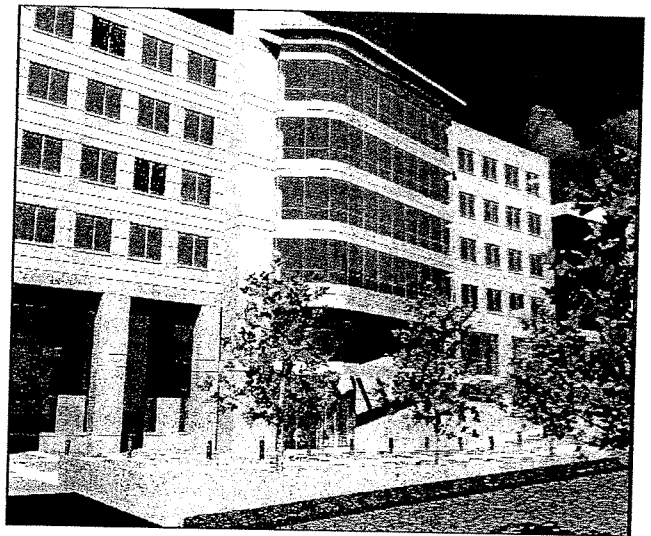
MITRE retained Spaulding & Slye to develop a strategic real estate plan for accommodating its future facility needs in the Washington DC Metropolitan area. Spaulding & Slye identified and evaluated alternative occupancy strategies for MITRE's 600,000 square-foot requirement. Ultimately, MITRE elected to purchase a 16-acre site in Northern Virginia with an existing 325,000 square-foot building and development rights to construct an additional 310,000 square-foot building. Spaulding & Slye is now managing the development of the campus.

Since the initial acquisition, MITRE's growth has escalated. To accommodate this growth, Spaulding & Slye represented MITRE in the purchase of an adjacent land parcel on which a 200,000 square-foot building was developed. The building was delivered in 2003 bringing the entire campus to 835,000 square feet with a value of over \$230 million.

Specific services Spaulding & Slye completed for MITRE include:

- Evaluating existing facilities for current and future needs;
- Analyzing the economic, demographic and operational impact of consolidating operations;
- Determining the impact of owning versus leasing real estate;
- Evaluating facility costs consistent with MITRE's sponsoring agreements with the federal government;
- Evaluating more than 150 sites;
- Preparing cost estimates for eight sites; and
- Providing a development and construction management agreement for a 310,000 square-foot build-to-suit facility and for the renovation of a 325,000 square-foot existing building.

Spaulding & Slye has continued its relationship with MITRE as it consults on a 600,000 square-foot campus in Bedford, Massachusetts.



CLIENT

The MITRE Corporation is a federally funded research and development corporation (FFRDC) founded in 1958. Over the last 40 years, MITRE has helped to engineer new and increasingly powerful computerized information systems in partnership with its sponsors in the U.S. Department of Defense, the Federal Aviation Administration, and the U.S. Internal Revenue Service.

SERVICES PROVIDED

Strategic planning, property disposition and site selection, build-to-suit development, occupancy cost management, facility utilization studies, development and construction management

SIZE OF PROJECT

835,000 square feet

PROJECT COMPLETION

MITRE I: 2002; MITRE II: 2001; MITRE III: 2003

TEAM MEMBERS

Spaulding & Slye, Kem Courtenay, Dave Powell, & Abby Goodman

LEAD FIRM AND PROJECT MANAGER

Spaulding & Slye, Kem Courtenay

REFERENCE CONTACT

The MITRE Corporation
Mr. Lewis Fincke, CFO
7515 Colshire Dr.
McLean, VA 22102
703.883.6466

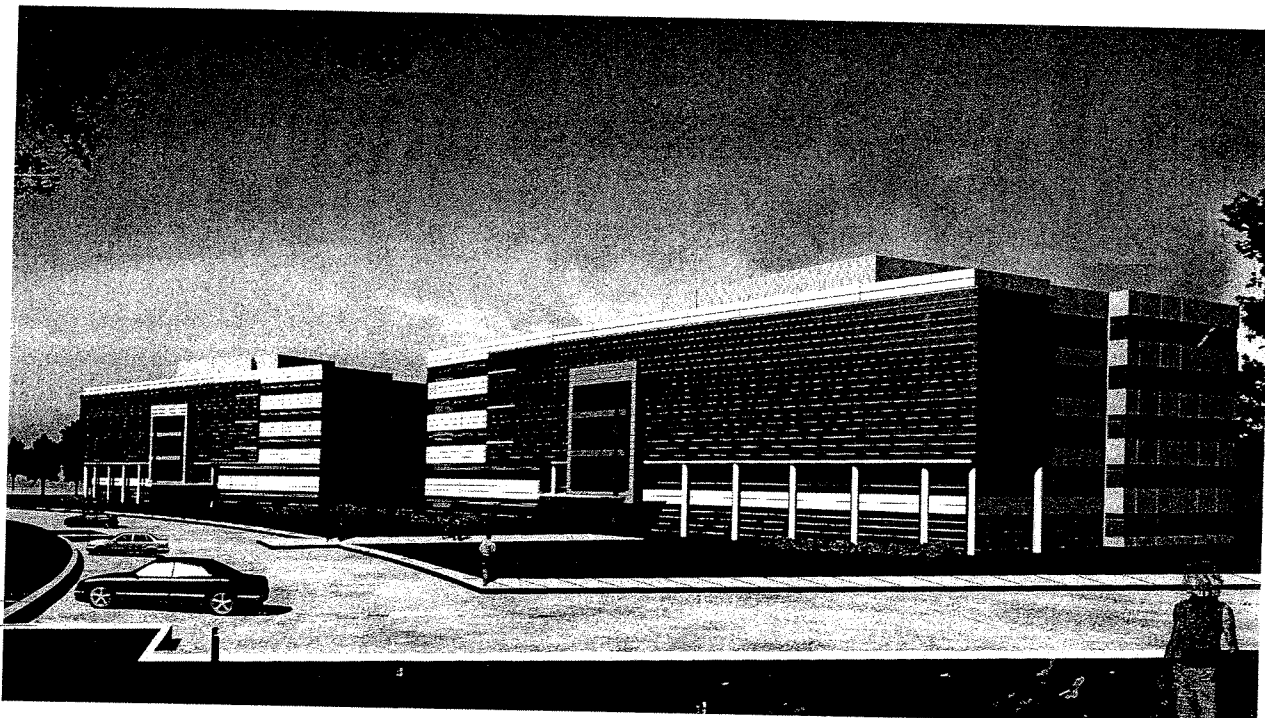
Mission Ridge
Project Category: Environmental Sensitivity (LEED)

Firm Name	Project Manager	Discipline						
		Programming	Financing	Arch Design/ Engineering	Landscape Design	Construction	Property Mgmt	
SmithGroup	Monty Wing	P		P	S	S		
Spaulding & Slye	Jim Laroe	P	P					
Sustainable Design Consulting	Sandra Earley			S*				

* Sustainable Design Consultant

Mission Ridge

Chantilly, VA



Construction Cost
\$30,000,000

Size
310,000 sf - office

Completion Date
2007

Financing
Private

Team Members and Key Personnel
The Smith Group
Monty Wing
Project Manager

Spaulding & Slye
Jim Laroe

Sustainable Design
Sandra L. Earley

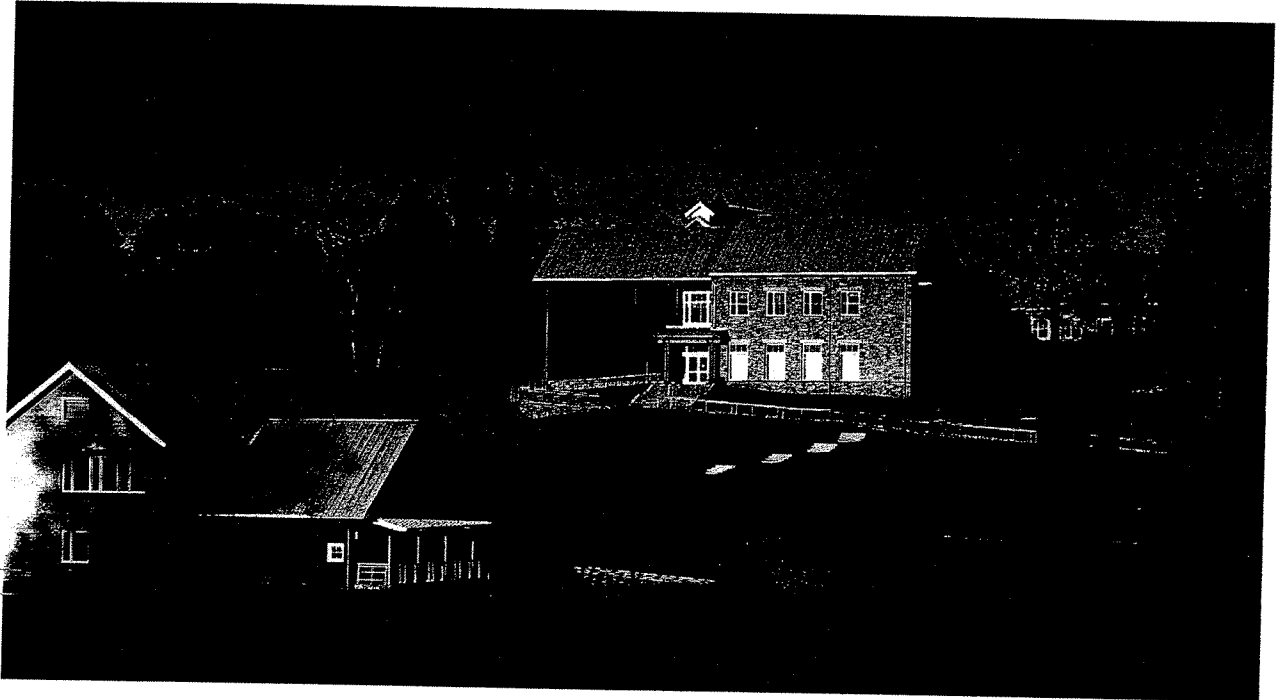
Lead Firm and Project Manager
Arden Management
Mr. Jeff Snow

Reference
Mr. Jeff Snow
Arden Management
Project Managers
202-312-6742

Speculative office development of two secure buildings in a suburban office park. Goal is to provide flexible solutions to potential tenant security needs by adjusting configuration of parking areas while retaining constant core & shell hardening. Project aiming for Certified LEED rating, too, through LEED™ Core and Shell Pilot Program. Complexities include sloping site, limited access points, underground pipeline, overhead high-voltage power lines and approximately half of the site within a floodplain.

SMITHGROUP

U.S. Fish and Wildlife Service
National Conservation Training Center
Shepherdstown, WV



Construction Cost
\$89,000,000

Size
365,000 gsf - office
500 acres - open space

Completion Date
1997

Financing
Public - Federal

Team Members and Key Personnel

The Smith Group
David King
Principal-in-Charge

Duy Tam Nguyen
Project Manager

Lead Firm and Project Manager

National Conservation
Training Center
Mr. Rick Lemon

Reference

Mr. Rick Lemon, Director
National Conservation
Training Center
304-876-7263

The National Conservation Training Center is an environmentally sensitive, campus devoted to wildlife and habitat conservation. The U.S. Department of Energy Showcase Project consists of an eighteen building campus located on 500 acres along the Potomac River in West Virginia. Modestly scaled structures, shaped and finished for compatibility with strong regional precedents and an existing historic farm, are clustered to protect key habitats, archaeological resources, woodlands, and viewsheds.

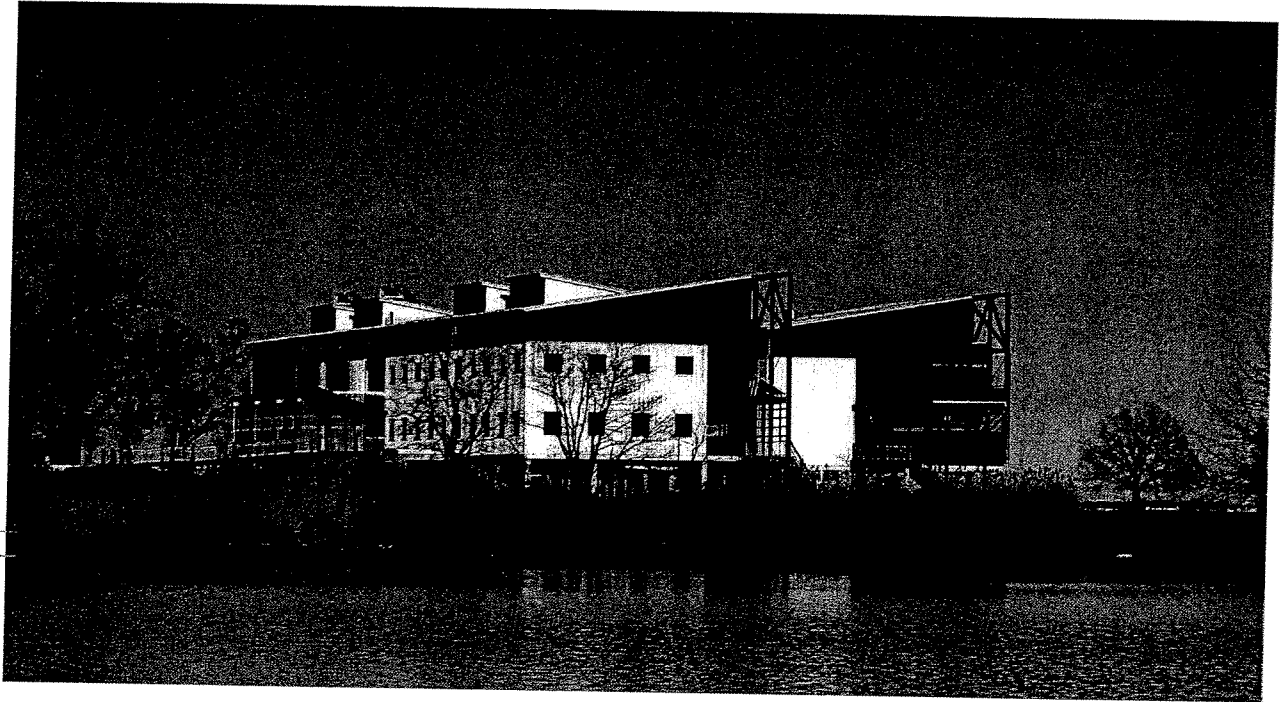
The 365,000 sf complex serves the Service's biodiversity, habitat management, and environmental education needs with:

- Class and conference facilities
- Interpretive exhibits and public education Areas
- Child care facilities
- Commons lodge with dining, lounge, cafe and library
- Model energy efficiency
- Renewable materials technologies
- Hotel and lodging services
- Exercise and physical training equipment
- Film and publishing studios
- On-site laundry and hospitality support
- Water conservation

Site development includes the re-establishment of meadows, hedgerows and in some cases re-forestation to expand habitats. The stormwater systems were designed to create new wetlands to increase diversity and meet the requirements of the Chesapeake Bay Act. An interpretive trail system reinforces the connection of the campus to its site and the preceding cultural history.

Chesapeake Bay Foundation Philip Merrill Environmental Center

Annapolis, MD



Construction Cost
\$7,200,000

Size
32,000 gsf - office
33 acres - open space

Completion Date
2000

Financing
Private

**Team Members and
Key Personnel**
The Smith Group
Greg Mella
Project Manager

**Lead Firm and Project
Manager**
Chesapeake Bay
Foundation
Mr. Charles Foster

Reference
Mr. Charles Foster
Chief of Staff and Human
Resources
410-268-8816

Hailed by environmental advocates as the "greenest" office building yet devised, this headquarters for the Chesapeake Bay Foundation (CBF) opened for business in November 2000. SmithGroup provided architectural design, mechanical, electrical and plumbing engineering, interior design and master planning for the new, two-story office building.

Achieving a Platinum rating from the US Green Building Council, the building features a passive solar design that allows for natural ventilation, day lighting, and solar shading in the summer and heating the winter. To help facilitate the passive solar design, open office planning was selected over closed offices to allow daylight and artificial lighting to be more uniform and efficient.

For the 90 people comprising the headquarters staff, it is a beautiful and healthy place to come to work. Office floor plans encourage teaming and interaction, but provide separation for individual and group work. Views to the Bay from every seat in the office are made possible by the open plan and orientation. It is a healthful work space due to daylight, natural ventilation, and use of low VOC furnishings, finishes and materials throughout.

In addition, the workplace design supports emergent corporate trends for a healthy work/life balance by promoting reduced commuting, staff interactivity, environmental health and a daily connection with the natural environment.

Active solar produces electricity by using photovoltaic panels and hot water through a closed loop thermal system. Rainwater is captured and reused and toilets are non-flushing composting units that reduce the amount of water that the office uses. Recycled and reused materials are incorporated throughout the building.

SMITHGROUP

Arthur Capper Community Center

Project Category (Sustainable/LEED)

Firm Name	Project Manager	Discipline						
		Programming	Financing	Arch Design/ Engineering	Landscape Design	Construction	Property Mgmt	Other
Sustainable Design Consulting	Kara Strong			S*				
Torti Gallas and Partners	Jeff Beam			P				
Holland & Knight	Steve Sher							S**

*Sustainable Design Consultant

** Legal Counsel

Services provided:

- programming
- design charrette
- community meetings
- architectural design
- construction phase service

Sustainable design elements:

- 4" green roof system
- efficient lighting fixtures and controls
- tight thermal envelope
- water efficient fixtures

Square footage:
21,000 SF

Project Description:

New Community Center in a mixed-income HOPE VI project

Types of Financing:

Will be primarily funded through the sales proceeds of the HOPE VI ownership units. Pursuing a DC-DOH grant for Low Impact Development.

Date of Completion:

Spring 2009

Team Members and Key Personnel:

Torti Gallas and Partners
Cheryl O'Neill, Jeff Beam

Sustainable Design Consultants

Sandra Leibowitz Earley
Kara Strong

Holland & Knight

Steve Sher

Lead Firm and Project Manager:

D.C. Housing Authority
Mr. Paul Rowe

Reference:

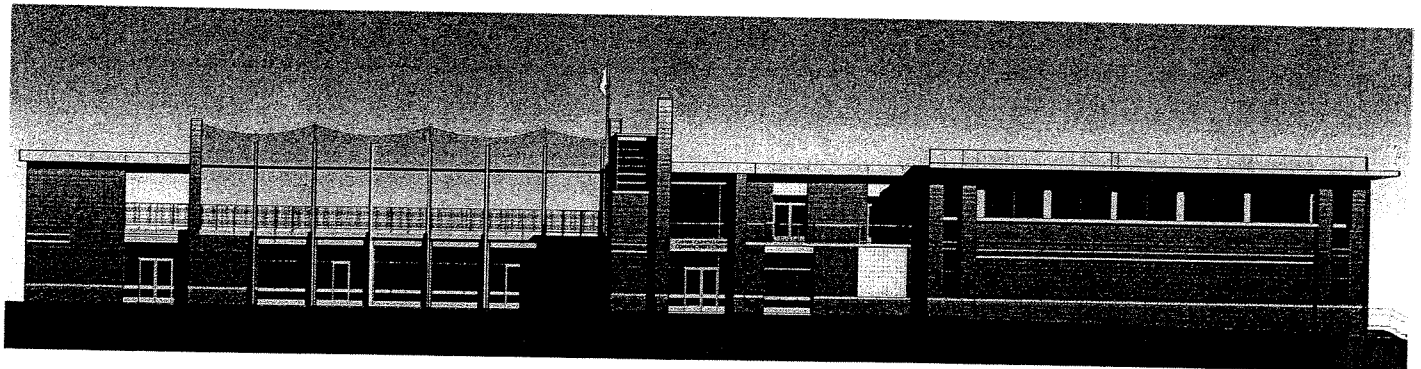
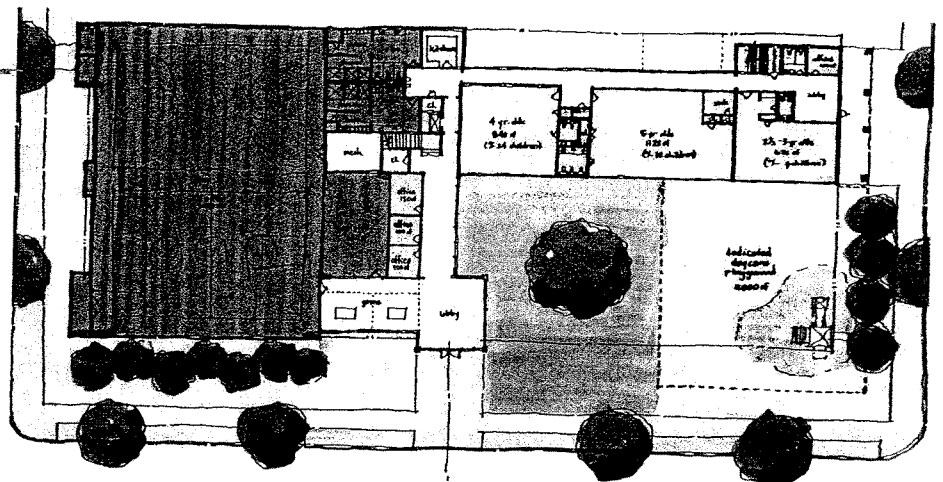
Mr. Paul Rowe, Project Manager
D.C. Housing Authority
202-535-2568

The Capper/Carrollsborg Community Center will serve as a neighborhood center for a dense, mixed income HOPE VI community in the rapidly developing Southeast Waterfront of Washington, DC. The project consists of a Recreation Center with a gymnasium, exercise room, and locker facilities; a computer lab, multipurpose meeting and classrooms, community office space, and a high capacity kitchen; a daycare center serving 66 neighborhood children; and two playgrounds - one on the building's roof.

The Center incorporates sustainable design at a higher level than any previous DC Housing

Authority project, and is registered with the USGBC to be LEED Certified upon construction. Sustainable highlights include a 4" extensive green roof system, efficient lighting fixtures and controls, and a tight thermal envelope, contributing to an anticipated 20% reduction in energy costs. Water-efficient fixtures will reduce potable water use by 40%. The design reduces site imperviousness nearly by half, and DCHA is pursuing a DC Department of Health grant for Low Impact Development.

Torti Gallas is providing full design and construction administration services.



Eastern Village Co-Housing

Project Category (Sustainable/LEED)

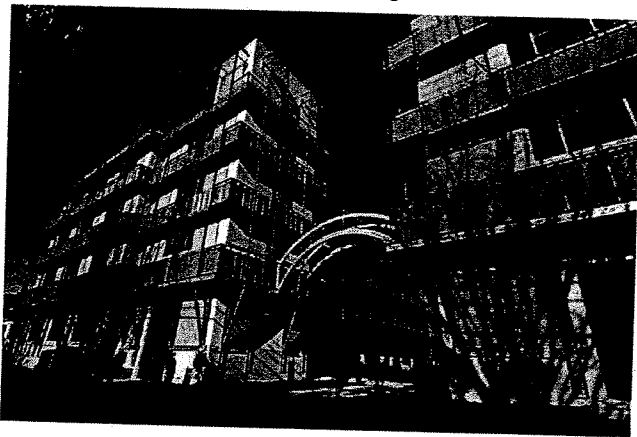
Firm Name	Project Manager	Discipline					
		Programming	Financing	Arch Design/ Engineering	Landscape Design	Construction	Property Mgmt
Sustainable Design Consulting	Sandra Leibowitz Earley/ Kara Strong			S*			

*Sustainable Design Consultant



Eastern Village Cohousing, Silver Spring, Maryland

- Project Description: Multi-Family Residential, adaptive reuse of 1963 office building for 56 new residential condominium units
- Square Footage: 92,600 sf in 4-stories
- Type of Financing: Conventional Bank Financing, Developer Equity, \$100,000 Grant from Montgomery County, Maryland for façade improvements and earned the Maryland Commercial Tax Credit for Green Buildings.
- Date of Completion: November 2004
- Team Members and Key Personnel: Sustainable Design Consulting – Sandra Leibowitz Earley and Kara Strong
- Lead Firm and Project Manager: EDG Architects, Donald Tucker
- Reference: Donald Tucker, EDG Architects, 301-654-6670
- SDC Responsibilities: Led Community Common Space Programming Charrette, LEED Silver-level project management including coordinating green design efforts, developing Division 1 green specifications, review of A/E specifications, LEED technical consulting, extensive construction administration support, LEED documentation coordination and certification application for the first LEED-rated cohousing project. Created user education plan for the residents and visitors and prepared NAHB Award Application.
- Rating: U.S. Green Building Council LEED-NC, v2--Level: Silver, September 2005
- Awards: 2005 NAHB Green Project of the Year Award for Multi-family – Luxury, 2005 Environmental Design & Construction Magazine Excellence in Design Award for Multi-Use Residential and Maryland Tax Credit for Green Buildings



Eastern Village Cohousing (EVC) represents a new direction in mixed-income residential development consisting of 56 residential condominium units. The building is an adaptive reuse of an abandoned office building originally constructed in the 1960s. SDC led the charrette in March, 2003, where future residents helped program the common areas of the project and then prepared a detailed programming document for the developer/architect. "Cohousing" refers to a residential arrangement combining private homeownership with shared community facilities, activities, and decision-making. EVC incorporates many green features including ground-source heating and cooling, low-emitting finishes, and a vegetative roof. Residents have agreed to install only Energy Star-rated appliances. The structure's courtyard had been a parking lot but is now a green space with benches, sculpture, a patio, native landscaping, and a children's play area. The project included no added parking and is located close to a variety of mass transit stops. The design strategies enable the project to achieve 44% energy savings vs. ASHRAE 90.1-1999.

SILVERPLACE

III. FINANCING DISCUSSIONS

FINANCING DISCUSSIONS

The SilverPlace, LLC Team has extensive experience in providing a diverse range of financial solutions on behalf of our private, institutional and investor clients and for our own accord. Both the Bozzuto Group and Spaulding & Slye have divisions within our respective companies that are solely dedicated to creating and implementing successful financial structures and are well respected in the financial communities we serve. Our plan is to bring innovative solutions to this complex transaction in a way that will leverage the value of the land into each of the development components for the maximum benefit of the M-NCPPC.

A. AFFORDABLE MIXED-INCOME HOUSING

The Bozzuto Group is a leader that is well positioned to address a growing need for creative development of affordable, mixed-income housing. In this endeavor, a division within the Bozzuto Group is dedicated to the challenge of affordable, mixed-income housing development that is indistinguishable from market-rate residences in communities into which it is integrated. Bozzuto recently financed and developed the successful Montgomery at Wheaton Metro, which included a component of workforce housing residences, a particularly valuable asset in Montgomery County. As another example, located in Prince George's County, Bozzuto now manages St. Paul I and II, a successful two-phase project that it developed as affordable Senior's Housing. Most recently Bozzuto is working with HOC of Montgomery County to bring an additional 52 affordable residences (30% of the project) to the Wheaton central business district. The project makes use of 9% LIHTC (low income housing tax credits) and a Grant from the Housing Trust Fund. Our architects for both the St. Paul and the new Wheaton projects is Torti Gallas and Partners.

In the development of competitive affordable, mixed-income housing communities it is essential to include recreational and functional amenities. Furthermore, construction costs, such as labor, mechanical systems, and lumber, are typically the same for both market-rate and affordable projects. As such, underwriting and financing of affordable housing is typically a more complex process that involves mixing various conventional and creative funding sources to subsidize the inherent gap in financing. Various local, state and federal government assistance programs are available for this purpose. These opportunities include Low Income Housing Tax Credits (LIHTC), rental assistance initiatives via HUD such as Section 8, and federal programs that provide below-market-rate mortgages such as Section 221 and Section 236. Furthermore, programs such as Section 202 accommodate housing for specific groups – in this case, residents over 62 years of age. Lastly, where necessary, a relative discount on the land dedicated to affordable housing can successfully subsidize the additional equity required to cover the financing gap. While not all methods are applicable to each unique situation, one or more methods are typically available and appropriate for use in achieving the development's socioeconomic and financial goals.

Low Income Tax Credits are one the most widely used federal subsidy programs offered to accommodate the development of various forms of for-rent housing dedicated to lower-income residents. The LIHTC is a credit against the federal income tax liability on investments, specifically designed for use in the acquisition, construction or rehabilitation of low-income rental housing. Similar programs, as well as loans and grants, are also typically available at state and county levels.

In our experience, tax credit financing has typically involved either four percent or nine percent tax credits and associated tax exempt, or non-tax exempt long-term financing. As such, the credits are sold to investors and the proceeds are used as equity to assist in the project's financing. When using four percent tax credits, an additional benefit is realized as tax exempt debt can be issued, which carries a lower interest rate than taxable debt. When implementing loans or grants from a state or county agency, the funds are paid-back over a period of time at a low interest rate. When used in the financing of affordable for-sale developments, the funds can be used as a dormant second mortgage that would require repayment only if and when the unit is sold to an individual outside of the established income limits.

As indicated above, various instruments and initiatives are available at federal, state and county levels, designed to ensure the viable development of successful affordable housing. At the Bozzuto Group, we have assembled the experience and resources to locate these sources and creatively provide affordable housing that equally benefits residents of all income levels.

B. HEADQUARTERS FACILITY

Spaulding and Slye is unique as an "at risk" developer in that one of its Real Estate Service Groups is the Structured Finance Group, which provides financing solutions to our corporate and investor clients. For 2005, Spaulding & Slye's Structured Finance Group is projecting total financings of approximately \$650 Million.

The Structured Finance Team for the financing of the SilverPlace headquarters facility will be by Wesley Boatwright (see attached resume) and composed of a team of five individuals as follows:

Wesley C. Boatwright – Senior Vice President	All aspects of financing
Stephanie Lynch – Assistant Vice President	All aspects of financing
Jim Gladden – Associate	Financial Modeling
Shelby Pool – Analyst	Financial Modeling
John Sikaitis – Research Manager	Research

There is one guiding principle for Spaulding and Slye's financing approach to SilverPlace, a team-oriented approach using "Open Book" communication with the M-NCPPC. All aspects of the financing will be discussed with the Commission so that they are fully involved throughout the financing process. The Commission will have access to all correspondence associated with the financing of the project including detailed financial models produced by Spaulding and Slye, term sheets provided by Underwriters and Lenders, and copies of loan documentation.

Spaulding and Slye will explore with the Commission the quantitative and qualitative issues and opportunities associated with the development of SilverPlace. Working closely with the Commission, Montgomery County representatives, and our development and construction teams, Spaulding and Slye will outline the financing parameters of this project and test it in the capital markets to provide the best overall financing terms. The overriding goal is to provide a completely independent perspective in the evaluation of the many capital solutions that will lead to an optimized capitalization strategy.

There are several financing options available to the Commission and as stated in the RFQ for SilverPlace, the Commission has identified tax-exempt Certificates of Participation (COPS) as the most advantageous form of financing. The structure of the transaction leading to the COPS, however can come in a variety of forms. Spaulding and Slye's Structured Finance Group has experience with a wide variety of financing options including COPS and as part of the development assignment will perform a detailed cost benefit analysis, including a few variants of the basic COPS structure.

The basic COPS Structure involves a building being developed and owned by a developer or special purpose entity, and leased to in this case the M-NCPPC. An underwriter issues securities called Certificates of Participation that are used to finance the development. The lease costs must be appropriated each year in the Commission's operating budget and are negotiated in order to provide the holders of the COPS a return "of" and a return "on" their investment. Because the interest is an obligation of a local government, the interest payments to the holders of the COPS are exempt from federal income tax and in some cases state taxes. The advantage of this type of that financing is the tax-free nature of the underlying securities results in lower than market interest rates and government backing of the lease payments allows higher than normal leverage. Additionally, for the benefit of the Commission the costs of the building are spread out over the lease term as opposed to being a one-time upfront budget cost. The lease term is also pre-negotiated to achieve that perfect term that maximizes proceeds from the COPS, but does not result in

SILVER PLACE

classification of the lease as a capital lease, thereby requiring consolidation of the lease obligation to the government's balance sheet. At the end of the lease term, including applicable extensions, the COPS are essentially paid off, and the Commission purchases the building for \$1.00.

This structure is very similar to the structure that Spaulding and Slye used to finance the development of the new building for John Hopkins University (JHU) in the Shady Grove Life Sciences Center in Montgomery County. That structure was slightly different in that JHU retained ownership of the land, thereby creating what is referred to as a Lease-Leaseback. Additionally, for balance sheet and accounting purposes it was determined that JHU should not occupy more than 50% of the building and the initial lease term should not be greater than 15 years. The ground lease was for a period of 45 years and at the end of the lease term the building's title reverts to JHU, through the ground lease. The difference is that since JHU only leased 50% of the building and the remaining 50% was left for market rate tenants, only 50% of the lease payment was from a "credit" tenant, and the interest payments were not tax-exempt. As a result the project was financed conventionally, with a Commercial Bank and a permanent take-out. The ground lease structure is a way for the government to maintain control over certain aspects of the building including maintenance, management, etc.

Another variant of the COPS structure would be one where the adjacent residential project provides a revenue stream that is used to pay all or a portion of the interest and principal on the COPS, thereby reducing the annual appropriations risk. Similar to the Oyster School development in Washington, DC, the adjacent residential property (designed by Torti Gallas and Partners) would pay part or all of the lease payment, in lieu of paying property taxes for some specific period of time. This revenue would be used to specifically offset rent and is useful when tax revenues generated from one project do not necessarily tie directly to any commitment on the Commission's part to pay rent.

Other Options Include:

An Operating Lease is similar to a Lease/Purchase, except the M-NCPPC does not have a purchase option at the end of their lease. The lack of a purchase option essentially has the Commission paying rent for as long as they stay in occupancy. The results are an overall increase in occupancy cost, as the Commission would not be building any equity in the project. Additionally, the project is financed at taxable interest rates thereby causing the rent to be higher than a Lease/Purchase due to the higher interest rates.

Bond Financing is similar to COPS financing, except that the payments made are not lease payments but actually debt service payments and the ability to pay these payments is an obligation of the Commission and backed by the credit rating for M-NCPPC. As a result the cost of funds can be competitive if not overall better than that obtained through COPS. However, the bond financing is an obligation of the authority guaranteeing the bond payments and therefore can be counted against the authorities' lending limit. The disadvantages to the Commission are the negative impact on borrowing capacity, and the difficulty and length of time associated with issuing bonds.

Conventional Financing is similar to the Bond Financing except at higher interest rates and lower leverage levels thereby increasing the cost of occupancy to the Commission. This financing is generally provided by Life Insurance Companies, Credit Companies, Pension Funds, and Commercial Banks.

SILVER PLACE

SILVERPLACE

V. TEAM PROJECT EXPERIENCE AND
PERSONNEL QUALIFICATIONS.

TEAM (ALL FIRMS EXCLUDING DEVELOPER FIRM) PROJECT EXPERIENCE AND PERSONNEL QUALIFICATIONS

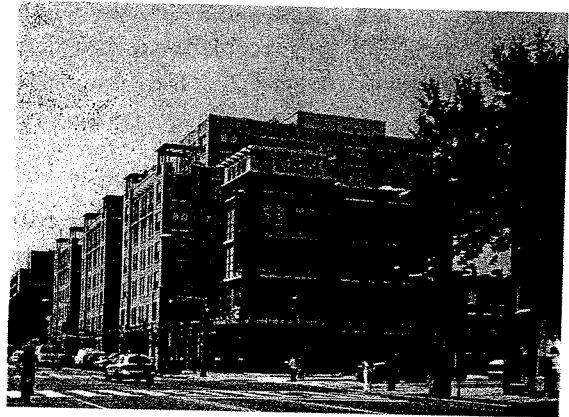
Needs an introduction of some sort...

Torti Gallas and Partners, Inc.

Torti Gallas and Partners was established in Silver Spring, Maryland in 1953. Today, with offices in Silver Spring and Los Angeles, California, the firm is one of the largest architectural and planning firms in the country dedicated to the principles of the New Urbanism and sustainable design. Torti Gallas has extensive experience with all types of master planning and building projects in the residential, mixed-use downtown, and commercial sectors, in both national and international markets. Since our founding, these projects have yielded more than \$18 billion of construction. Further, as testimony to our commitment to sustainable design, Torti Gallas has 33 LEED Accredited Professionals. The extensive experience and practical knowledge gained over 52 years of practice allows our team to arrive at inventive solutions for communities and downtowns that provide value to our clients and to the people who will ultimately live, work, learn, shop and play in them.

Design Philosophy

Torti Gallas' design philosophy is based on the inextricable relationship between urban design and architectural issues. As a firm, we are dedicated to the holistic design of the built environment which includes both the responsible development of greenfield sites at the edges of our metropolitan areas and the revitalization and redevelopment of our inner cities and suburbs. In all, Torti Gallas has designed over 375,000 residential units and planned over 600 residential and mixed-use communities. In the last ten years, Torti Gallas has been awarded 42 National design awards for our work in master planning and mixed-use developments. We have been the recipient of the American Institute of Architects Honor Award in Regional and Urban Design 5 of the last 8 years.



Planning and Urban Design

Community Planning commissions include town planning throughout the United States such as Monrovia Nursery Site, Azusa, California; Gaithersburg Olde Towne Master Plan, Gaithersburg, Maryland; the King Farm in Rockville, Maryland; South Riding in Loudoun County, Virginia and a new senior living and town center development in Barrington, Illinois. Torti Gallas has also worked extensively on several new town and city projects in Istanbul, Turkey.

Torti Gallas' extensive planning practice is also committed to urban revitalization projects addressing issues related to the more recent efforts by our inner cities and suburbs to reshape and give new life to urban problem areas. This unique area of our practice includes an extensive portfolio of HUD's HOPE VI Program related to the revitalization of low income urban neighborhoods into mixed-income, mixed-use and mixed-tenure neighborhoods. These planning projects are often integrated with social and economic self-sufficiency initiatives that provide opportunity for comprehensive change for residents.

Architectural Design

Torti Gallas' architectural design practice includes a broad range of expertise in building design. The firm is organized into specialty segments, corresponding to specific building or client types, which include residential, mixed-use, urban design and town planning, and government (public/private) studios. This organization offers the expertise and efficiencies of specialized teams focused on a limited number of project types.

SILVER PLACE

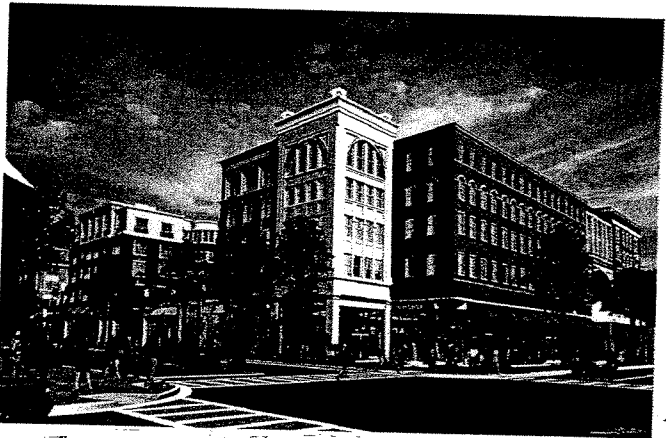
The adaptation of architectural language to the traditions of place is an important component of all of Torti Gallas' architectural work. Recent projects include a mixed-use residential development in the Columbia Heights section of Washington, D.C.; a mixed-income neighborhood in Tacoma, Washington; a luxury apartment complex in North Bethesda, Maryland; as well as extensive residential design work combined with planning services on numerous projects throughout the country.

Commercial and government (public/private) projects are often combined with planning work; recent commercial projects include efforts to transform modern retail centers into more viable town and village center models.

Torti Gallas' involvement in the housing industry is extensive; we are a leader in innovative housing design and our residential design practice addresses both high-density and low-density housing communities at all income levels.

Design Awards

Torti Gallas has been the recipient of numerous awards for our innovative design work. We have won over 300 international, national, and local design awards for planning and design. This recognition by such prestigious groups as the American Institute of Architects, the Congress of the New Urbanism, the American Society of Landscape Architects, Builder Magazine, and the National Association of Home Builders establishes Torti Gallas' long standing commitment to high quality design over our 52 year history.



Quality Service

Torti Gallas' staff of over 160 architects, planners, urban designers and landscape architects work together as a multi-disciplinary team. We have a long history of providing comprehensive architectural and planning services on projects that have been built on time and within budget while maintaining the highest standard of quality and integrity of design.

A strong project management system is the key to the high level of personal service which Torti Gallas can provide. The Firm's approach is focused on providing efficient services to clients who are concerned with the bottom line, while also providing strong personal service from experienced professionals.

Torti Gallas is a firm committed to technology. Our computer aided drafting and design (CADD) system is operated by experienced professional Architects, not operators, to ensure that efficient decisions are made by hands-on professionals as the project evolves. Among the many advantages of using CADD are the ability to more readily produce additional design studies, better coordinate construction documents, respond more quickly to revisions, and prepare more flexible and accurate record drawings.

Torti Gallas is committed to providing our clients with innovative and high quality design leadership. Our unique ability to offer integrated planning and design services through our philosophy of smart-growth and sustainable design enables us to comprehensively meet the market-oriented needs of our clients. We look forward to assisting in creatively solving this most challenging master planning and architectural challenge across the street from our office.

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John Francis Torti, FAIA, LEED AP
Principal Master Planner/Urban Designer
Torti Gallas and Partners, Inc.

As President of Torti Gallas and Partners, Mr. Torti has provided the strong conceptual leadership to bring his firm to national recognition. He and his creative partners have built a firm that understands the inextricable tie between urban design and architecture, between great cities and great buildings, and between conceptual thinking and creating value within individual buildings as well as how to enhance that value through the design of the surrounding environment.

Prior to joining Torti Gallas, Mr. Torti was affiliated with NASA at the Goddard Space Flight Center and the National Capital Planning Commission, where he worked on numerous designs to rebuild Washington after the 1968 riots. He also was a Principal in an architectural firm in the Midwest and was the director of a non-profit housing and community development corporation.

Mr. Torti's relevant project experience includes:

- **The Ellington**, Washington, D.C. - a 186-unit apartment building at 13th and U Streets in Washington, DC. The new building contains 15,000 SF of street level retail, 2 levels of below grade parking, residential amenities and a roof terrace.
- **CityVista**, Washington, D.C. - Redevelopment of the Old Wax Museum site in downtown Washington, D.C. This \$133 million redevelopment program calls for a 55,000 SF Safeway store with a Starbucks coffee shop, dry cleaner and bank; 50,000 SF of retail; 623 condominium and apartment units, 20% of which would be set-aside as affordable housing; and 800 parking spaces.
- **Twinbrook Commons**, Rockville, MD - Surrounding the Twinbrook Metro Station, this mixed-use environment is a prime example of how carefully-crafted urban fabric can connect isolated neighborhoods and create an environment that enhances the experience of using public transit. High-rise residential buildings form the edges of a central plaza and signify the arrival at an urban center. Small 4-story residential buildings form a transition zone between the transit plaza and the surrounding neighborhoods. Through the joint effort of designers, county officials, transit authorities, and private investment, this revitalized public transit station will become the model for transit-oriented centers throughout the entire region.
- **Baldwin Park Village Center**, Orlando, FL - In designing this new town on the site of the former Orlando Naval Training Center, it was important to develop a street grid system, parks, block types and unit types which would complement the existing town master plan. Torti Gallas is working on two parcels--a 55 acre piece which will contain 1,200 housing units, and the Town Center, which will contain 300,000 SF of retail and another 1,200 housing units in a mix of for-sale, loft, rental, townhouse and manor house units.
- **Kenyon Square and Highland Park**, Washington, D.C. - Redevelopment of two parcels of this large urban revitalization in the Columbia Heights area of Washington, D.C. The development programs situate ground floor, neighborhood oriented, commercial space on 14th Street NW and Irving Street. Commercial spaces are immediately adjacent to both of the Metro station entries, greatly benefiting residents and commuters. Residential uses are located in a series of artfully massed building forms above the commercial spaces. On both parcels, the proposed buildings "embrace" the space around the Metro entries, forming small piazzas that allow for a lively street life and vibrant urban activities.
- **King Farm**, Montgomery County, MD - A 440 acre site which includes a Town Center, retail, and office space. In addition, there will be 3,200 residential units ranging from single family detached to multi-family homes. Torti Gallas developed the design of this large infill parcel as a new community incorporating the traditional residential aspects of the City of Rockville.

Education

University of Notre Dame, Architecture, 1960 - 1966

University of Notre Dame Graduate School of Fine Arts, 1966 - 1967

Catholic University of America Graduate School of City and Regional Planning, 1967 - 1969

Registrations

Registered Architect, Maryland, Virginia, District of Columbia, Indiana, Pennsylvania, Ohio, Delaware, New York, Illinois, New Jersey, Florida

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Thomas E. Danco, AIA, LEED AP
Project Manager
Torti Gallas and Partners, Inc.

Mr. Danco joined Torti Gallas in 1998 and since that time has served as Project Manager for several notable residential projects. His expertise spans a range of residential projects, including multi-family housing, townhouse, recreation and community facilities.

Mr. Danco's project experience includes:

- **Wheaton Metro**, Wheaton, MD - New apartment project located on top of the Wheaton Metro Station. The buildings were designed to create an urban setting and provide a smooth transition to the smaller scale, single-family homes to the east. The building will have 172 rental apartment units, 1,100 SF of retail and 6,714 SF of common area.
- **Kenyon Square and Highland Park**, Washington, D.C. - Redevelopment of two parcels of this large urban revitalization in the Columbia Heights area of Washington, D.C. The development programs situate ground floor, neighborhood oriented, commercial space on 14th Street NW and Irving Street. Commercial spaces are immediately adjacent to both of the Metro station entries, greatly benefiting residents and commuters. Residential uses are located in a series of artfully massed building forms above the commercial spaces. On both parcels, the proposed buildings "embrace" the space around the Metro entries, forming small piazzas that allow for a lively street life and vibrant urban activities.
- **Centergate at Celebration** - Centergate at Celebration integrates a mixed-building type development into one of the most innovative New Urbanist projects currently under development. The fifty acre site is divided roughly in two, fronting onto Celebration Boulevard and divided by a lake. The two parcels seek to establish the character of the place via an urban design plan comprised of traditional streets, neighborhood squares and small gardens and courtyards. These elements of the urban design plan define streets as places where the pedestrian and the automobile co-exist. Parking is accommodated by either parking courts or rear loaded garages. In the larger of two parcels, the stormwater management pond is incorporated into the center of the site and becomes a naturalistic amenity in the neighborhood square. With 500 units on two land parcels, the project uses six building typologies to create a mixed building type neighborhood. The following building types accommodate a variety of lifestyles: traditional garden apartments, courtyard apartments, carriage homes, and two and three story townhomes. All housing types are designed to maintain the character of the regional architecture and to complement the style of Celebration.
- **Centergate King Farm** - The Pritzker Apartments at King Farm are an innovative mix of high and low density apartment units in a traditional neighborhood design. The buildings in this apartment neighborhood front the streets, forming traditional streetscapes consistent with the vision of the King Farm Master Plan. In addition, the buildings form interior spaces with a system of alleys providing access to individual rear loaded garages. In creating a diverse streetscape similar to those found in traditional neighborhoods, three distinct unit types form the lower density portion of the project. Combinations of the Townhouse (three-story, single unit) and the Charleston House (triplex, three-story unit) form the "body" of the streetscape. The Manor House, inspired by larger corner homes, consists of 9 units on three floors. This building anchors the block corners of the primary street intersections. The Garden apartments, on the northwest quadrant of the site, form green courtyards and are uniquely situated around a four-story concrete parking garage which affords direct access to each level of the apartment building.

Education

Bachelor of Architecture, 1988, The Catholic University of America

Registration

1992, Registered Architect, Washington, D.C.
LEED Accredited Professional

Maurice Walters, AIA, LEED AP
Senior Design Coordinator
Torti Gallas and Partners, Inc.

Mr. Walters serves as Principal Designer for many of the firm's notable residential projects. As a leader in the creation of innovative housing typologies, Mr. Walters' ability to relate architecture to the economics of building and to the marketability of a design solution has been key to his success. Mr. Walters' designs have received both national and local awards, attesting to his understanding of the relationship of the building form within its community as well as his focused leadership in the residential marketplace. His expertise includes design of a range of projects, including multi-family housing, mixed-use development, recreation and community facilities, urban design, and government facilities.

Mr. Walters' project experience includes:

- **CityVista, Washington, D.C.** - Redevelopment of the Old Wax Museum site in downtown Washington, D.C. This \$133 million redevelopment program calls for a 55,000 SF Safeway store with a Starbucks coffee shop, dry cleaner and bank; 50,000 SF of retail; 623 condominium and apartment units, 20% of which would be set-aside as affordable housing; and 800 parking spaces.
- **Kenyon Square and Highland Park, Washington, D.C.** - Redevelopment of two parcels of this large urban revitalization in the Columbia Heights area of Washington, D.C. The development programs situate ground floor, neighborhood oriented, commercial space on 14th Street NW and Irving Street. Commercial spaces are immediately adjacent to both of the Metro station entries, greatly benefiting residents and commuters. Residential uses are located in a series of artfully massed building forms above the commercial spaces. On both parcels, the proposed buildings "embrace" the space around the Metro entries, forming small piazzas that allow for a lively street life and vibrant urban activities.
- **The Delancey, Arlington, Virginia** - A new mixed-use village center which will include 241 rental apartments in three buildings, ground level retail space and a Harris Teeter grocery store.
- **The Ellington** - a 186-unit apartment building at 13th and U Streets in Washington, DC. The new building contains 15,000 SF of street level retail, 2 levels of below grade parking, residential amenities and a roof terrace.
- **Park Place, Washington, D.C.** - A new mixed-use, transit-oriented development above the Georgia Avenue/Petworth Metro Station along Georgia Avenue in Washington, D.C. The 1.35 acre site will contain 148 apartments above 17,000 SF of retail with an addition 7 fee simple townhouse units along 9th Street, NW. 30 of the apartments will be set aside for affordable housing.
- **Residences at Alban Row** - Fifteen elegant new duplexes situated in the prestigious Cathedral Heights neighborhood in the shadow of the Washington National Cathedral and the newly renovated Alban Tower apartments. The homes are reminiscent of Washington townhomes built in the late 19th and early 20th century and present a classic urban look and individuality seldom seen in today's market. These spacious homes range in size from 3,200 to 4,700 square feet. An array of features such as two-car garage accessed by the homes own private elevator, richly detailed exteriors and upscale interior finishes complete the package.
- **Portner's Landing** - an urban mixed-use residential development consisting of 36 residential townhome units, 20 renovated brewery townhomes condominium, and 33 new condominiums. The residential townhomes are four story units with rear entry two-car garages. The new condominium units feature a mix of one bedroom, one bedroom and den, and two bedroom units, plus lofts on the top floor units. The condominium also features a full level of covered parking for 54 cars.

Education

Master of Architecture, University of Maryland, 1993
Bachelor of Science, Georgia Institute of Technology, 1984

Registration

Registered Architect, Washington, D.C., Virginia, Maryland, Florida, California, NCARB
LEED Accredited Professional

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Daniel Ashtary, AIA
Senior Designer - Residential
Torti Gallas and Partners, Inc.

Mr. Ashtary is a Principal in Torti Gallas' Residential Design Studio. His contribution to the team is based on more than 24 years of design experience on various types of projects including residential, commercial and senior living. His ability to relate architectural design to the economics of construction, and to the marketability of a design solution has been key to his success. His expertise spans the design of both new and renovated housing.

Selected Project Experience

- **Wheaton Metro**, Wheaton, MD - New apartment project located on top of the Wheaton Metro Station. The buildings were designed to create an urban setting and provide a smooth transition to the smaller scale, single-family homes to the east. The building will have 172 rental apartment units, 1,100 SF of retail and 6,714 SF of common area.
- **The Alexander House**, Silver Spring, Maryland - Design of a 16-story, 311-unit apartment building for the Housing Opportunities Commission of Montgomery County, Maryland.
- **The Delancey**, Arlington, Virginia - A new mixed-use village center which will include 241 rental apartments in three buildings, ground level retail space and a Harris Teeter grocery store.
- **The Oyster School Revitalization/Henry Adams House**, Washington, D.C. - Developed as a public/private venture between D.C. Public Schools and LCOR, Inc., the Oyster School revitalization includes a new Oyster School which will more than double its current 16,000 sf of usable space and a 211 unit luxury apartment building. Torti Gallas is providing planning and architectural design services for the residential portion of the project.
- **Harrison Commons** - Torti Gallas has been commissioned to develop a comprehensive plan for the revitalization of the Passaic River Waterfront in Harrison, New Jersey. The plan envisions the creation of a mixed use environment which includes the reuse of existing factory buildings as residential structures and the creation of new multi-family housing. A 2500 car commuter parking garage adjacent to an existing PATH commuter rail station is lined with loft style residential units above convenience retail. Public green spaces adorn the plan signifying the major connection from Rogers Boulevard to the Passaic River.
- **Camden Westwinds**, Loudoun County, Virginia - A 464-unit apartment project organized around a main residential street. By placing the buildings along the street edges and creating landscaped parking courts to the rear, the plan and character of this development fosters a greater sense of community and a more urban feel. This main street also provides an additional connection to two adjacent developments.
- **Monument Place**, Fairfax County, VA - a large residential infill project in the rapidly growing job center of Fairfax County. The complex contains 368 market rate rental apartments, and 2 parking garages containing 644 spaces. It also houses a 1,200 SF retail component, a swimming pool courtyard, common areas and clubhouse. The building was designed to hold a substantial length and corner of Monument Drive while also creating a new street and plaza through the site which is bridged by the building. The sum of which creates a interesting ensemble of towers, bridges, active courtyards and intimate gardens.
- **Parc Somerset Condominium**, Chevy Chase, MD - a 17-story, 101-unit luxury condominium building located in Chevy Chase, Maryland. When complete, the building will include amenities such as concierge service, valet parking, uniformed doormen, on-site building manager, furnished guest suites with kitchens, a fully equipped business center, library and terrace room, indoor and outdoor pools, sauna, steam and massage rooms, and a full-service health club.

Education

Titre d' Architecte /1981/Architecture

Registration

Architect/Washington, DC/1990

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Arlington East • Bethesda, Maryland

2002 Smart Growth Recognition Program, Smart Growth Alliance, 2002

“The project includes street level retail with an open air, festival-like atmosphere.”

A new Festival Street, providing additional retail and residential frontage for the project and creating a unique urban public space subdivides the mixed-use block and building. This dynamic and flexible street allows deliveries and vehicular drop off at controlled hours, as well the ability to be closed to vehicles, creating a vibrant pedestrian and cafe space.

Architecturally, the building massing is articulated with a variety of facade themes, providing a pedestrian friendly scale to the building. The 180 apartment units over the retail are comprised of an exciting variety of flats and lofts, with many desirable views and exposures.



View from Corner of Arlington Road and Bethesda Avenue

Services provided:

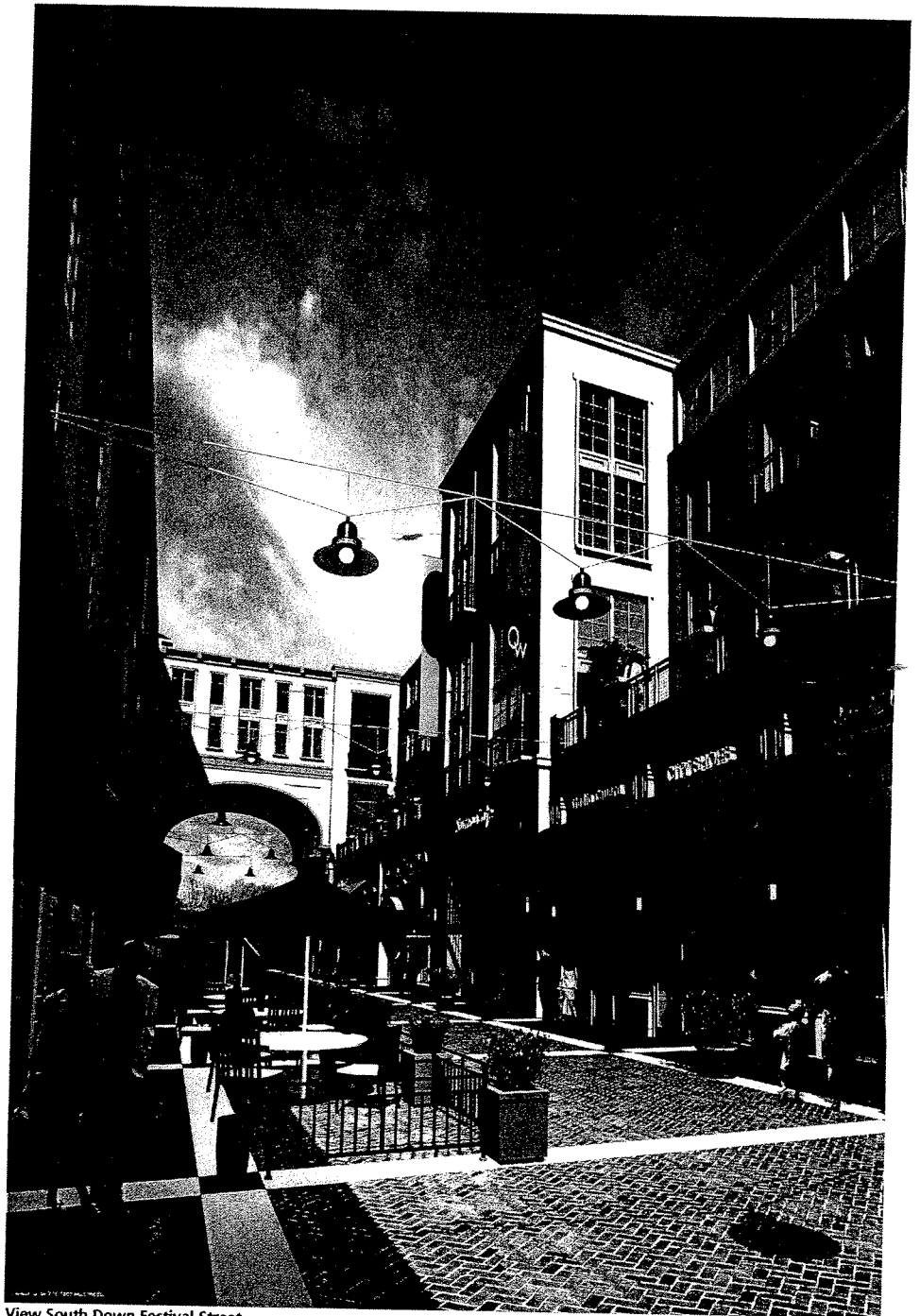
- rezoning
- process
- marketing package
- leasing loans
- site plan approval
- community meetings
- urban design
- code analysis
- public hearings
- architectural design
- construction phase services

Program data:

- 108,936 sf site
- 180 units of 1 bedroom

Reference:

Mr. Alex Ingleses
Federal Realty Investment Trust
1626 East Jefferson Street
Rockville, Maryland 20852
(301) 998-8100



View South Down Festival Street

King Farm • Montgomery County, Maryland

Congress for the New Urbanism Charter Award, 2001; Honor Award Potomac Valley Chapter of the American Institute of Architects, 1995

"We will look back... and say that it was one of the best planned developments in the state."



Residential Street



New Charleston Units

Services provided:

- rezoning
- feasibility/yield analysis
- code analysis
- programming
- community meetings
- public hearings
- expert witness
- site plan approval
- master planning
- urban design
- design guidelines
- neighborhood planning
- architectural design
- grading plans
- marketing package

Sustainable design elements:

- planned community with light rail easement
- walkable mixed-use community with retail, office and housing
- shuttle bus service to local metro station

Program data:

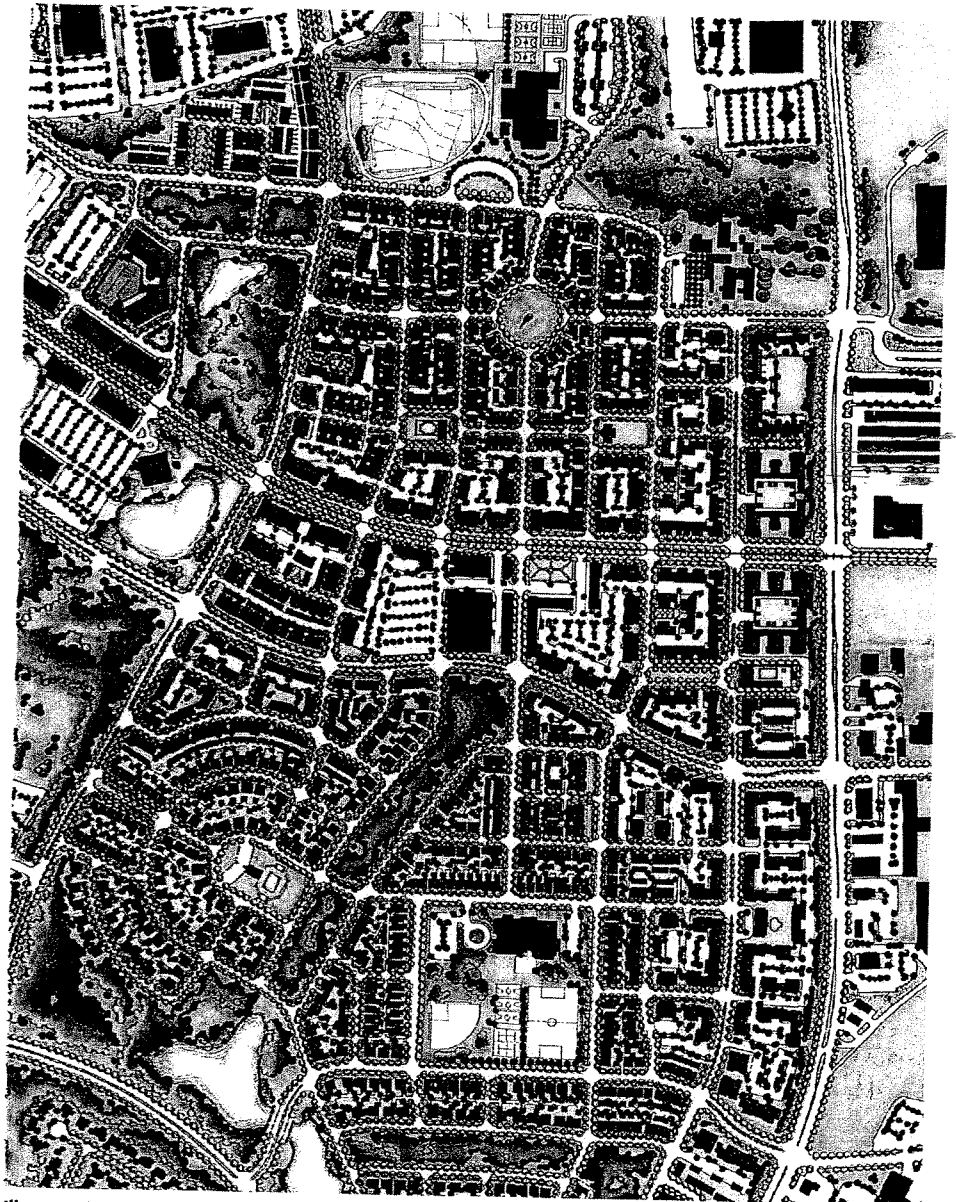
- 440 acres
- 3,200 residential units
- 3.17 million sf office/employment space
- 125,000 sf retail space
- transit oriented development

Reference:

Mr. Mark Gregg
The Penrose Group
8330 Boone Boulevard, Suite 460
Vienna, Virginia 22182
(703) 847-5270

As the Town Planner for The King Farm, Torti Gallas and Partners provided the design leadership to create this vital, mixed-use community utilizing the principles of Traditional Neighborhood Design. In the design of The King Farm, Torti Gallas developed a set of design principles drawn from traditional communities that harken back to some of the great neighborhoods in the United States. These principles encourage and embrace

animated street activity, multiple forms of transportation (pedestrian, bicycles, automobiles, buses, light rail), reduced dependency on the automobile, coherent streetscapes, emphasis on quality open spaces, and the harmonious relationship of landscape, architecture and open space.



Illustrated Site Plan

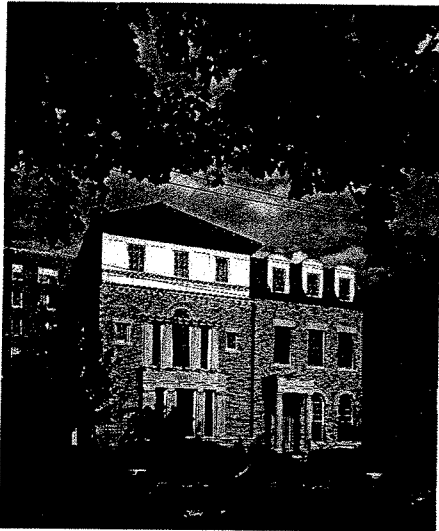
Residences at Alban Row • Washington, D.C.

Winner, 2005 Freddie Mac Best Multifamily Community of the Year; Winner, NAHB Multifamily 2005 Pillars of the Industry Awards, Best Repositioning or Rehabilitation of an Apartment Asset; ULI Awards of Excellence Finalist, 2003; Honor Award, Potomac Valley Chapter, American Institute of Architects, 2003

“The Introduction of these 15 duplexes serves to reintegrate the block into its surrounding neighborhood.”

Fifteen elegant new duplexes situated in the prestigious Cathedral Heights neighborhood in the shadow of the Washington National Cathedral and the newly renovated Alban Tower apartments. The homes are reminiscent of Washington town-homes built in the late 19th and early 20th century and present a classic urban look and individuality

seldom seen in today’s market. These spacious homes range in size from 3,200 to 4,700 square feet. An array of features such as two-car garage accessed by the homes own private elevator, richly detailed exteriors and upscale interior finishes complete the package.



New Homes

Services provided:

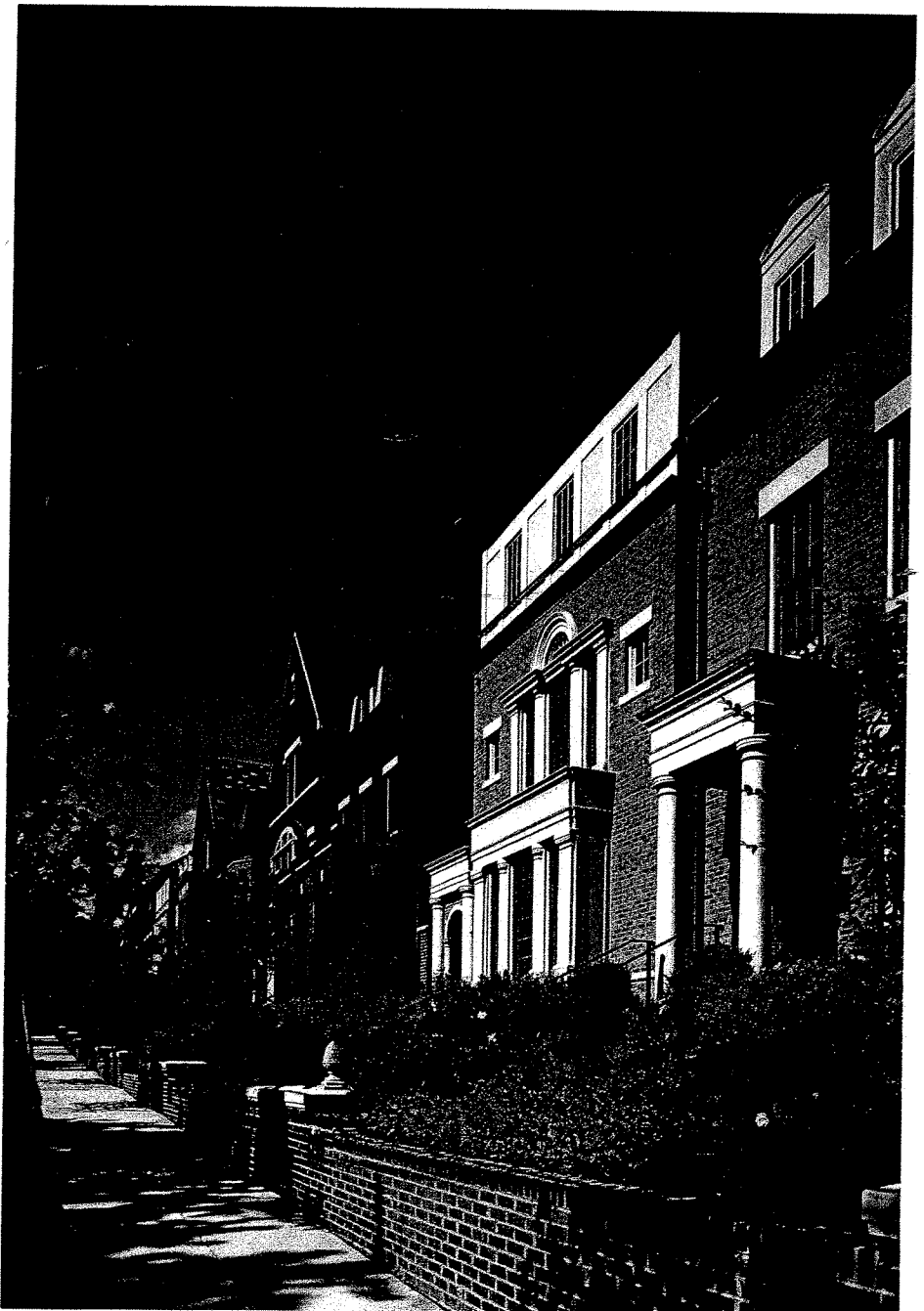
- programming
- feasibility/yield analysis
- community meetings
- urban design
- code analysis
- public hearings
- architectural design
- construction phase service

Program data:

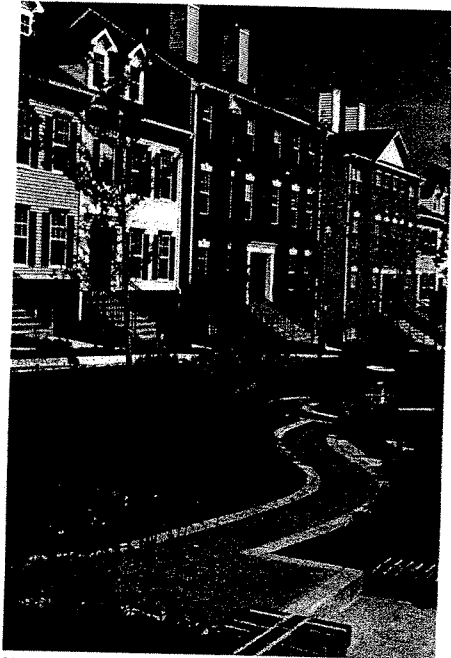
- 15 duplex units
- 3,200 to 4,700 sf each
- construction cost \$4.4 million
- completion 2002

Reference:

Mr. Steve Kay
Encore Development
8120 Woodmont Avenue, 3rd Floor
Bethesda, Maryland 20814
(301) 664-8020



New Homes



New 2-over-2 Units

Services provided:

- programming
- rezoning
- code analysis
- comprehensive planning process
- community meetings
- public hearings
- urban design
- architectural design
- landscape architecture

Sustainable design elements:

- created community with housing over local retail/office space
- connected community to existing infrastructure
- pedestrian-oriented, walkable community
- DC-area recognition for seed project that improves entire region

Program data:

- 20 acre site
- 27 buildings
- 3 housing types
- 690,000 sf of residential units

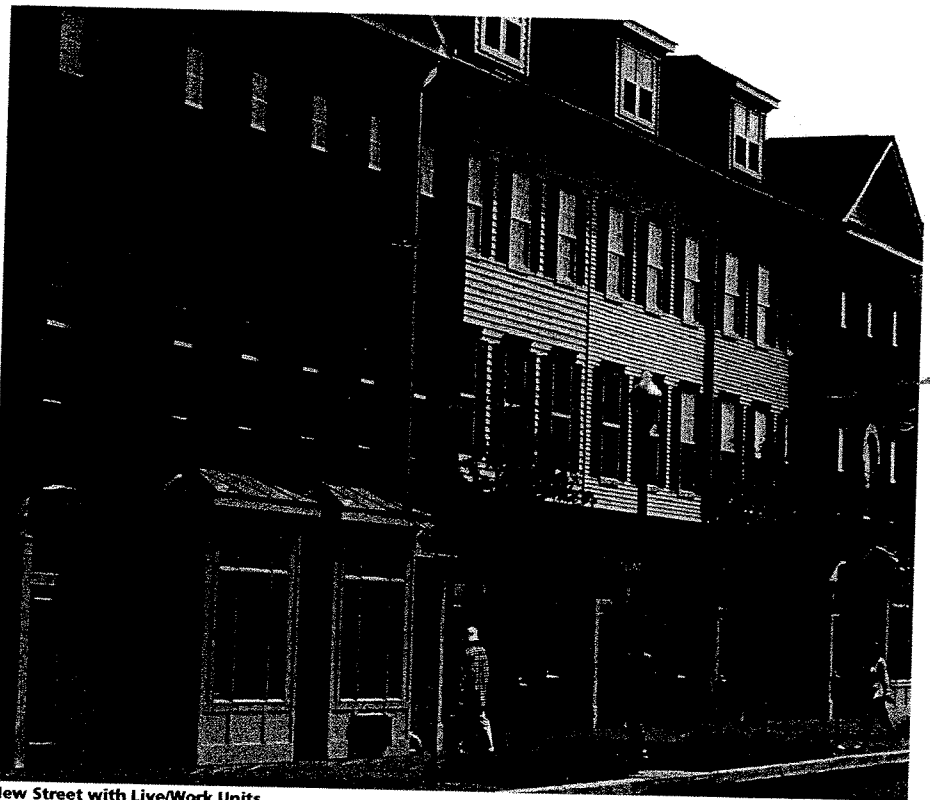
Reference:

Mr. Timothy Naughton
 President
 Avalon Bay Communities
 2900 Eisenhower Avenue, Suite 300
 Alexandria, Virginia 22314
 (703) 329-6300

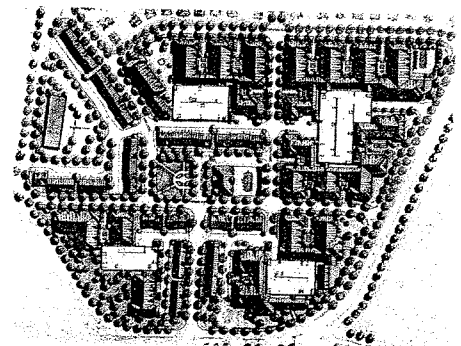
“New Urbanist principles allowed for increased density and a mix of unit types, creating more affordable units.”

Torti Gallas, utilizing new urbanist principles, designed a project of sufficient density to allow the client to dedicate a larger number of units to people of lower income. The increased number of lower income units persuaded Arlington County to approve rezoning to accommodate a higher density on the site. Torti Gallas worked extensively with the client, attending numerous community and county meetings in order to convince the County and community neighbors of the value of Avalon Bay’s proposed community.

The resultant design is a wonderful community with vibrant streetscapes made possible by having all parking concealed off street. The 2-over-2 and live/work townhomes are rear-loaded off of alleys, and the garden apartments conceal structured parking behind. A village green bordered by a community/pool building will be the perfect center for the community - creating a natural space for gathering as it serves to organize the various product types which make up the community.



New Street with Live/Work Units



Site Plan

Baldwin Park • Orlando, FL
Builder's Choice Award, 2005

"...a Traditional Neighborhood designed to have the look of a community built over time."

Services provided:

- programming
- site plan approval
- code analysis
- comprehensive planning process
- feasibility/yield analysis
- design charrette
- master planning
- urban design
- neighborhood planning
- architectural design
- construction administration

Program data:

- 60 acre site
- 1,120 residential units
- 225,000 sf office space
- 75,000 sf commercial
- 80,000 sf flex space
- 45,000 sf grocery store

Reference

Pritzker Residential
4776 New Broad Street, Suite 110
Orlando, Florida 32814
(407) 515-6992
Mr. Corbin Johnson

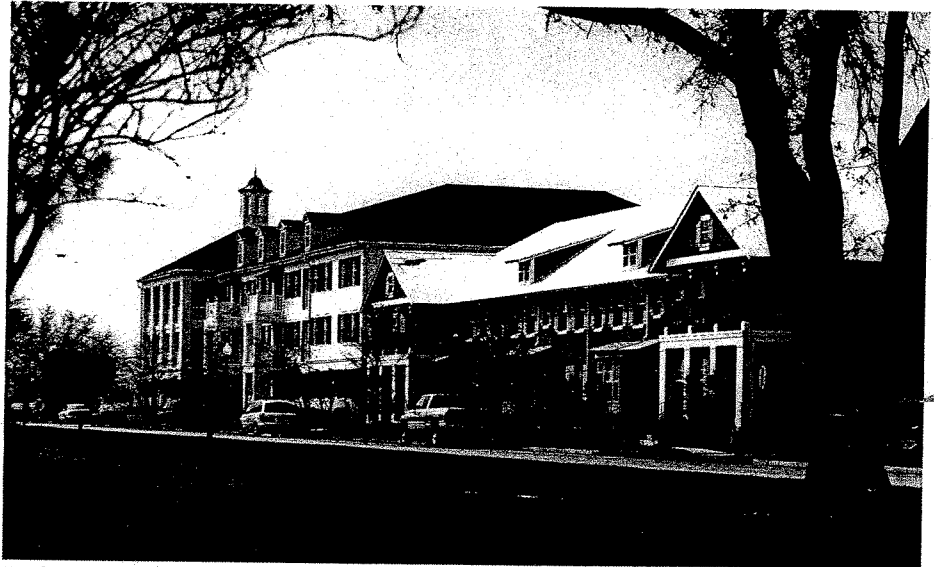
Baldwin Park is the infill new town located on the abandoned brownfield site of the former Orlando Naval Training Center on the shore of Lake Baldwin. The mixed-use Village Center is a true mixed-use construct.

The Village Center is a vibrant, mixed-use urban environment, carefully crafted to be the centerpiece and seamless extension of the larger Village. The design strategy was to create a Traditional Neighborhood Design of mixed building types and mixed architectural languages designed to have a rich and varied look and to have the appearance of a neighborhood built over time.

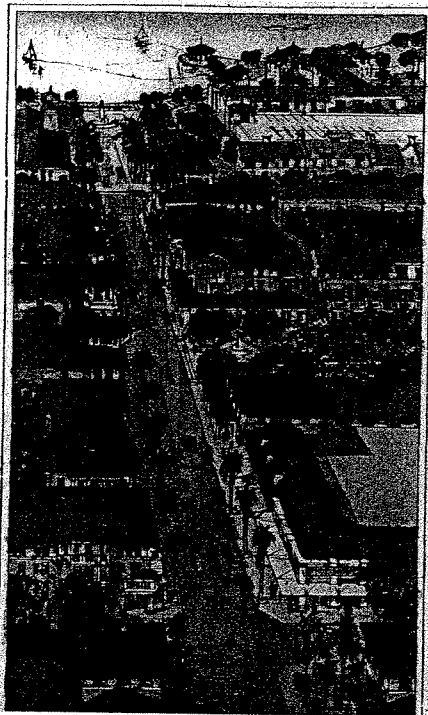
Main Street is a mixed-use street of three-story buildings with commercial on the ground floor

and residential above, that is completely activated along its length by a series of spaces - the Office Square, Market Square, the Waterfront Square and the Harbor.

The architectural design allows buildings to form the perimeter of the block. Doors and windows front onto the streets, parking and services occur within the block, completely screened from view. Five different building types - two- and three-story townhomes, two-unit Charleston flats, courtyard apartments, and three-story apartment buildings - and four different architectural styles - Classical, Coastal, Colonial and Mediterranean - combine to form the neighborhood.



New homes at Baldwin Park



Aerial View of Main Street



Flex buildings at Baldwin Park



New homes at Baldwin Park

Salishan Neighborhood Revitalization • Tacoma, Washington



Illustrated Site Plan



New Homes

Services provided:

- programming
- community meetings
- design charrettes
- master planning
- urban design
- architectural design

Sustainable design elements:

- zero-impact/low-impact development (grants)
- preserves salmon habitat
- restores natural water features
- creates bio-swales/wetlands
- minimizes impervious surfaces
- native landscaping for water infiltration

Program data:

- 250 acre site
- mixed-income community
- 1400 residential units
- village center/community center/retail space
- mixed-use
- \$35 million HOPE VI Grant

Reference:

Mr. Michael Mirra
Executive Director
Tacoma Housing Authority
902 South L Street, Suite 2B
Tacoma, Washington 98405
(253) 207-4420

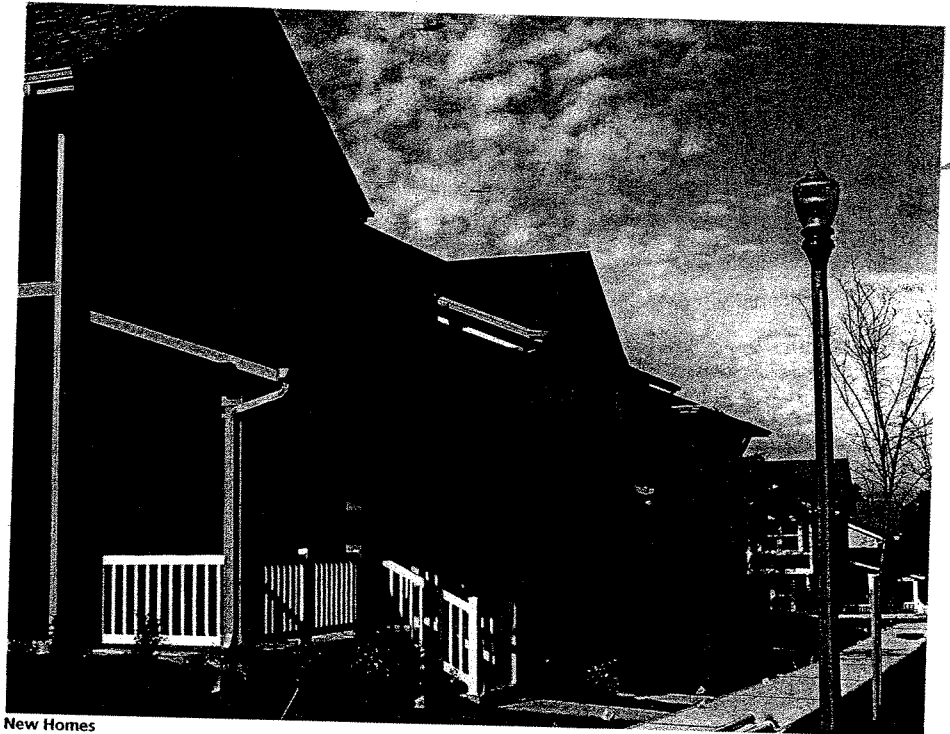
“...the Salishan neighborhood is an excellent example of how public involvement and appropriate urbanism can create a livable, exciting, and enduring community.”

Salishan is a neighborhood in the East Side of Tacoma, Washington. Built in the early 1940's, the Salishan neighborhood provided temporary housing for ship workers during World War II. Throughout a week-long charrette process, Torti Gallas visited with the residents of Salishan, listened to their concerns, and developed a master plan and unit designs appropriate for the needs of the community.

The site holds several unique features including a 30 acre wildlife rich bio-retention swale that bisects the site into two halves. Salishan has been carefully designed to incorporate significant sustainable features including zero-impact of stormwater runoff.

Salishan's special atmosphere is also evident in the spirit of its diverse blend of residents. This ethnic diversity, strong love of the community, and social empowerment have guided the neighborhood's revitalization efforts.

In addition to a stronger social and economic base, the plan provides a new town center, complete with retail shops, a fire station, university teaching space, senior congregate care, and additions to existing amenities. Most important to this town center is a public forum and open air market.



New Homes

“These homes achieve a 50% reduction in energy usage.”

Our development plan for the revitalization of housing at Fort Irwin sets strategic priorities so that virtually every home, streetscape, and park or open space will be replaced, rebuilt or improved within the first seven years of our partnership with the Army. We have taken special care that the houses all have the qualities and capacities to become comfortable homes the minute that families move into them. Additionally, our homes have an enduring quality and an architecture derived from the local conditions and traditions of the area. When possible these homes are specifically sited to take advantage of the landscape and the wonderful long range views of the desert and mountains.

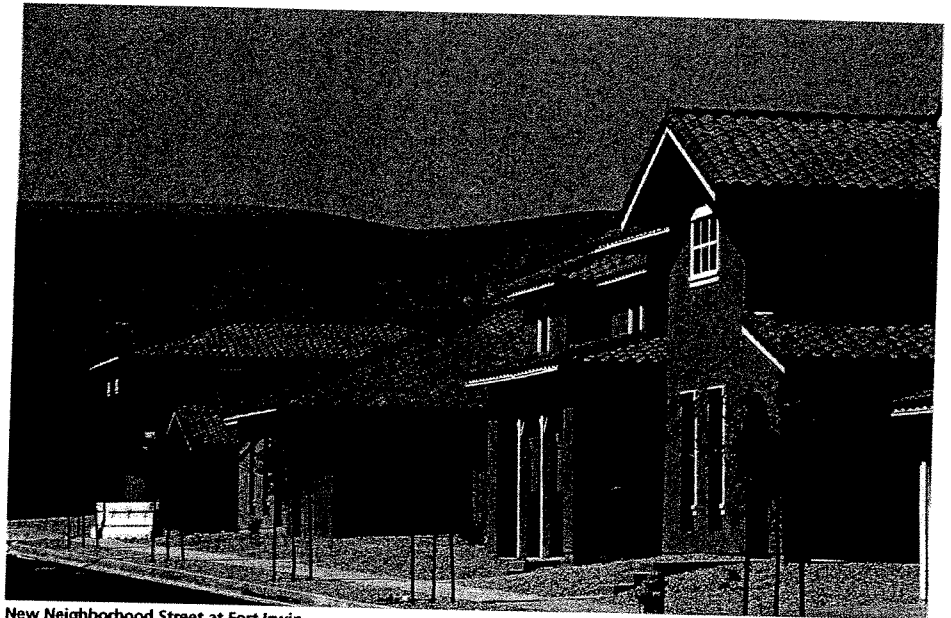
At Fort Irwin, the homes, designed in the Southwest Desert Style, are compatible with the harsh desert environment. These duplex courtyard and single family detached homes with 2-car garages have been carefully designed, depending upon their orientation to the sun, with roof overhangs and trellises over windows and doors facing south. The two-story homes have wrap around exterior courtyards to provide shade during the hottest part of the day and reduce glare on the interiors. With concrete tile roofs, high efficiency insulation in walls and roofs, energy and water efficient systems and appliances, and greywater re-use for backyard lawn irrigation, these homes achieve a fifty percent (50%) reduction in energy usage over standard design and construction methods.

Services provided:

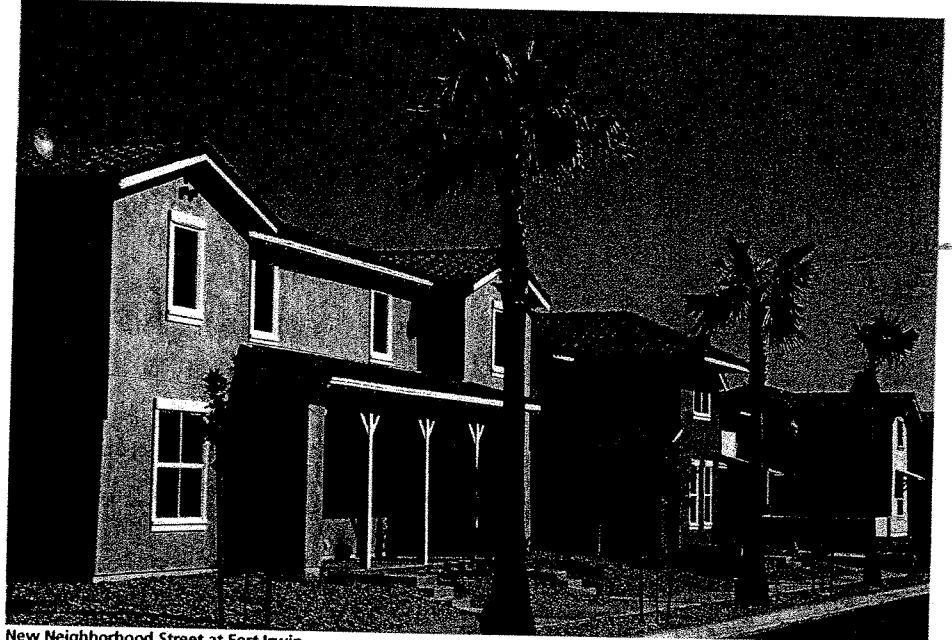
- design charrette
- community meetings
- site plan approval
- design guidelines
- master planning
- urban design
- neighborhood planning
- architectural design

Sustainable design elements:

- building mass and orientation appropriate for solar conditions
- high efficiency insulation
- efficient appliances
- greywater reuse for irrigation
- local building style and tradition
- xerioscape landscaping



New Neighborhood Street at Fort Irwin



New Neighborhood Street at Fort Irwin

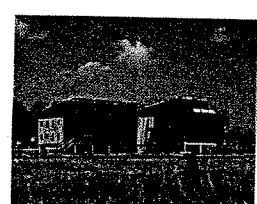
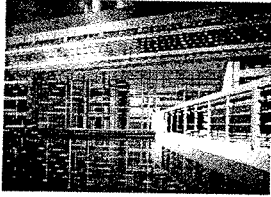
Program data:

- family housing revitalization
- 715 new residential units for officer and enlisted families
- renovation of 664 homes
- mix of 2-, 3-, and 4-bedroom units
- handicapped accessible units
- new community clubhouse
- sport courts and playing fields

Reference:

Mr. Rafael Muniz
 Clark Pinnacle Family Communities LLC
 Two Bethesda Metro Center, Suite 250
 Bethesda, Maryland 20814
 (760) 386-4747

SMITHGROUP



About SmithGroup

SmithGroup
1825 Eye Street, NW
Suite 250
Washington, DC 20006

SmithGroup is the oldest continuously practicing architecture firm in the United States. Established in 1853, SmithGroup is a team of over 750 gifted, energetic, and creative architects, urban designers, landscape architects, interior designers, and engineers in nine multi-disciplinary offices located throughout the United States.

Date Established

1853
1956-Washington, DC Office

Our professionals are creative people with the experience and the commitment to excel. We value collaboration and seek to engage clients in a spirited exchange of ideas in order to derive solutions that are practical yet insightful, and that help to advance your mission and strategic objectives.

DC Full -Time Personnel

110	Architects
27	Engineers
16	Interior Architects
2	Urban Planners
33	Administrative
188	Total

We believe that successful commercial developments and livable cities and communities embody ideas that transcend the commonplace. We seek the best ideas throughout our very broad practice, whether for healthcare and research environments, learning and cultural facilities, manufacturing centers or corporate offices of the world's fastest-growing companies.

Additional Offices

Ann Arbor
Chicago
Detroit
Los Angeles
Madison
Minneapolis
Phoenix
San Francisco

We believe that extraordinary ideas are reflected in sound land planning and architectural design as well as in complex engineering solutions.

- To assure design excellence in every project, we integrate the knowledge and ideas of our total organization.
- Beyond resolving your functional and operational concerns, we define solutions that embody your aspirations.

Integrated services. Every project requires specialized skills. We consistently collaborate with our in-house, multi-disciplined professionals both in the D.C. office and our other offices across the country. We also have established relationships with outside consultants who have exemplary business methodologies and proven success records. Our work derives strength from the ability to combine the talents of various disciplines into a single coordinated team.

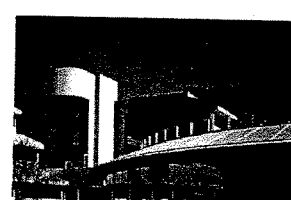
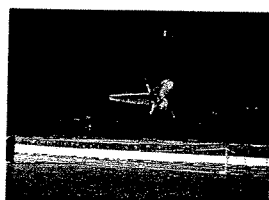
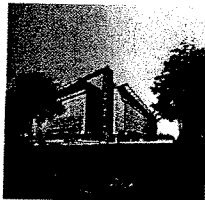
Washington, DC experience. SmithGroup has nearly five decades of broad-based experience in Washington, D.C.

Recent projects include:

- One Freedom Square
- Two Freedom Square
- Discovery Communications World Headquarters
- National Museum of the American Indian
- George Washington University Elliott School of International Affairs
- Chesapeake Bay Foundation Philip Merrill Environmental Center

SMITHGROUP

Client Overview



Selected Clients

ACCENTURE
AMERICA WEST
AMERICAN AIRLINES
AMERICAN PUBLIC HEALTH ASSOCIATION
AMGEN
ARNOLD & PORTER
AT&T / US WEST COMMUNICATIONS
BOSTON PROPERTIES
THE BUREAU OF NATIONAL AFFAIRS, INC.
CARRAMERICA
CHARLES E. SMITH
CHESAPEAKE BAY FOUNDATION
COSTAR GROUP
CORPORATE EXECUTIVE BOARD
CORPORATION FOR PUBLIC BROADCASTING
DAIMLERCHRYSLER CORPORATION
DEPARTMENT OF DEFENSE
DISCOVERY COMMUNICATIONS
FEDERAL BUREAU OF INVESTIGATION
FORD MOTOR CORPORATION
GEICO
GENERAL ELECTRIC
GEORGE WASHINGTON UNIVERSITY
HINES INTERESTS
IBM
MCI TELECOMMUNICATIONS CORPORATION
NATIONAL RESEARCH COUNCIL
NATIONAL WILDLIFE FEDERATION
NISSAN
PHILIP MORRIS, INC.
PHELPS DODGE
SMITHSONIAN INSTITUTION
SOCIAL SECURITY ADMINISTRATION
TIME LIFE, INC. (A DIVISION OF TIME WARNER)
TRAMMELL CROW
U.S. ARCHITECT OF THE CAPITOL
U.S. ARMY CORPS OF ENGINEER
U.S. BUREAU OF ENGRAVING & PRINTING
U.S. DEPARTMENT OF STATE
U.S. GENERAL SERVICES ADMINISTRATION
U.S. GOVERNMENT PRINTING OFFICE
U.S. NAVAL FACILITIES ENGINEERING COMMAND
THE WASHINGTON POST

Services

Architecture
Interior Design

- Programming
- Space Planning
- FFE
- Interior Architecture
- Signage

Urban Planning and Design
Mechanical Engineering
Electrical Engineering
Plumbing Engineering
Landscape Design
Master Planning
Sustainable Design
Adaptive Reuse
Cost and Quality Management
Construction Administration

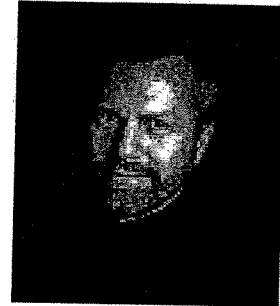
SmithGroup

1825 Eye Street, NW
Suite 250
Washington, DC 20006
ph 202.842.2100
fax 202.974.4500
www.smithgroup.com

SMITHGROUP

David R. H. King, FAIA, LEED AP

Senior Vice President



Education

Master of Architecture,
Harvard Graduate
School of Design, 1977

Bachelor of Architecture
with High Honor,
University of Texas
at Austin, School of
Architecture, 1975

Registrations

Registered Architect
DC, MD, VA, WV, TX

David King is a Washington, DC-based architect whose design explores the relationships between form, material, and place — the tension between contemporary expression and the role of context, history, and community. He has played a prominent role in the planning and design of civic, commercial, academic and cultural commissions throughout the country, but especially in the nation's capitol city — one of the most dominant and protected urban contexts in the world. His work is characterized by the clarity of its solutions, especially on complex project types, and by its responsiveness to clients' programs. David's work ranges from the placemaking vernacular of the training campus for the United States Fish and Wildlife Service to the meticulously detailed elements of the 1.1 million sf downtown office, 555 12th Street NW.

Relevant Experience

Discovery Communications Headquarters, Silver Spring, MD

A 580,000 sf world headquarters for a premier multi-functional entertainment industry organization. Contemporary office environment satisfies corporate mission objectives in a complex urban renewal zone. Required approvals by the Montgomery County Planning Commission. Design Principal.

Visteon Village, Corporate Headquarters, Detroit, MI

SmithGroup was commissioned to create a corporate headquarters complex in the form of a village for this Midwest Tier One Automotive Supplier. The 265 acre village, which will act as a community, will be a unique concept in the creation of headquarters. The community will include administrative offices, development/delivery areas, technology/laboratory areas, support space, amenities and building support totaling 1,041,650 gsf. Design Principal.

555 12th Street, NW - Arnold & Porter Headquarters, NW, Washington, DC

A new 1,145,000 sf headquarters office building near Metro Center for Washington's largest law firm. Project includes state-of-the-art building engineering systems and office facilities, and includes space for a major department store. Principal-in-Charge.

National Academy of Sciences Building, Washington, DC

A 356,665 gsf headquarters facility for this national scientific research institution incorporating the National Academy of Sciences, the National Academy of Engineering and the Institute of Medicine. The 11-story structure includes a conference center and food service facility on the first three floors and 80% closed office space in the balance of the building. Located adjacent to Judiciary Square and incorporates historic townhouse structures as part of the overall development. Includes 208,395 sf of parking below grade. Design Principal.

Bureau of National Affairs Headquarters, Washington, DC

Feasibility studies for 400,000-600,000 sf facility. Included studies for sites in suburban Maryland and Virginia. Principal-in-Charge.

National Credit Union Administration Headquarters, Alexandria, VA

Base building architecture for the 160,000 sf facility. The 7-story office is a "healthy building," providing good indoor environmental quality, which was verified by an independent consultant. Required accelerated scheduling and close coordination with the interior design firm. Design Principal.

David R. H. King, FAIA, LEED AP

Senior Vice President

Time Life Headquarters, Alexandria, VA

Development of a new 167,000 sf facility in the Carlyle development in Old Town Alexandria near the King Street Station Metro station. The facility supports the development and marketing of Time Life's Books, Education, Music, Digital and Video products. Principal-in-Charge.

U.S. Fish & Wildlife Service National Conservation Training Center, Shepherdstown, WV

Master planning and design of an 18-building, 365,000 sf training campus on a 500-acre site. Includes conference, classroom, laboratory and dormitory facilities. Principal-in-Charge.

Clemson University Sandhill Research & Education Center, Pontiac, SC

A master plan for the new use of an existing 500-acre campus: to house Clemson's Institute for Economic and Community Development which serves to foster high learning, collaborative research and the relevant application for economic and community development for the State of South Carolina, addressing modern land use and responsible economic and sustainable development in a unique and sensitive ecosystem. Design of a new Research and Education Center. Targeting **LEED Platinum**. Principal-in-Charge.

Clemson University ICAR Master Plan, Greenville, SC

A master plan for the 250-acre International Center for Automotive Research (ICAR). The Greenville campus will feature a new graduate engineering center, state-of-the-art research and testing facilities, and other operations that support the region's growing automotive industry. The development will be planned with the highest standard of sustainable design, creating a healthy and beautiful environment that will serve as a model for "green" planning. Principal-in-Charge.

King Street Station, Alexandria, VA

Master plan and design for a 7-acre, 943,000 sf mixed-use development for The Oliver Carr Company. Includes two new office buildings, 260-room hotel, retail building, and underground parking for 1200 cars. Design Principal.

Resource Conservation Center, Washington, DC

A 380,000 sf, mixed-use development in the 16th Street Historic District for the National Wildlife Federation and Resources for the Future. Includes a 180,000 sf office building for NWF's headquarters facilities, a renovated 77,000 sf office building and a 10-story, 130-unit condominium. Design Principal.

Steven L. Cohen, AIA

Principal



Education

B-Architecture, Carnegie Mellon University, 1983

Professional

Development Summer Program, Harvard Graduate School of Design, 1988

Registration

Registered Architect DC, MD

Cleveland Park

Historical Society Architectural Review Committee

Mr. Cohen is a project manager and designer with a broad range of experience in projects of varying building types, scope and complexity. His primary responsibilities include interaction with clients and users, oversight of in-house design team, consultant coordination and construction management. Over the course of his more than 20 year professional career, he has worked on a variety of building types including commercial, educational, healthcare, hospitality and residential. He has experience in all aspects of the design and construction process, including the regulatory approval process, design, technical detailing, systems engineering and coordination, construction budget and scheduling and project closeout. He is skilled at synthesizing the needs and issues of clients, contractors and all participants in the design and construction process to provide the best solutions.

Relevant Experience

Discovery Communications World Headquarters, Silver Spring, MD

560,000 sf signature corporate headquarters building with 800-space underground parking garage on a 3.5-acre site in downtown Silver Spring. Scope of work included post-construction inspections in compliance with local jurisdiction Complex Structures program. Project Manager.

AIPAC Headquarters, Washington, DC

90,000 sf headquarters for lobbying organization. Core/shell and tenant build to suit with emphasis on security and image. Project Manager/Designer.

Indiana University-Purdue University Campus Center, Indianapolis, IN

A new 250,000 sf campus center building for IUPUI, intended to centralize its facilities and programs on one campus, which serves over 27,000 undergraduate, graduate and graduate professional students. Project Manager.

The Catholic University of America Columbus School of Law, Washington, DC

The winning entry in an invited competition. Involved the master plan and design of a sector plan containing the new 165,000 sf Columbus School of Law. Project Architect/Designer.

Carroll Square, Washington, DC

Concept and schematic design for new 175,000 sf office building and four levels of below grade parking which respects and retains a series of three story commercial structures at its base. Process included review of design with civic groups and historic preservation office, as well as presentation to the Historic Preservation Review Board and Mayor's Agent. Project Manager.

Willard Hotel and Office Building Master Plan, Washington, DC

Master Plan for existing space between the historic hotel and office building. Proposal includes insertion of a new glass roofed Winter Garden providing additional event space for the hotel. Project Manager/Designer.

National Postal Museum, Washington, DC

Design of a 60,000 sf museum, located in a renovated historic post office building adjacent to Union Station, for the U.S. Postal Service and the Smithsonian Institution. Project Architect.

Steven L. Cohen, AIA

Principal

8021 Georgia Avenue, Silver Spring, MD

175-unit residential project incorporating historic structures, located at Gateway to redevelopment of Silver Spring. Project included development studies and regulatory approval. Project Architect.

Parklawn Building, Rockville, MD

Multi-phase study, analysis and design for updating an existing 900,000 gsf building. Scope of work covered exterior envelope including facade redesign, interior space planning, mechanical systems, code review and LEED study. Project Architect.

The Cantata, Washington, DC

300 unit residential project, located east of the Chinatown area. This project includes integration with adjacent office development. This multi-phase complex straddles an underground freeway requiring complex planning and design. Project Manager/Designer.

Chevy Chase Club, Chevy Chase, MD

New winter dining pavilion located adjacent to the golf course and the historic clubhouse. Project Architect.

Carlyle Block P, Alexandria, VA

350,000 sf mixed-use office and retail. Scope of work includes development of design guidelines for sector requiring regulation approval. Project Manager.

Pooks Hill, Bethesda, MD

Concept study and analysis for development of condominium on parcel adjacent to existing hotel. Scope included entitlement process for rezoning to allow for non-conforming use. Project Manager.

New York Law School Programming, New York, NY

SmithGroup has completed programming for a projected, new, 60,000 nsf facility for New York Law School. The existing Tribeca site and several alternative locations in New York City are being evaluated for their ability to meet the school's programmatic goals. Project Architect.

Gregory A. Mella, AIA, LEED AP

Principal



Education

M-Architecture, The Catholic University of America, 1994

BA, Art, Art History, Colgate University, 1991

Registrations

Registered Architect, Virginia

LEED 2.0 Accredited Professional

Affiliations

Member, AIA Headquarters Building Committee

Gregory Mella brings particular expertise as a project architect who has worked with new and renovated buildings for both public and private sector clients. Greg also has a strong interest in "green buildings" (sustainable design), including energy-efficient, "smart" buildings and buildings that provide healthy indoor environments. He is a frequent lecturer on sustainable design, and has led seminars at national conferences on the challenges of greening laboratories. In his role as project architect, he carries out the daily project coordination, management, and design. He has extensive experience in all phases of project development, from programming through construction administration.

Relevant Experience

Addition to the Defense Intelligence Analysis Center, Washington, DC

500,000 sf. Expansion of existing headquarters facility, including office SCIF space, support areas, and state-of-art conferencing facilities. This project is a build-to-suit. Team Architect.

Chesapeake Bay Foundation Philip Merrill Environmental Center, Annapolis, MD

30,000 sf "green" corporate headquarters is the *first building in the United States to achieve a Platinum rating from the U.S. Green Building Council LEED Program*. The two-story building utilizes innovative site, materials and systems strategies to rest lightly on the land. Project Architect.

St. Mary's College of Maryland, New Academic Building, St. Mary's City, MD

Architectural and MEP design services for a 53,000 sf state-of-the-art chemistry, psychology teaching and research laboratory for St. Mary's College of Maryland. The building will support the study of chemistry and psychology by providing classrooms, computer rooms, a 70-seat lecture hall, a curriculum center for educational studies, laboratories for chemistry and psychology, and animal housing quarters. Targeting *LEED Gold Certification*. Project Architect.

Clemson University Sandhill Research and Education Center, Pontiac, SC

A master plan for the new use of an existing 500-acre campus: to house Clemson's Institute for Economic and Community Development which serves to foster high learning, collaborative research and the relevant application for economic and community development for the State of South Carolina, addressing modern land use and responsible economic and sustainable development in a unique and sensitive ecosystem. Design of a new Research and Education Center. Targeting *LEED Platinum*. Project Architect.

University of Maryland, Clark School of Engineering, Kim Engineering Building, College Park, MD

Design, lab planning and programming services for 145,000 gsf engineering and applied sciences facility with wet and dry laboratories, classrooms, offices and state-of-the-art clean rooms. Team Architect.

Dan Ryan Woods Environmental Education Center, Chicago, IL

Design of a new 15,0000+ nsf exhibit/education Nature Center and surrounding forest preserve, sited within Chicago's urban park system that will focus primarily on the great geologic history, native ecosystems and human interaction within the Chicago region and northeastern Illinois. Targeted *LEED Platinum*. Sustainable Design Specialist.

Gregory A. Mella, AIA, LEED AP

Principal

Environmental Education Center, Indian Springs, MI

Educational center and site restoration for the Huron-Clinton park system. Sustainability Consultant.

University of Connecticut Sustainable Design Guidelines, Storrs, CT

Development of design and master plan guidelines to promote sustainability throughout the campus. Sustainability Consultant.

U.S. District Federal Courthouse, Washington, DC

517,000 sf renovation/addition to historic federal courthouse. Includes judicial facilities, offices and parking garage. Team Architect

1717 Pennsylvania Avenue, NW, Washington, DC

Renovations to existing 190,000 sf building including a new streetscape, new facade, new public areas with high quality finishes and new HVAC system. Includes upgrade to comply with code requirements for fire/life safety and ADA. Team Architect

MCI Center Sports Arena, Washington, DC

\$175 million, 20,300 seat arena for Washington's professional hockey and basketball teams. Program includes a sports museum, 400 underground parking spaces, 110 luxury suites, four levels of shops and restaurants, and pedestrian terraces. Team Architect.

2033 K Street, NW, Washington, DC

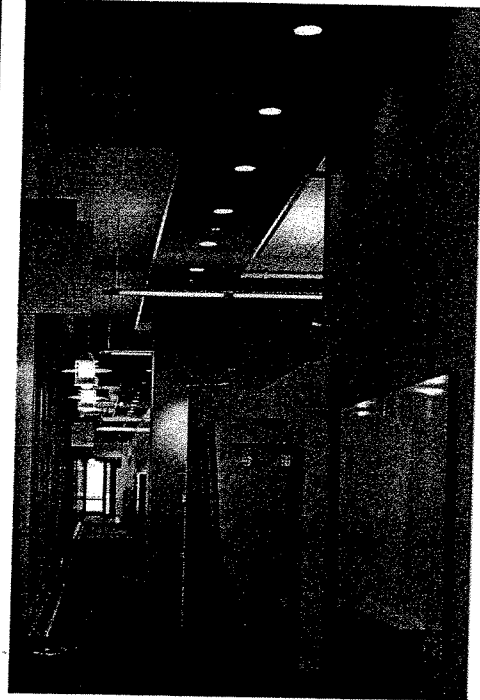
Interior and exterior renovation of office building. Team Architect

Levine School of Music, Washington, DC

Adaptive reuse of the 1907 Carnegie Institute Geophysical Laboratory for music institution. Project includes design a 30,000 sf performance training facility to include a 300-seat recital hall in addition to restoration of the 32,000 sf historic landmark Spanish Renaissance Revival building. HPRB & BZA approvals were required. Team Architect.

Visteon Village Corporate Headquarters

Van Buren Township, MI



Construction Cost
\$325,000,000

Size
1,041,000 sf - office

Completion Date
2005

Key Personnel
David King
Project Designer

Suzan Pultorak
PM Design

James Zwolensky
PM Construction

Reference
Ms. Stacy Fox
Senior Vice President
313-775-2760

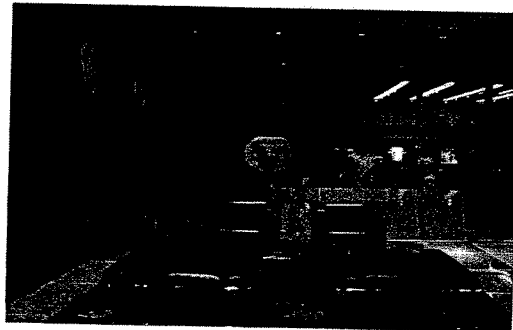
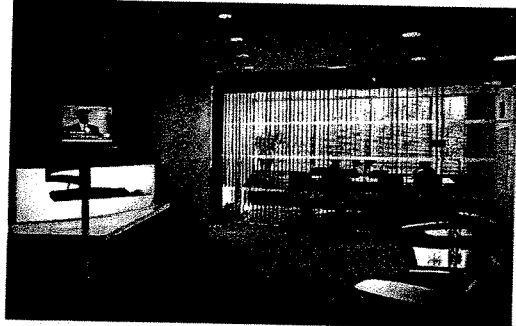
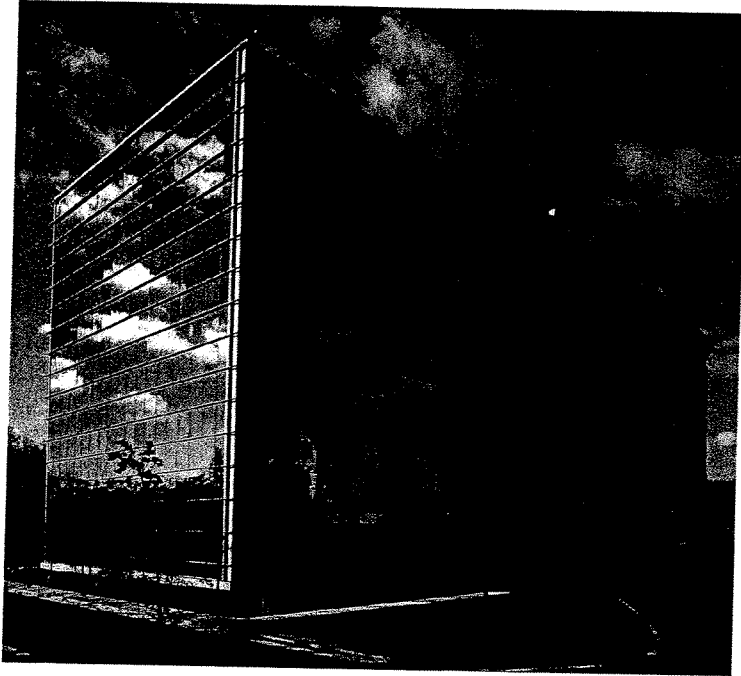
SmithGroup was commissioned to create the corporate headquarters complex in the form of a village for Visteon Corporation, a midwest tier one automotive supplier. The 265-acre village, which acts as a community, is a unique concept in the creation of headquarters. The community includes administrative offices, development/delivery areas, technology/laboratory areas, support space, amenities and building support.

The village is organized by a series of outdoor spaces: three entry courts, Main Street, a piazza and promenade. Sandwiched between the street and promenade about one half of the office space has direct views toward the lake. Laboratory space and the remainder of the office space line the north side of the street, forming intimate work neighborhoods for customer and product-focused employee teams. Vertical circulation, building support cores and conference/training spaces are located in small towers whose placement mitigates the perceived scale of the complex. An atrium lobby at the south end of the visitor entry court functions as the village's living room, providing access to administrative offices, support functions and the stairway leading to the water's edge. The lakefront piazza contains the dining hall, customer presentation room, auditorium and an iconic campanile - the villages' vertical focus. The collage of building forms results in a contemporary exuberant environment - a village.

Targeting Certification, U.S. Green Building Council Leadership in Energy and Environmental Design (LEED™).

Mitretek Systems Corporate Headquarters

Fairfax, VA



Construction Cost
\$14,000,000

Size
250,000 sf - office

Completion Date
2001

Key Personnel
David King
Project Designer

Edward Garcia
Project Manager

Reference
Mr. Mark Smith
Director, Security and
Facilities Operations
703-610-2701

Mitretek is a non-profit systems engineering company providing applied science and technology services. Design for the headquarters expresses the company's dual identity as both austere non-profit and confident industry leader. It is oriented and detailed to be a landmark, especially when viewed from the Capitol Beltway. Two distinct forms – a refined glass cube and a precast and ribbon window shell – are composed in a layered assemblage. The tension between these two surfaces, which simultaneously reveal and conceal, is exploited to articulate edge, surface, depth, and permeability. Sited on 1/3 of a gently sloping site within a wooded flood plain and canopy of trees, this building preserves the green character of the landscape as an amenity for employees and a buffer for neighbors.

The 250,000 sf headquarters occupies eight stories in suburban Fairview Park. It includes offices and research laboratories, a conference center, cafeteria, daycare center, and other employee amenities.

Gregory A. Mella, AIA, LEED AP

Principal

Environmental Education Center, Indian Springs, MI

Educational center and site restoration for the Huron-Clinton park system. Sustainability Consultant.

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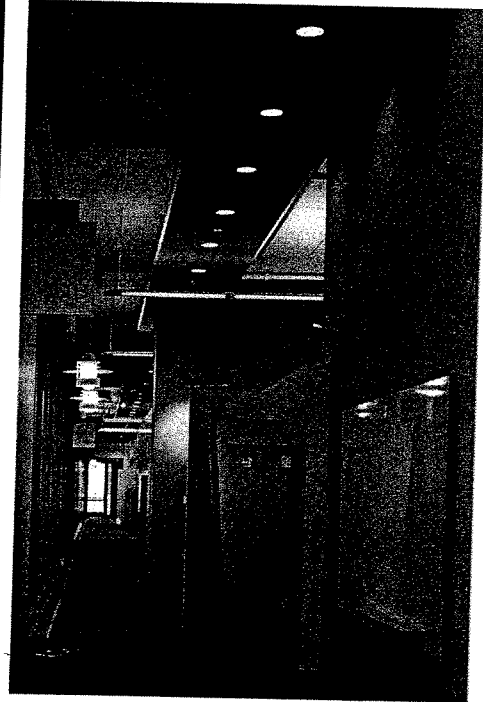
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James Zwolensky
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Senior Vice President
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SmithGroup was commissioned to create the corporate headquarters complex in the form of a village for Visteon Corporation, a midwest tier one automotive supplier. The 265-acre village, which acts as a community, is a unique concept in the creation of headquarters. The community includes administrative offices, development/delivery areas, technology/laboratory areas, support space, amenities and building support.

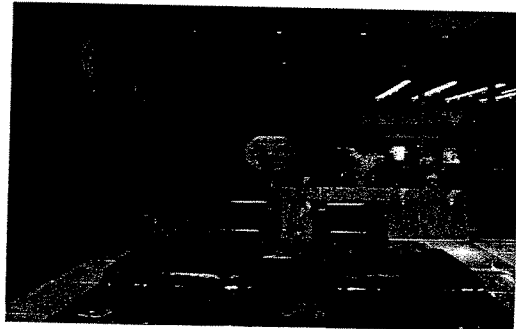
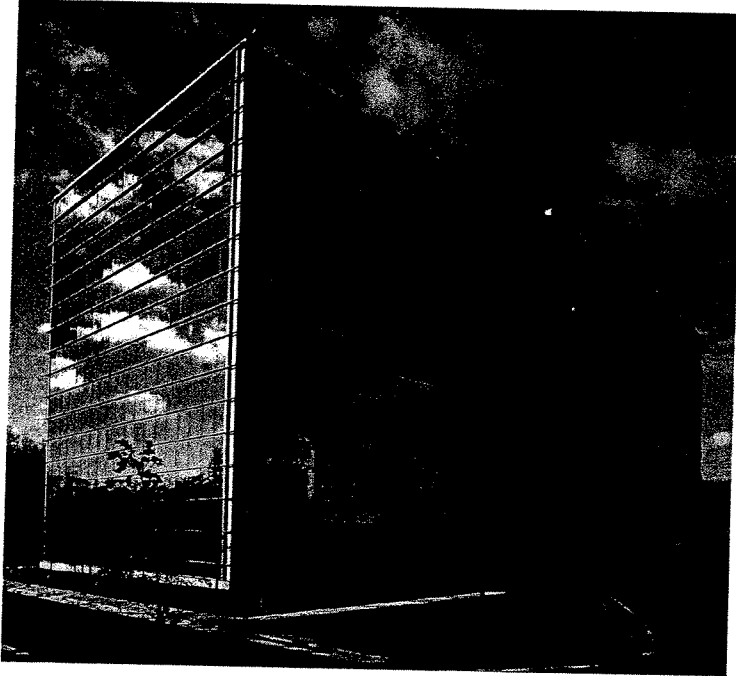
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SMITHGROUP

Mitretek Systems Corporate Headquarters

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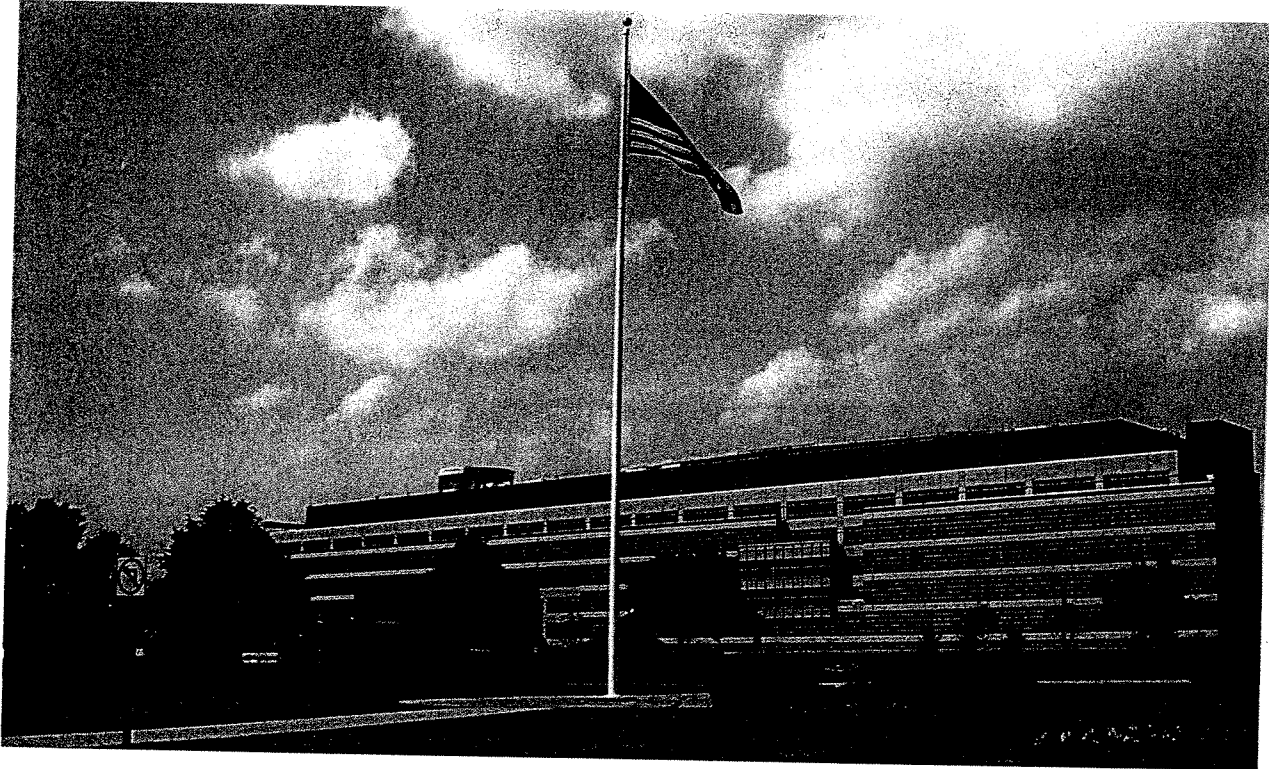
Reference
Mr. Mark Smith
Director, Security and
Facilities Operations
703-610-2701

Mitretek is a non-profit systems engineering company providing applied science and technology services. Design for the headquarters expresses the company's dual identity as both austere non-profit and confident industry leader. It is oriented and detailed to be a landmark, especially when viewed from the Capitol Beltway. Two distinct forms – a refined glass cube and a precast and ribbon window shell – are composed in a layered assemblage. The tension between these two surfaces, which simultaneously reveal and conceal, is exploited to articulate edge, surface, depth, and permeability. Sited on 1/3 of a gently sloping site within a wooded flood plain and canopy of trees, this building preserves the green character of the landscape as an amenity for employees and a buffer for neighbors.

The 250,000 sf headquarters occupies eight stories in suburban Fairview Park. It includes offices and research laboratories, a conference center, cafeteria, daycare center, and other employee amenities.

Addition to the Defense Intelligence Analysis Center

Washington, DC



Construction Cost
\$100,000,000

Size
450,000 sf - office

Completion Date
2005

Key Personnel
David King
Design Principal

Cynthia Johnston
Project Manager

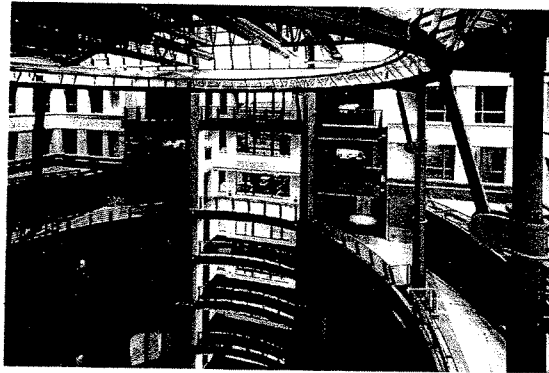
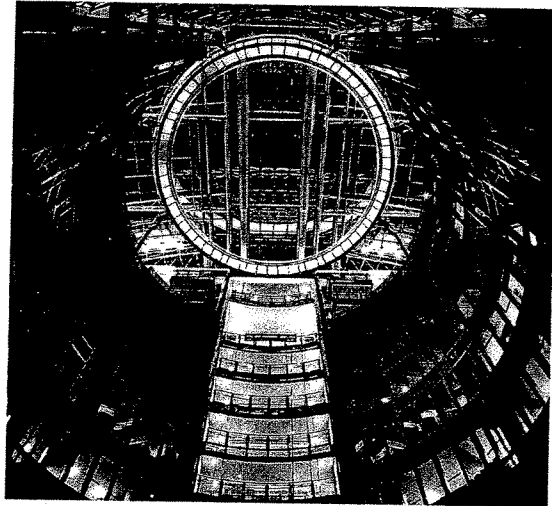
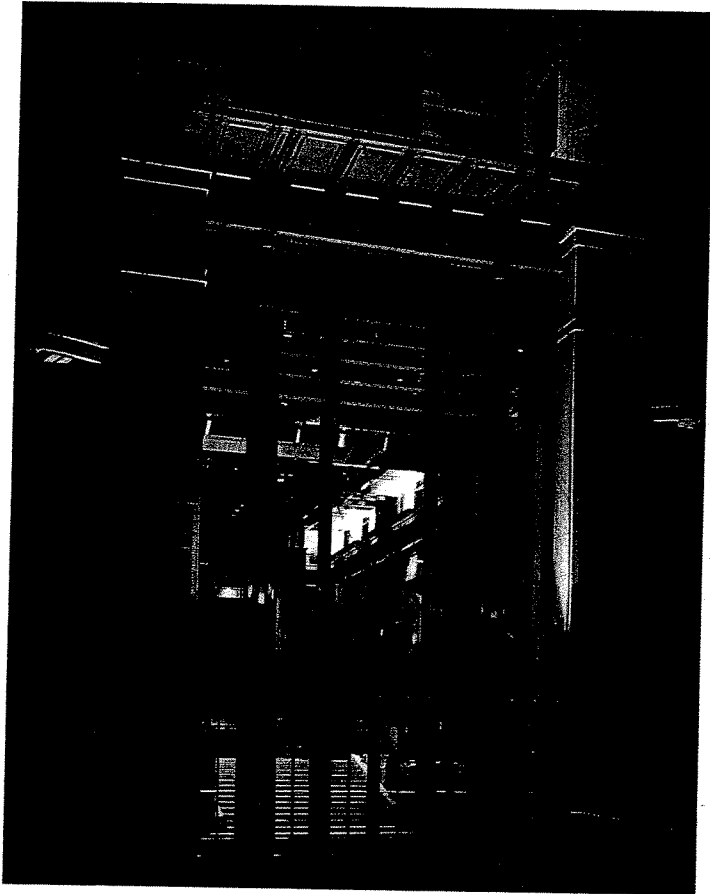
Reference
Rear Admiral James
Manzelman
202-231-2740

For the Department of Defense, SmithGroup provided complete planning, architecture and engineering design for a new office facility of 450,000 square feet. Nearly finished, the building will house an agency that has seen the development of a vastly different array of technologies and working environments involved in its primary mission. While creating a work environment that fosters efficiency and accommodates new technologies, the design also strives to project a new signature expression of this particular DOD mission.

The new facility also enabled the agency to put a new doorway onto an enormous facility comprising both the new and an existing building, also designed by SmithGroup in 1984. Although the facility is a highly secure building that meets the most stringent DoD requirements, the client nonetheless wanted it to convey a positive, open, supportive image. Designers helped achieve this with extensive use of glass and a large, welcoming lobby space. More "public" features are located on the ground floor, including ample education, training and conference spaces. A gallery describes the organization's historical achievements, and a memorial garden commemorates the victims of September 11, 2001. Trees and a novel stormwater management system are integrated into the building security design creating an attractive solution to a challenging issue.

555 12th Street

Washington, DC



Construction Cost
\$80,000,000

Size
1,200,000 gsf - office

Completion Date
1998

Key Personnel
David King
Principal-in-Charge

Reference
Mr. Mark Adamo
Manulife Real Estate
416-926-5500

SmithGroup was commissioned to provide base building architectural design services for a 1,145,000 gsf headquarters building to house the largest law firm in Washington, DC, Arnold & Porter. The building also includes 120,000 sf of retail space. A full block project, 555 12th Street is located in the heart of the city's central business district. The building features an 11-story atrium with the top three floors enclosed to accommodate 5,000 sf of executive conference space and meeting rooms. A skylit-covered walk leads from the 12th floor to an outdoor roof terrace.

The building is designed with a traditional division of base, shaft and top. The base provides pedestrian scale and liveliness for the downtown retail streetscape. The shaft provides a visually cohesive form for the great mass of the building while exhibiting a complexity of shape through the play of light and shade on the bay windows. The configuration of the outside wall was designed to create uniquely shaped private offices with bay windows which provide maximum light and view to office tenants. The upper floors and cornice provide a strong termination that completes the building form against the sky.

SMITHGROUP

St. Mary's College of Maryland New Academic Building

St. Mary's City, MD



Construction Cost
\$21,000,000

SmithGroup was selected as architect, engineer, and laboratory planner for a pilot green building at St. Mary's College of Maryland, one of the top public liberal arts colleges in the nation according to U.S. News and World Report.

Size
63,000 gsf

The building is expected to be the first at St. Mary's to earn a silver rating for Leadership in Environmental Engineering and Design (LEED™) from the U.S. Green Building Council, the organization which measures sustainability in the building industry. The academic building is also the first state-owned facility to attempt LEED certification in accordance with Maryland Governor Parris Glendening's executive order on sustainable design.

Completion Date
2005

Key Personnel
Greg Mella
Project Manager

The new facility will create a 53,000 sf, state-of-the-art chemistry and psychology teaching and research laboratory for St. Mary's College of Maryland. The building will support the study of chemistry and psychology, providing classrooms, computer rooms, a 70-seat lecture hall, a curriculum center for educational studies, laboratories for chemistry and psychology, and vivarium. Plans also include offices for thirty six faculty and staff members.

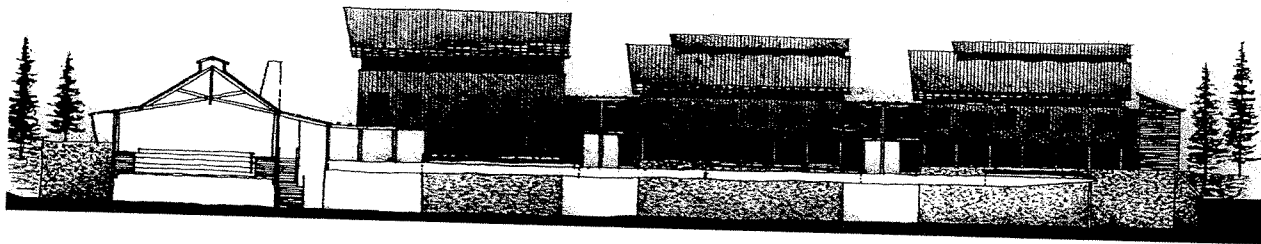
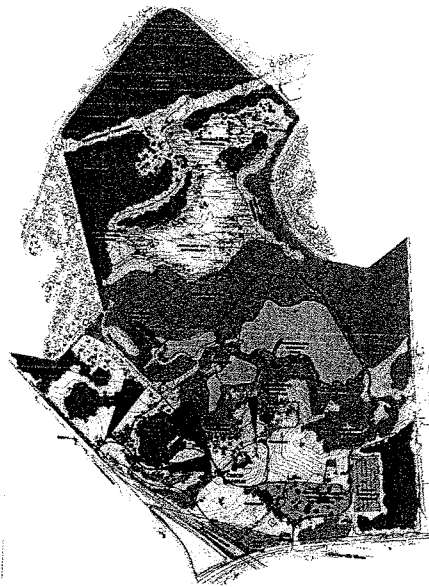
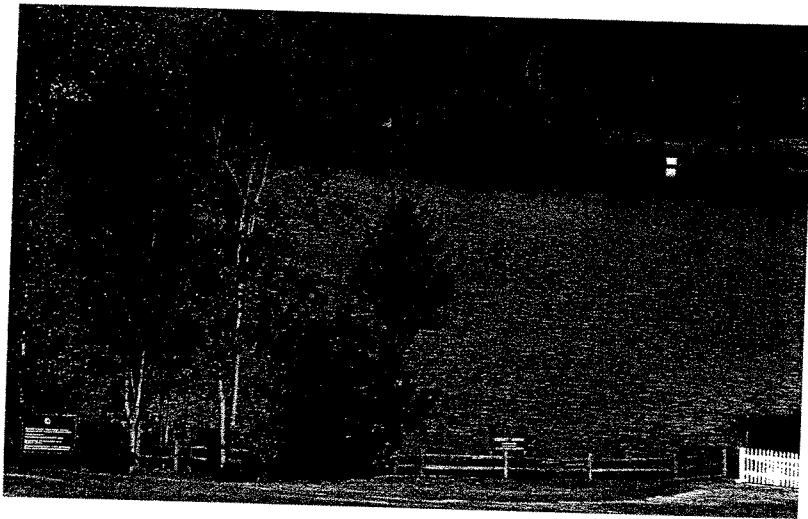
David King
Principal-in-Charge

Reference
Mr. Chip Jackson
Director of Facilities
240-895-4412

SMITHGROUP



**Clemson University,
Sandhill Research and Education Center**
Pontiac, SC



Cost
\$10,000,000

Size
55,000 gsf
500 acres - open space

Completion Date
2006 est.

Key Personnel
Greg Mella
Project Manager

David King
Principal-in-Charge

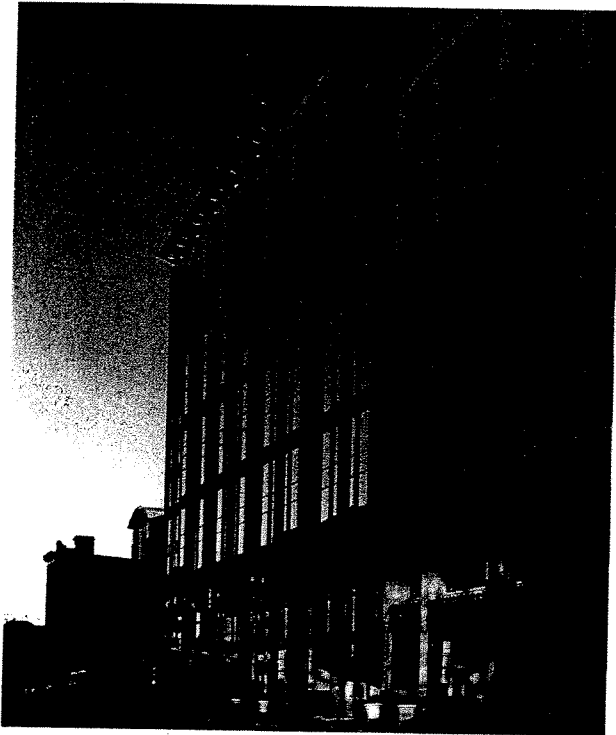
Reference
Mr. Gerald Vander Mey
Director of Campus
Planning
864-656-2010

Founded in 1926, the Sandhill Experiment Station originally served as Clemson University's agricultural and horticultural research campus, located just outside of Columbia, South Carolina. As the economy of South Carolina shifted from its agricultural roots, the focus of the campus evolved to address modern land use and responsible economic and sustainable development. SmithGroup is designing the master plan for a new use of this existing campus: to house Clemson's Institute for Economic and Community Development which serves to foster high learning, collaborative research and the relevant application for economic and community development for the State of South Carolina.

The 500-acre campus is comprised of agricultural research fields and historic structures, with an undeveloped core of Sandhill woodlands – a unique and sensitive ecosystem reflective of the once coastal nature of the site. The planned development for the new campus will serve as a model for responsible development while showcasing environmental conservation.

SmithGroup's involvement extends beyond the master plan to include the programming and design of a new 30,000 square foot conference center. Targeting a LEED™ Platinum rating, the new center will serve to foster collaborative research and learning while embracing the unique spirit of the Sandhill site. The development of the master plan, building program, and building design have been woven together to form a single process – centered on collaboration. By engaging the communities that comprise and surround the new campus in an inclusive, exciting and energetic process, SmithGroup will create a singular vision for the future of the Sandhill site. The final design will serve as a model for responsible development, and the design process as a model for the communities of South Carolina faced with many of the same challenges as the Sandhill.

Terrell Place
575 7th Street, NW
Washington, DC



Construction Cost
\$55,000,000

Size
600,000 gsf - office
50,000 - residential
30,000 - retail

Completion Date
2003

Key Personnel
Esther Simon
Project Manager

Reference
Mr. Robert Carr
President
Carr America
202-729-1754

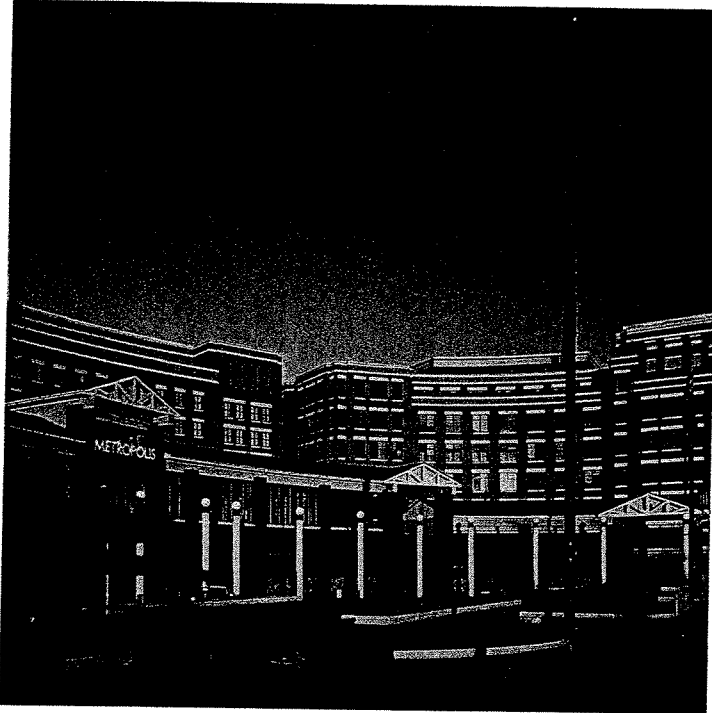
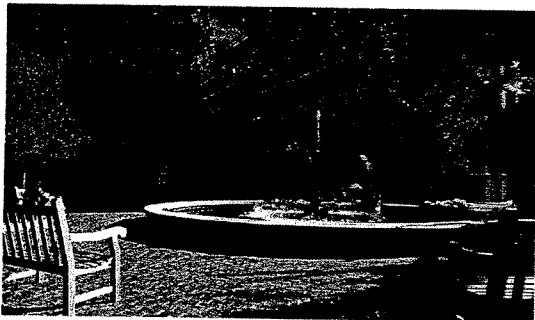
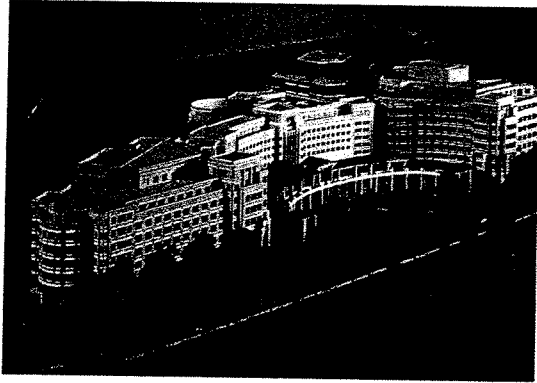
575 7th Street is the development of nearly three-quarters of a block in an emerging neighborhood in Washington, DC. Situated within a complex zoning district that includes historic structures, a new collection of art galleries, entertainment retail, the Smithsonian Institution, and residential growth, the project comprises 600,000 square feet of commercial office space, 30,000 square feet of arts, retail, and 50,000 square feet of loft residential units.

The north end of the project is anchored by the progression of buildings that housed the department store known as Hecht's. The main landmark is an 8-story, 1924 Neo-Gothic, white terracotta building with rich detailing, which was designed by Jarvis Hunt, the nationally prominent department store architect. Two new additions to this structure are meant to abstract the vertical expression in a series of projecting glass planes. These planes are organized in an offset composition that represents a growth out of the existing building, linking the old and the new. The framework of the addition is a grid of precast concrete with taut 2-story glazed openings, which recall the proportions of the department store's higher floor-to-floor heights. A curved metal cornice caps the addition in a modern interpretation of the Islamic arches of the 1926 building.

The south end of the project features a residential tower rising from a four story commercial building. Based on other extruded building precedents, the new 6-story building addition rises to 10 stories from the exiting 4-story façade. The Neo-Classical vocabulary of a 1909 renovation by Appleton Clark, Jr., is simplified in a precast concrete frame with large openings and aluminum colonettes to reinterpret the cast iron language below. A new 1-story infill and glass elevator tower beyond create the building entrance. The tower serves as a beacon and represents the modern clarity of the loft unit design within.

King Street Station Urban Design / Planning

Alexandria, VA



Construction Cost
\$75,000,000

Size
943,000 sf

Completion Date
1993

Key Personnel
David King
Principal-in-Charge

Russell Perry
Project Manager

Reference
Mr. Robert Carr
President
Carr America
202-729-1754

SmithGroup provided master planning, architectural and landscape design services for this phased mixed-use development. SmithGroup provided a new master plan for this 943,000 sf complex and designed the remaining office, hotel and retail components, as well as below grade parking for 1200 cars. The resulting plan is organized around generously landscaped plazas and walkways which encourage pedestrian use. A large crescent-shaped plaza is formed by the 260-room hotel and two flanking office structures, with a colorful retail pavilion projecting from their bases. A second plaza, between the new structures and two existing office buildings, is punctuated by a dramatic fountain court. Reflecting grand European facades of the nineteenth century, the buildings of the crescent are detailed with cast stone bases and a variety of ornamental brick and stone trim.

King Street Station was honored by a National Association of Industrial and Office Parks (NAIOP) National Design Award.

SMITHGROUP



A. Morton Thomas and Associates, Inc.

A. MORTON THOMAS and Associates, Inc. (AMT) has been providing civil and environmental engineering, surveying, planning, construction inspection, and landscape architectural services to a wide variety of both public and private clients since 1955. The firm's practice focuses on a knowledge of principles applied to land use and environmental concerns. With over 160 employees, operating from headquarters in Rockville, Maryland and branch offices in Baltimore, Maryland and Richmond, Virginia, AMT has immediate access to the Baltimore-Washington Metropolitan Area and provides related geographic and technical coverage in the planning, surveying, landscape architecture and engineering sciences. The firm is prepared to provide services on any phase of project activity including the preparation of preliminary and final designs, master planning services, contract drawings, specifications, quality planning services, and cost estimates to the provision of expert engineering advice and inspection during construction.

FIRM PROFILE

AMT's seasoned professionals and technical designers bring the necessary complement of civil and environmental engineering, planning, landscape architectural, permitting, and surveying expertise to all projects. The firm has the experience and resources to ensure the development of cost-effective designs, and to conform to and enhance project planning efforts. The firm's members maintain and continually demonstrate their extensive familiarity with planning, surveying, engineering, and regulatory processes affecting land development and site renovation in the Mid-Atlantic region. AMT staff utilize the firm's comprehensive engineering and regulatory library to provide clients with projects that are designed in accordance with the most recent regulatory requirements utilizing today's technologies. AMT also maintains and utilizes a library of computer software which provides the project managers the needed resources to give clients designs that are developed cost-effectively and with optimum sensitivity to project delivery schedules and mileposts.



JERRY C. KAVADIAS, P.E., LEED PRINCIPAL

A. Morton Thomas and Associates, Inc.

ROLE:

Civil Project Manager

YEARS EXPERIENCE:

Total: 20 With Firm: 15

REGISTRATIONS:

Professional
Engineer/MD/16893
Professional Engineer/DC/9824
Professional
Engineer/VA/023076

EDUCATION:

BS/1984/Civil Engineering

Mr. Kavadias has over 20 years of experience in civil engineering and site development assessment, planning, design, and construction phase services. His expertise includes site development, infrastructure planning and design, land planning, land use controls, as well as the design of environmental controls such as stormwater management and erosion and sediment control facilities; and drainage system design. He has also provided coordination and permitting services through various state, federal, and local agencies including the Maryland Department of the Environment, the Maryland Department of Natural Resources, the Maryland State Highway Administration, and the US COE. His representative projects include:

- **L'Enfant Plaza Redevelopment**, Washington, DC: Civil engineering associated with the multi-year effort for the redevelopment of L'Enfant Plaza that involves the master planning of the new development, demolition of the existing plaza, and design and construction of three new buildings that may comprise approximately 800,000 gross square feet of combined office, retail, and residential components. The relocation of the DC Children's Museum and rebirth as the National Children's Museum will serve as the primary tenant and focal point of this redevelopment plan. The initial effort includes the master planning and approval of the new center for which analysis of alternate development schemes, existing infrastructure and traffic movements, and proposed space allocation requirements. The secondary effort in the new development will be for the National Children's Museum located with the central building, entirely within the plaza area and the lower promenade levels. This building will contain approximately 283,700 square feet of Museum, commercial offices, and retail galleries, and will include the complete redevelopment and reconstruction of the plaza, hotel entrance drives and pedestrian ways. New bus parking facilities and a new entrance to the parking lots will be required on the street level of Tenth Street. Concurrently, a multi-story office building will be designed and constructed, comprising 237,000 square feet of gross space to the north of the existing Loew's Hotel in the air rights' over Ninth Street with new connections to the existing Metro Station. The third concurrent endeavor will be to design and construct a residential high rise on the south side of the Loew's Hotel, also in the air rights over Ninth Street, comprising approximately 265,000 gross square feet of space.
- **Waterside Mall Development**, Washington, DC: Project Manager for comprehensive civil engineering and surveying services in support in connection with the Waterfront Development. This project is an adaptive re-use and expansion of the 1,150,000 square feet of office and retail space. The final development of Waterfront will include approximately 2 million square feet of office, 100,000 square feet of retail and 400,000 square feet of residential space. Services provided included design of roadway, SWM, drainage, erosion/sediment control and utilities, as well as coordination with DC permitting agencies including the DC Soils Resources Branch and the DC Department of Health.
- **Pennsylvania Plaza Development**, Washington, DC: Provided design of drainage facilities, erosion and sediment controls, and utility systems for this commercial development projects.
- **Census Bureau Headquarters**, Suitland, Maryland: Principal in Charge of civil engineering for construction of the new, LEED certified, headquarters facility of the US Census Bureau. The offices and related special purpose facilities are structures totaling approximately 1.5 million gross square feet, and approximately 1 million square feet of structured parking to be built in four phases.
- **Shady Grove Education Center III/ Center for Advanced Research in Biotechnology Sustainable Site Design (LEED Gold Applicant)**, Rockville, MD: Provided sustainable site design for the construction of a new 140,000 gross square foot (GSF) Biotechnology Research Building on the USM Shady Grove Campus. Provided schematic design and construction documents for demolition of site features and relocation of utilities presently crossing the site, layout and grading associated with the building, parking, and site improvements, water, sewer and drainage/utilities connections; on-site stormwater management quality control, and permitting.
- **NOAA Satellite Operations Facility Sustainable Site Design (LEED Silver Certification)**, Suitland, Maryland: Directed field survey; development of Sediment and Erosion Control drawings; preparation of documentation required for stormwater management applications and low impact development design; development of the open space areas as a contractor staging area; connection to sanitary and water system, permitting and coordination of plan review; and development of site plans to include roads, loading areas and grading plans which avoid development of inappropriate sites and minimize negative impacts to the environment.

NAVY YARD METRO CENTER

PROJECT DESCRIPTION

A. Morton Thomas and Associates, Inc. provided surveying and comprehensive civil engineering services for this project including a seven storey, 293,000 square foot building on an approximately 45,000 square foot site. Services provided include:

- Stormwater management assessment including coordination with the DC Department of Health.
- Review of existing water and sewer conditions with DC WASA, meeting with Public Space representatives to determine anticipated requirements for improvements with the street right of ways
- Preparation of grading plans
- Preparation of layout and horizontal control for the site elements outside the building footprint to facilitate grading, construction of entrances, curbs, sidewalks, and site utility structures
- Preparation of utility plans including new fire and domestic water, sanitary sewer, and storm drainage system
- Preparation of stormwater management design, complete with facility hydrologic and volumetric design. The SWM design consisted of a sandfilter placed below 1st floor grade to treat the new roof stormwater runoff to accomplish water quality & quantity control. The sandfilter is also used for parking garage wash-down runoff. The Environmental Permits for this structure were obtained from the Department of Consumer and Regulatory Affairs, Soils Resources Branch, Storm Water Management Division. The sandfilter outfalls into an existing 12" combined sewer located on "L" Street.
- Preparation of sediment and erosion control plans designed per the Washington, D.C. Soils Resources Branch Stormwater Management Division Erosion and Sediment Control Handbook. Sump pits and portable sediment tanks were the primary method of E/S control because the site had large excavation in order to construct below-grade parking. Preparation of detail sheets for all site civil elements including curbs, sidewalks, driveways, utilities and paving
- Construction phase services including six (6) site visits during construction, response to RFIs, and review of submittals/shop drawings
- Permit acquisition for public space, stormwater management, erosion/sediment control and new water and sewer utilities.

LOCATION

Washington, DC

SERVICES PROVIDED

Field Investigation of Existing Conditions
SWM Design
Coordination with DC Agencies
Grading and Layout
Utility Investigation and Design
Construction Phase Services

REFERENCE

Spaulding & Slye
1717 Pennsylvania Avenue
Washington, DC 20007
Art Frye
202-478-2375

CONSTRUCTION COMPLETION

2002

AMT

Morton Thomas and Associates, Inc.

Michael Vergason Landscape Architects Ltd.

Michael Vergason Landscape Architects (MVLA) is a design-oriented firm that, through their site planning and landscape architecture, emphasize a seamless integration of the built and natural environment. Michael Vergason trained at the University of Virginia in undergraduate school as an architect and in graduate school as a landscape architect. His education continued at the American Academy in Rome, where he was a 1980 Rome Prize Fellow.

Mr. Vergason maintains a small firm in order to retain personal involvement in all projects. The garden environment in which the firm operates maintains a close collaboration with nature in all seasons. Projects are designed and executed with care and craft.

MVLA is involved in a broad range of project types, including institutional, commercial, and residential projects. Past work ranges from master planning to detailed design, and from private homes to large-scale international projects of high visibility. Their diversified and continuing client base reflects the firm's focus on personal services and high quality design.

Current projects include a number of campus plans including work at Johns Hopkins University, The University of Virginia, and The University of Notre Dame. MVLA is working on the new Admissions Building and new Museum at Trinity College in Hartford. At Princeton University, MVLA has completed the Wallace School of Social Science and The Friend Center.

Institutional work includes ongoing planning and design for the National Cathedral, the recently completed Pope John Paul II Cultural Center, and work on a number of significant archaeological sites in Jordan and Cyprus including World Cultural Heritage sites at Petra and Kouklia.

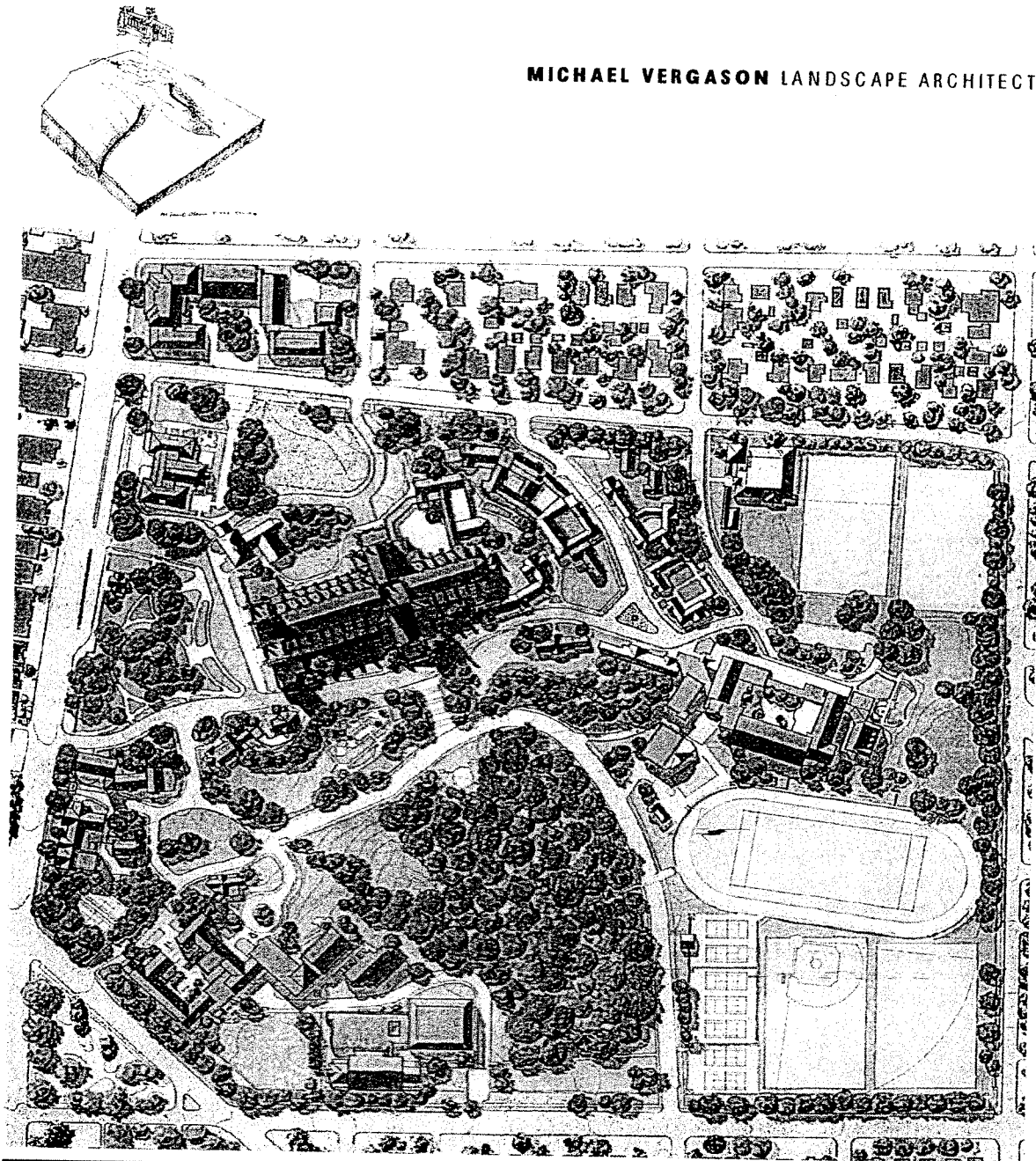
Recent commercial projects include the Gannett/USA Today Headquarters; the American Association for the Advancement of Science Headquarters, IBM/Park Tower Rock Spring, and the International Trade Center Barcelona. MVLA is also working on a number of private residences throughout the country.

Vitae

E. Michael Vergason

Principal

Education	1979	Fellow, American Academy in Rome
	1976	Master of Landscape Architecture Degree, University of Virginia
	1972	Bachelor of Science in Architecture Degree, University of Virginia
Professional Societies & Boards		Fellow, American Society of Landscape Architects Monticello Burial Grounds Advisory Panel
Awards		2004 AIA Baltimore Design Awards: WCA/Bronx Master Plan 2004 Tucker Awards for Design Excellence: Trinity College Admissions & Career Services Ctr. 2003 Inform Honor Award: Gannett/USA Today Headquarters 2002 Potomac & Maryland ASLA Honor Award: Gannett/USA Today Headquarter 2002 Potomac & Maryland ASLA Honor Award: Caplan Residence 2002 Potomac & Maryland ASLA Merit Award: John Hopkins Homewood Campus 2001 Inform Award: MVLA Studio 1999 Inform Award: Lumia Residence 1996 Potomac & Maryland ASLA Honor Award: Huntsville Golf Club 1996 Potomac & Maryland ASLA Merit Award: Terkowitz Residence 1996 Potomac & Maryland ASLA Innovation Award: Terkowitz Residence 1995 Potomac & Maryland ASLA Honor Award: Columbus Law School Fellow
Professional Registration		Commonwealth of Virginia State of Maryland
Juror		2003 Silver Spring Town Square Design Competition 2002 Center Plaza, Downtown Partnership of Baltimore 1994 Anacostia Waterfront National Competition 1993 Residential Design Awards, Landscape Architecture Magazine 1990 Chair, Rome Prize Jury
Articles		Landscape Architecture Magazine: Sept 2000, April/May 1999, May 1993, August 1992, May/June 1991; Landscape Architect: July 2004; Building Stone Magazine: April/May/June 2004; Architectural Record: May 2002; Modulus Journal: 1982
Teaching and Lectures		UVA Vicenza Program, Harvard University, Dumbarton Oaks, The Catholic University of America, Cornell University, Kansas State University, The University of Virginia, The University of Maryland, The University of Illinois, Pennsylvania State University, Colorado State University.
Exhibits		Harvard University, Boston, Massachusetts. Phillipe Bonafonte Gallery, San Francisco, California The American Academy in Rome The Pennsylvania Avenue Development Corporation, Washington, DC



THE NATIONAL CATHEDRAL

Washington, D.C.

Work began on The National Cathedral in 1995 with the development of the Master Plan for the Close with Torti Gallas and Partners, Inc. The Master Plan provides a framework that balances the needs of the Cathedral and the four schools of the 57-acre Close with the impact of substantial visitation and the Cathedral's fundamental purpose of worship. The work was keyed closely to the "carrying capacity" of the site and measured carefully against the Olmsted Brothers 1910 and 1924 Master Plans. MVLA continues to serve as the Landscape Architect for All Hallows Guild, which has resulted in multiple projects at a range of scales including The Bishop's Garden, The College of Preachers Garden, The Herb Cottage Garden, and a new outdoor amphitheater completing the third phase of the Olmsted Woods Restoration. In addition, designs for a 400 car garage under the North Lawn developed with Smith Group are currently under construction.

Reference:
Dede Petri
President, All Hallows Guild
National Cathedral
(202) 467-6787 x106



Firm Profile

Sustainable Design Consulting is a sole-proprietorship of Sandra Leibowitz Earley, a consultant with over a dozen years of advanced experience in sustainable design, including recognized expertise in green building materials, specifications and the LEED Green Building Rating System™. Sandra has provided sustainable design consulting services for over 70 projects, including over 60 LEED-related projects, has authored and co-authored a number of sustainable design articles and books, and has presented nationally on sustainable design topics.

Sustainable Design Consulting is 100% woman-owned, has been certified as a woman-owned Minority Business Enterprise by the State of Maryland Department of Transportation (Certification #05-059) and has applications pending for U.S. Small Business Administration and HUBZone designations. Sustainable Design Consulting operates from two offices: Richmond, Virginia and Silver Spring, Maryland.

The Sustainable Design Consulting team provides a range of services, customized to each client's goals and project parameters:

- Green building technical consulting: Project-specific and general consulting on planning, site design, water, energy, materials and indoor environmental quality issues for sustainable design and operations. Reports and presentations.
- Sustainable design assessment and drawing review: Project review at any stage for sustainable design opportunities and areas of concern. Recommendations and design guidance based on project goals and constraints.
- Specifications review and editing: Expert review of outline or fully-developed project specifications incorporating LEED/ green building criteria. Initial review with section-by-section recommendations or full green specifications editing for Divisions 1-16.
- LEED Green Building Rating System™ (all versions) consulting including feasibility assessment, project goal-setting, design integration, technical consulting, project management, documentation coordination and submission to USGBC for certification. Commercial, institutional, and multi-family residential projects.
- Green building and operations guideline development: Preparation of guidance documents of any length for any intended audience.
- Lectures, workshops and trainings: Conference and small group presentations, project team workshops, professional trainings.

The combined Sustainable Design Consulting team is currently comprised as follows:

- Sustainable Design Consultants: 4
- Sustainable Design Researchers: 1
- Administrative: 1
- **Total Personnel: 6**



Sandra Leibowitz Earley, Principal

Sandra Leibowitz Earley draws from her years of advanced experience with dozens of sustainable design projects and organizational programs to serve developers, architects and builders with expert green building/ LEED consulting and process management, customarily delivered with a high level of professionalism and responsiveness to client needs. Sandra holds a Master of Architecture degree with a concentration in sustainable design from the University of Oregon, where she held the position of Co-Director of the Solar Information Center.

Prior to founding Sustainable Design Consulting, was Sustainable Design Specialist for three Washington, DC-area architecture and consulting firms, including Hellmuth, Obata + Kassabaum, PC, EDG Architects and Natural Logic, Inc., integrating green building design and operations concepts into commercial, institutional and multi-family residential projects of varying size and complexity. In total she has worked on over 70 green building projects, including over 60 LEED-related projects.

Sandra has co-authored guidance documents such as the 1998 edition of the *HOK Sustainable Design Guide*, the 1999 edition of *GreenSpec: the Environmental Building News Product Directory and Guideline Specifications* and the USGBC *Toolkit for State and Local Governments*. Her new book, *Ecological Design and Building Schools: Green Guide to Educational Opportunities in the United States and Canada*, is scheduled for release in September 2005. Sandra continues to write and present on a wide-range of sustainable design and development issues and participates locally in a number of green building educational and advocacy initiatives.

Education

Master of Architecture, University of Oregon, 1996

Bachelor of Arts, Double major: Architecture, French, Lehigh University, 1992

Registration/ Accreditation

Registered Architect, District of Columbia, 2005

LEED® Accredited Professional, 2001

Sustainable Design Project Experience - Representative List (Federal)

Federal Office Building No. 8, Washington, DC

- LEED Silver-level consulting and project management for rebuilding of existing facility, ongoing.

Potomac Yard Office Buildings 1 & 2, Arlington, VA

- LEED Gold-level consulting, project management and specification integration for pair of new 300,000+ sf office buildings, including tenant space 2/3 of which is pre-leased to several office of the U.S. EPA, ongoing.

Pentagon Renovation Wedge 3, Arlington, VA

- LEED for Existing Buildings consulting and project management for conversion renovation of major Federal facility, ongoing.

**Wells & Associates, LLC
FIRM QUALIFICATIONS**



W&A offers professional traffic, transportation, transit, parking, pedestrian, and bicycle planning and engineering services to private real estate developers, public agencies, corporations, and institutions nationwide.

W&A provides high-quality, dependable, and personalized service to our clients. The founder, Martin J. Wells, P.E., has 29 years experience as principal of two nationally recognized transportation engineering firms and as Director of Planning for the Metropolitan Transit Authority (VIA) in San Antonio, Texas.

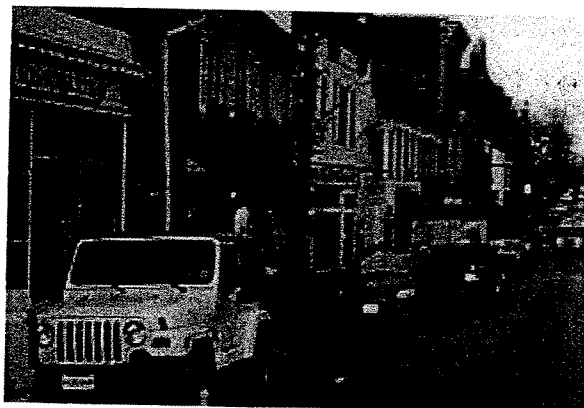
W&A offers services to clients nationwide from offices in McLean, Leesburg, and Manassas, Virginia, Annapolis, Maryland, and Pittsburgh, Pennsylvania.



W&A develops a thorough understanding of our clients' needs, goals, and objectives, and provides the services required to solve problems and achieve these goals.

W&A offers comprehensive transportation planning; traffic impact studies; travel demand management; travel demand forecasting; highway planning/design; parking policy, needs, feasibility, and design; traffic signal warrant analysis and design; transit service planning; transit terminal planning and design services.

W&A has well-established relationships with local agency staff, state transportation officials, planning boards, locally-elected officials, and the development community. We are thoroughly familiar with local agency review processes and transportation study guidelines.



W&A's project managers, engineers, and field personnel have many years of experience that we collectively bring to bear on every assignment. W&A is equipped with the latest computer hardware, software, local standards, and other reference materials. We are thoroughly familiar with the latest and best techniques for solving traffic, parking, transit, pedestrian, and bicycle problems in fulfillment of our clients' requirements.

**TERENCE J. MILLER
VICE PRESIDENT/PARTNER**

PROFILE:

Mr. Miller has over 20 years of experience in the traffic and transportation planning fields for both private and public sector clients. This experience includes conducting and overseeing the preparation of traffic impact studies, retail site assessments, signal warrant analyses, site circulation reviews, parking lot layout, parking policy, feasibility analyses, and parking needs studies. In addition, Mr. Miller has been a member of the International Council of Shopping Centers for over fifteen years. As a member of this organization, he has chaired several round table discussions related to the design of shopping centers from a traffic engineering perspective and has made presentations on the design and approvals of shopping centers at ICSC conferences.

EXPERIENCE:

Traffic Impact Studies. Conducted numerous traffic impact studies for large and small residential, commercial, and mixed-use projects in every major jurisdiction in the Washington Metropolitan area and in over 30 other states. Mr. Miller specializes in the design, operation, and approval of local and regional retail developments throughout the country. This includes preparation of reports and expert testimony in support of rezoning, subdivision, and site plan approvals, and comprehensive plan and proffered condition amendments.

Large-Scale, Mixed-Use Developments. Conducted multi-modal transportation studies for a number of million-square foot residential, office, and hotel projects, including Westfields of Fairfax County, Virginia; Broad Run in Loudoun County, Virginia; One Loudoun Center, Broadview, and Loudoun Tech Park in Loudoun County, Virginia; Stanford Industrial Park, Frederick County, Maryland; Saddleview, Upper Saddle River, New Jersey; Crocker Park in Cleveland, Ohio and Easton Town Center in Columbus, Ohio.

Travel Demand Management Studies. Developed travel demand management programs, including group riding, transit, flexible work hour, and other actions, for major development projects in Arlington and Fairfax County, Virginia.

Retail Traffic and Parking Studies. Prepared site assessments and traffic impact studies for regional shopping centers including Potomac Mills Mall, Dale City, Virginia; Gurnee Mills Mall, Gurnee, Illinois; New River Valley Mall, Blacksburg, Virginia; Randhurst Mall, Chicago, Illinois; Franklin Mills Mall, Philadelphia, Pennsylvania; Johnson City Mall, Johnson City, Tennessee; Northglenn Mall, Northglenn, Colorado; Ontario Mills Mall, Ontario, California; Military Circle Mall, Norfolk,

EDUCATION:

Bachelor of Science, Civil Engineering, Youngstown State University, Youngstown, Ohio, 1984.

KEVIN D. SITZMAN, P.E.
SENIOR ASSOCIATE

PROFILE:

Mr. Sitzman has eight years of experience in traffic, parking, and transportation planning and engineering. He has worked for public sector clients as well as private real estate developers. This experience includes traffic impact studies, transportation analyses of mixed-use developments, studies of major event venues, travel demand management studies, design and analysis of parking facilities, transit planning, and technical analyses. Mr. Sitzman has provided expert testimony before elected officials, planning bodies, and citizens groups.

EXPERIENCE:

Traffic Impact Studies. Conducted numerous traffic impact studies for large and small residential, commercial, and mixed-use projects in the Washington metropolitan area and nationwide. This includes preparation of analyses, reports, and expert testimony in support of rezoning, subdivision, and site plan approvals. Local experience includes studies in Loudoun, Fairfax, Arlington, and Prince William Counties, Virginia; Montgomery, Prince Georges, Howard, Anne Arundel, and Frederick Counties, Maryland.

Mixed Use/Town Center Developments. Conducted multi-modal transportation studies for large-scale mixed-use residential, office, retail, hotel, and entertainment projects for Loudoun Station, Loudoun County, Virginia; Potomac Yards, Arlington, Virginia; Bethesda Row, Bethesda, Maryland; The Village at Shirlington, Arlington, Virginia; Santana Row, San Jose, California; The Villages of Urbana, Frederick County, Maryland; and Columbia, Maryland.

Parking Studies/Design. Conducted parking needs, feasibility, management, and shared-use studies for universities, event centers, and real estate developers, including Auburn University, George Mason University, DeVry University, The John F. Kennedy Center for the Performing Arts, The Mills Corporation, and Federal Realty Investment Trust. Designed or revised parking facility layouts to meet tenant requirements, local statutes, site constraints, and Americans with Disabilities Act requirements.

Transit Planning. Identified current ridership patterns and forecasted future ridership demands based on patron surveys and surrounding development potential in conjunction with the planned expansion of the Ballston Metro Station, Arlington, Virginia.

EDUCATION:

Bachelor of Science, Civil Engineering, Virginia Polytechnic Institute and State University, Blacksburg, Virginia, December 1994.

REGISTRATIONS: Registered Professional Engineer in Virginia.

ROCKVILLE METRO PLAZA
Rockville, Maryland



Rockville is the county seat of Montgomery County, Maryland, one of the fastest growing and wealthiest counties in the United States. Foulger Pratt Development, Inc. purchased a 14-acre site in the Rockville Town Center from the City of Rockville and the International Brotherhood of Electrical Workers (IBEW) to develop a mixed-use office/retail/residential project.

Wells & Associates conducted a phased traffic impact study for an initial 500,000 square foot office/retail building and an ultimate 2,000,000 square foot office/retail/residential development. Wells & Associates identified capacity and traffic operations improvements needed to mitigate background traffic growth and site traffic impacts.

Wells & Associates also developed a travel demand management program that includes parking controls, staggered/flexible work hour programs, ridesharing incentives, transit incentives, enhanced connections to the adjacent Rockville Metro station.

Wells & Associates prepared maintenance of traffic and signal modification plans for the Rockville Pike/Middle Lane/Park Road intersection.

Reference: Bryant F. Foulger
Vice President
Foulger Pratt Development,
Inc.
9600 Blackwell Road
Suite 200
Rockville, Maryland 20850
(240) 499-9600
bfoulger@foulgerpratt.com



Tadjer-Cohen-Edelson Associates, Inc.
Consulting Structural Engineers
www.tadjerco.com
Over Four Decades Of Superior Service

RESUME OF TADJER-COHEN-EDELSON ASSOCIATES, INC. CONSULTING STRUCTURAL ENGINEERS

The firm was established in 1962 to provide consulting structural engineering services. The principals of the firm, Zivan Cohen, M.Sc., P.E., Eric Edelson, B.Sc., P.E., Varinder M. Abrol, M.Sc., P.E., Michael Tabassi, M.Sc., P.E., Ali Tahbaz, M.Sc., P.E., Sanjay Khanna, M.Sc., P.E., and Yehuda Nordman, M.S.C., P.E., S.E., are registered in numerous states. TCEA's extensive experience with both design and construction totals over 18 billion dollars of in-place construction.

At present our staff numbers sixty three experienced knowledgeable, and innovative professionals, and structural computer analysts. The firm has been extensively engaged in structural engineering design for a large variety of projects varying in magnitude and complexity, i.e. parking structures, institutional, commercial, residential, retail, governmental, multi-use projects, remodeling and renovation of existing historic buildings and analysis and recommendation for repairs of deficiencies in existing buildings (forensic engineering), design of waterproofing and design for progressive collapse and structural effects due to blast. In the design of projects, we utilize the latest concepts and techniques in engineering sciences, such as computerized three-dimensional analysis, ultimate strength design in reinforced concrete, prestressing and post-tensioning of concrete, and LRFD design in steel.

We utilize the Autocad CADD and Micro Station systems for drafting. We have multiple networked stations including modem capabilities to transmit files if necessary.

We have been very conscious of the rising costs of projects and our philosophy is to provide extensive value engineering and cost analysis prior to deciding which structural system is to be used. Our networked in-house computer facility enables us to quickly and efficiently analyze any type of structure. Our system provides us the capability of analyzing and pricing different structural solutions to achieve the most cost effective ones. Different alternates are priced in the real market, and, based on information assembled, the structural systems are selected. Our approach in structural design has been as follows:

1. Provide economical construction which meets the client's user needs.
2. Utilize up-to-date technology and construction methods to achieve the above objectives.

3. During the preliminary design of the project, prepare alternate structural designs which will generate a cost estimate prepared for each alternate, which considers the cost impact on all related trades such as Architectural, Mechanical, Electrical Fireproofing, etc. Based on cost and functionality, the most efficient and economic system is selected.
4. Assist in obtaining interim cost estimates during the design period to assure that the cost assumptions have been met and the project can be constructed within the specified period.

The firm includes a separate quality control and inspection department, which provides inspection services on numerous projects throughout the Metropolitan Washington Area. This inspection and quality control assures the proper execution of the project.

We have been successful with the above approach and most of our projects have been within the specified budget.

The quality of TCE work has been recognized by professional organizations such as the American Concrete Institute for excellence in the design of concrete structures; the National Association of Industrial and Office Parks for excellence in design; the Consulting Engineers Council of Metropolitan Washington, D.C. for excellence in design; and the State of New York for excellence in design.

Some projects, which illustrate our work, are:

WASHINGTON HARBOUR, ALONG THE POTOMAC RIVER AT K STREET, N.W.
WASHINGTON, D.C.

1,250,000 sq. ft. residential, office, commercial, retail, two levels 250,000 gsf
underground parking and large fountain.

WATERVIEW BUILDING, ROSSLYN, VA

1,600,000 gsf mix use project including 24 story 635,000 gsf office tower, 29 story
320,000 gsf hotel and residential tower, and public spaces and three levels 645,000 gsf
below grade parking.

JEFFERSON AT PENN QUARTER (SQUARE 457), WASHINGTON, DC

800,000 sq. ft. multi purpose project. 485,000 sq. ft. residential, 100,000 sq. ft.
commercial and theater, and 215,000 sq. ft. three levels below grade parking adjacent to
Metro Tunnel. Renovation to historic buildings, Clara Barton and DC space.

PARC SOMERSET, CHEVY CHASE, MD

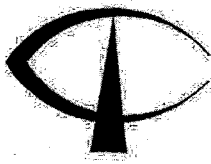
400,000 sq. ft 17 story luxury apartment building and three levels below grade parking.

US PENTAGON, ARLINGTON, VA

Major renovations and additions to the existing building, including blast analysis.

INTERNATIONAL MONETARY FUND, WASHINGTON, D.C.

650,000 gsf 12 story office building over 180,000 gsf three levels below grade parking.
Incorporation of blast and progressive collapse requirements.



Tadj-Cohen-Edelson Associates, Inc.
Consulting Structural Engineers
www.tadgerco.com
Over Four Decades Of Superior Service

**RESUME OF
ZIVAN COHEN, MSc. P.E.**

In 1962, Mr. Cohen, together with Mr. Tadjer, formed the firm, then known as Tadj-Cohen-Associates, Inc., to provide consulting structural engineering services. The firm's success is reflected in completion of design for over eighteen billion dollars of construction in the U.S.A. and overseas.

He is registered in the District of Columbia, Delaware, Maryland, Massachusetts, North Carolina, Pennsylvania, South Carolina and Virginia.

Mr. Cohen received his Bachelor's Degree in Civil Engineering, Structural Department, "With Distinction" from Technion Israel Institute in 1954, and a Master's Degree in 1959 from the University of Pennsylvania in Philadelphia.

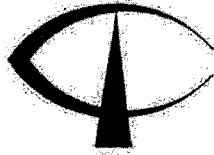
Since graduation, Mr. Cohen has worked on many projects varying in magnitude and complexity including many residential, educational, commercial, parking structures, and industrial buildings, both low and high rise, military installations for both the Army and the Navy, and Government facilities including previously completed work at the Pentagon and special type facilities within the National Capital Area. He has been extensively involved in designs encompassing structural steel, reinforced concrete, prestressed and post-tensioned concrete, space frames, and investigation and conversion of existing structures. Also, he has conducted structural evaluations of existing structures for renovation and conversion to other uses and upgrading of existing structure, investigated structural failures, and provided expert witness testimony.

During 1977 to 1980 he was a lecturer in a senior engineering course to the senior class and the graduate school at Catholic University of America, Department of Civil Engineering, Washington, D.C. Mr. Cohen has published papers on structural design and received a national award for excellence in structural design. He is a member of the American Society of Civil Engineers and the Consulting Engineering Council (CEC).

Recent major projects completed under the direction of Mr. Cohen are:

WATERVIEW BUILDING, ROSSLYN, VA

1,600,000 gsf mix use project including 24 story 635,000 gsf office tower, 29 story 320,000 gsf hotel and residential tower, and public spaces and three levels 645,000 gsf below grade parking.



Tadjer-Cohen-Edelson Associates, Inc.
Consulting Structural Engineers
www.tadgerco.com
Over Four Decades Of Superior Service

PERTINENT PROJECTS

PARC SOMERSET CHEVY CHASE, MARYLAND

Description	400,000 sq. ft. 17 story luxury apartment building and three levels below grade parking.
Architect	Torti Gallas
Contact	Maurice Walters, AIA
Phone	(301) 588-4800
Structural Engineers	Tadjer-Cohen-Edelson Associates, Inc.
Contact	Zivan Cohen, PE
Phone	(301) 587-1820

INTERNATIONAL MONETARY FUND (IMF) WASHINGTON, DC

Description	650,000 gsf 12 story office building with a large atrium over 180,000 gsf three levels below grade parking. Incorporation of blast and progressive collapse requirements.
Architect	Pei Cobb Freed & Partners
Owner's Representative	Carr Real Estate
Contact	James Berkon
Phone	(202) 729-3800
Structural Engineers	Tadjer-Cohen-Edelson Associates, Inc.
Contact	Yehuda Nordman, SE, PE

FIRM PROFILE

CREATIVE PROBLEM SOLVING. TECHNICAL PROFICIENCY. BROAD-BASED EXPERIENCE. THEY MUST ALL COME TOGETHER IN AN INTEGRATED SOLUTION THAT WEBS DESIGN, FUNCTION AND EXCEPTIONAL QUALITY. SINCE 1965, GHT LIMITED HAS CULTIVATED A PORTFOLIO OF PROJECT EXPERIENCE RANGING FROM THE SMALLEST TENANTS TO MULTI-BUILDING CAMPUSES. WE COMBINE THE STABILITY OF A DECADES-OLD COMPANY WITH THE MORE THAN 1,000 YEARS' COLLECTIVE EXPERIENCE OUR ENGINEERS BRING TO PROJECTS.

GHT HAS ITS ROOTS AS AN MEP ENGINEERING DESIGN FIRM, THE NON-TRADITIONAL COMBINATION OF SERVICES WE BLEND TOGETHER UNDER ONE ROOF IS WHAT SETS US APART. WE BELIEVE THAT OUR HOLISTIC APPROACH TO ENGINEERING DESIGN IS INDUSTRY-LEADING, ENABLING US TO PROVIDE A GREATER RANGE OF SERVICES TO OUR CLIENTS, AT A HIGHER LEVEL.

GHT HAS EARNED A REPUTATION-NATIONALLY AND INTERNATIONALLY-FOR DESIGNING SOLUTIONS THAT BALANCE INNOVATION WITH FUNCTIONALITY. OUR COMMITMENT TO OUR CLIENTS IS EVIDENT IN A PROJECT APPROACH BUILT ON OPEN COMMUNICATION, RESPONSIVENESS AND COLLABORATION.



C. Rodney Simpson

POSITION: Senior Principal

YEARS WITH GHT: 39

ROLE: Principal-in-Charge & Senior Electrical Designer

Rodney Simpson is Senior Technical Director for the Electrical Design staff at GHT. Having served the firm for more than 35 years, Rodney's major objectives are to assist his team members in achieving their professional goals and to deliver service that exceeds his clients' expectations. His tenure also makes him an invaluable resource of GHT project history and data.

While Rodney's portfolio includes some of the most well-recognized office buildings, laboratories, historical restoration projects, and schools, his forte is the design of complex electrical systems for unconventional projects, such as television/radio studios and data centers.

Rodney received his Associate Degree in Engineering in 1972 from George Washington University.

Mixed Use

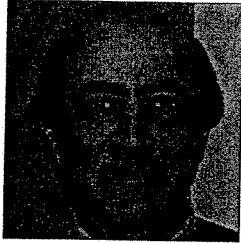
City Vista, Washington, DC
Ballston MetroCenter Hotel, Office Building, Condos, Retail Mall and Health Club Facility, Arlington, VA
N-Street Village, Washington, DC
Arlington Gateway, Arlington, VA
Wisconsin Place, Bethesda, MD
Chevy Chase Center, Bethesda, MD

Residential

Arlington Gateway, Mixed-Use, Arlington, VA
Clarendon House Apartments, Arlington, VA
Berkeley, Arlington, VA
The Wooster & The Mercer, Arlington, VA
Fairfield Clarendon, Arlington, VA
Quincy Crossing, Arlington, VA
Kennedy Warren Apartments, Washington, DC
Champlain Place, Washington, DC
1441 Rhode Island Avenue, Washington, DC
Thomas Circle, Washington, DC
Columbia Condominiums, Washington, DC
Parc Somerset House III, Chevy Chase, MD
Lion's Gate, Woodmont Corner, Bethesda, MD
Chevy Chase Center, Bethesda, MD
Wisconsin Place, Bethesda, MD

Office Building

1901 Research Boulevard, Rockville, MD
2033 20th Street, Washington, DC
2033 K Street, Washington, DC
Gateway West Project, Fairfax, VA
Loudoun Square, Loudoun County, VA
Prosperity Metro Plaza, Merrifield, VA
Rockspring Plaza 2, Rockville, MD



Mory Nabavian

POSITION: Senior Mechanical Engineer

YEARS EXPERIENCE: 31

EDUCATION: Iran University of Science and Industry

ROLE: Project Manager & Senior Mechanical Engineer

Mr. Nabavian brings over thirty years of design experience to GHT's team. His responsibilities include coordinating designers and drafters, site visits and HVAC system analysis and selection. Mr. Nabavian's resume demonstrates extensive experience in the residential sector including condominiums and apartments, multi-use facilities and hotels.

Mr. Nabavian graduated from Iran University of Science and Industry with a B.S. in Mechanical Engineering - Thermal Systems. In addition to English he is also fluent in Farsi and Italian.

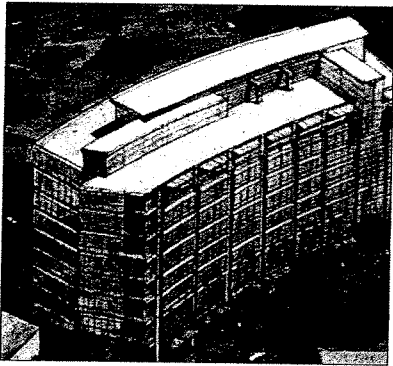
Residential

The I.O. Piazza, Condominiums, Arlington, VA
The Joule Condominiums, Arlington, VA
The Zoso Condominiums, Arlington, VA
Alta Condominiums, Washington, DC
CityVista, Washington, DC
Carlyle Towers Condos, East, South, West Buildings, Alexandria, VA
Turnberry Courts Apartments Buildings 1 & 2, Leisure World, Silver Spring, MD
800 North Capitol, Washington, DC
Alban Towers Apartments, Washington, DC
Caren Co-Op Apartments, Adelphi, MD
1441 Florida Avenue N.W. Apartments, Washington, DC
1225 13th Street N.W. Apartments, Washington, DC
Grosvenor Apartments, Buildings I, II, III, IV, Rockville, MD
Langston Lofts, 14th & V St NW, Washington, DC
Heights of Columbia Apartments, Parcel V, Washington, DC
Columbia Heights Triangle Apartments 14th St NW, Washington, DC
912 F St NW Apartments, Washington, DC
Arthur Capper Senior Building Apartments, Washington, DC
Jefferson at Logan Circle Apartments, NW, Washington, DC
Landsdowne Building 1, Loudoun County, VA
Villa Cortese Buildings 2, 3 & 4, Leisure World, Silver Spring, MD

Office Buildings

Sheraton Carlton Hotel Renovations, Washington, DC
Capitol Hilton Hotel Renovations, Washington, DC
Dulles Gateway, Building I & II, Loudoun, VA
World Gate Office Building No. 3, 11, 12, Reston, VA
444 West Broad St, Falls Church, VA
810 7th St. N.W. Washington, DC
1735 North Lynn St. Rosslyn, VA
Chancery of Finland, Washington, DC
Chancery of Sweden, Washington, DC

URBAN MIXED USE



CHEVY CHASE CENTER

CHEVY CHASE, MD

460,000 SQ FT

Redevelopment of desirable property into commercial and retail mix-use spaces including a new 8-story office building with grade level retail space and a new gourmet food outlet and drug store adjacent to commercial spaces

Renovation of existing premier restaurant into a freestanding building, retaining landmark façade while maintaining business operation

Addition of two new 2-story retail buildings, one with an additional floor designed as corporate headquarters for property owner

260,000 square foot, multi-level parking garage designed to span below each building and to extend across a major portion of the site

Primary Contractor: Davis Construction

GHT's Role: Mechanical, Electrical Plumbing Design Services

GHT's Project Manager: Rodney Simpson, Senior Principal, 703-243-1200

Reference:

Jane Mahaffie
Stonebridge Associates Inc.
2 Bethesda Metro Center
Suite 220
Bethesda, MD 20814
t: 301-913-9610

Holland & Knight LLP/Robert R. Harris

With a staff of more than 1,250 lawyers who practice in more than 100 areas of the law from 30 offices, Holland & Knight is one of the largest and legally diverse firms in the world. Holland & Knight has the largest real estate practice of any law firm in the country. Its lawyers have represented all of the various participants in real estate matters: buyer, seller, developer, lender, investor, architect, contractor, tenant, landlord and government agency. Its national real estate practice includes real estate development and borrower representation such as the representation of developers in acquisition, development and financing of commercial, residential, mixed use and public projects and includes private sector representation, public sector work and public/private partnerships. Holland & Knight, and Robert Harris in particular have extensive experience with urban development in Montgomery County's CBD's including the redevelopment of County parking lots.

Robert Harris is a past president of the Montgomery County Chamber of Commerce, serves on the board of directors of the Maryland-National Capital Building Industry Association, and is an executive committee member of the Urban Land Institute – Washington District Council. He has served on many task forces and study groups in Montgomery County focusing on all types of land use and development issues.

The firm's key areas of focus for this project are likely to include the following:

- Structuring the venture.
- Zoning and land use.
- Acquisition and sale of commercial and multi-family properties.
- Development of commercial and multi-family projects.
- Owner and management representation.
- Environmental regulation.
- Structuring equity participations
- Mortgage lending.
- Condominium law.

Holland & Knight, LLP

List of Representative Projects

Public/Private Partnerships

Fleet Street Residential (City of Rockville/Eakin Youngentob Associates)

Reference: Mr. Robert Youngentob
President
Eakin Youngentob Associates
4800 Hampden Lane, Suite 300
Bethesda, Maryland 20814
(301) 634-8600

Representative Office/Residential/Mixed-Use Projects

Williams/Willste Office/Residential Conversion (Silver Spring CBD/RST Development)

Reference: Mr. Scott Copeland
Principal
RST Development, LLC
6001 Montrose Road
Suite 1001
Rockville, Maryland 20852
(301) 816-4243

SILVERPLACE

VI. MFD INFORMATION

MFD INFORMATION

The SilverPlace, LLC Team consists of the Bozzuto Group, Spaulding & Slye and Harrison Development, LLC. Harrison Development is a minority based development company whose operations are based in the Baltimore and Washington, DC metropolitan areas. Harrison Development will not only have an equity participation in the SilverPlace project but will play an active role in the projects' development. Dean Harrison, President & CEO of Harrison Development, will act in the capacity of Development Advisor on the project with specific emphasis on project planning, programming and entitlements. Mr. Harrison will also lead the projects community based efforts in his role as Community Liaison.

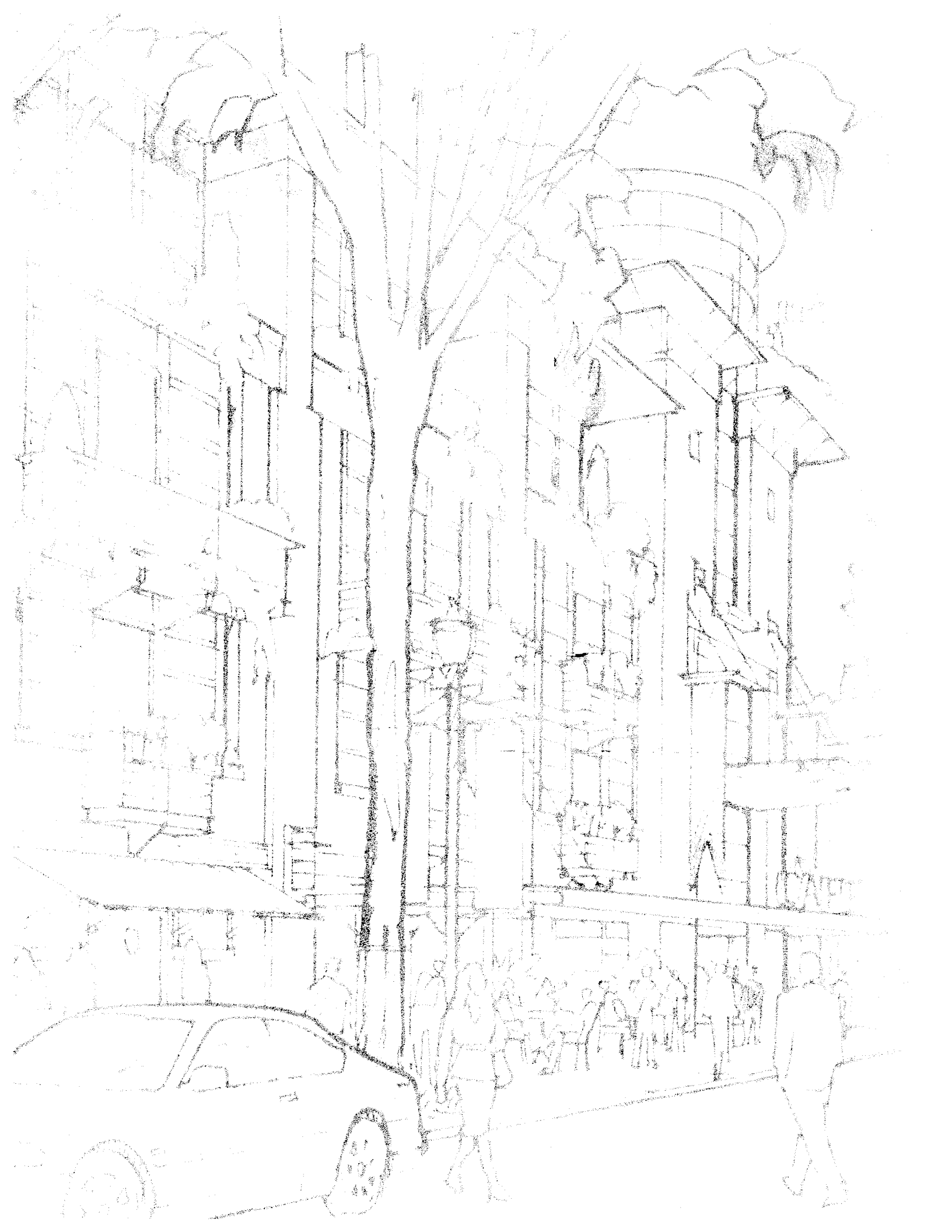
SilverPlace, LLC understands—and supports—the Commission's policy and goals to promote broad access to business and employment opportunities in its projects. The SilverPlace, LLC Team is committed to achieving the recommendations of the Minority/Female/Disabled (MFD) Anti-Discrimination Program and will work with the Commission to develop a contracting plan and program to facilitate these goals in each phase of the project's planning, design and construction. Bozzuto and Spaulding & Slye both have an active database of qualified vendors who meet this criterion and have been very successful in meeting diversity goals on other projects.

On the PEPCO Headquarters Building, Spaulding & 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 completed July 2001, Spaulding & Slye was able to exceed our "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 & Slye Colliers attained a 15% small, disadvantaged business or women-owned small business participation.

At Spinnaker Bay, in Baltimore's Inner Harbor, Bozzuto was able to meet or exceed the city's MBE/WBE (Minority Business Enterprise / Women Business Enterprise) goals. The city had three distinct participation goals. One for the owner and design team; one for the services such as legal, financing, and marketing; and one for the construction and contract purchasing for the entire project. Spinnaker Bay achieved a 21% minority and 13% women participation on the ownership side, and an additional 17% minority and 9% women participation for services, and finally, Spinnaker Bay exceeded a 27% minority and 8% women participation on construction and contract purchasing. These goals were achieved by creating a partnership with Baltimore City.

As an initial demonstration of our commitment towards meeting the MFD goals, we have teamed with two design consultants who meet the MFD requirements and fill a critical role in the success of the master plan and incorporation of LEED standards for both the headquarters and residential project components. A. Morton Thomas and Associates, Inc. (AMT) and Sustainable Design Consulting (SDC) are both firms that we have or are currently working with on projects, and we greatly value the talent and experience they will bring to the SilverPlace project.

AMT is a women -owned business who specializes in and will be providing civil engineering, subdivision, site planning and surveying services for the project. AMT has over 160 employees and has its headquarters in Rockville, Maryland. SDC is a 100% women- owned business who 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. SDC has provided services on over 70 projects, including over 60 LEED-rated projects.



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 approval¹ 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. The Commission will not be liable for any costs incurred by the Offeror associated with or related to any phase of this procurement.

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 Project³. 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 <u>DEVELOPMENT PROGRAM</u>		
Headquarter's Facility	GSF	Location /1
Office Space	98,000	
Public Service Space	22,000	
<i>Total</i>	120,000	
Residential Project	Units	Location /1
Market Rate		
MPDU		
Workforce		
Other		
Other		
<i>Total</i>		
Other Private Use (Please Describe)	GSF	Location /1
<i>Total</i>		

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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				
<i>Total</i>				

Other Private Use (Please Describe)	GSF/Units	Parking Spaces	Type Surface/Structure/ Underground	Location ¹
<i>Total</i>				

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 <u>PARKING PLAN</u>				
Headquarter's Facility	Total Parking Spaces	Type <i>Surface/Structure/ Underground</i>	Pkg Ownership <i>Commission, County, Private</i>	Location ¹
Employees	216			
Commissioners/Reserved	22			
Commission-Owned Vehicles	56			
Visitors	44			
<i>Total</i>	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	Envr 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							
<i>Total</i>							
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 <i>Surface/Structure/ Underground</i>	Pkg Ownership <i>Commission, County, Private</i>	Location /1
Market Rate					
MPDU					
Workforce					
Other					
<i>Total</i>					

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

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 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		
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/tab4/table3

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		
<i>Total</i>		
Other Private Use (Please Describe)		
	GSF	Location /1
<i>Total</i>		
<p>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.</p>		
<small>C:\Documents and Settings\stephanie.akerley\Local Settings\Temporary Internet Files\OLK6\PART I</small>		

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 <i>Surface/Structure/ Underground</i>	Pkg Ownership <i>Commission, County, Private</i>	Location ¹
<i>Total</i>					
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			
<i>Total</i>				
Residential Project	Units	Location /1	Capital Financing Public-Private/Private	Owner Specify By Name /2
Market				
MPDU				
Workforce				
Other				
Other				
<i>Total</i>				
Other Private Use (Please Describe)	Units	Location /1	Capital Financing Non-Profit/Private	Owner Specify By Name /2
<i>Total</i>				
Open Space	GSF	Location /1	Capital Financing Commission/Public- Private/ Private	Owner Specify By Name /2
<i>Total</i>				

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 <u>PROJECT DEVELOPMENT COST</u>						
	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

	Square Feet	Commission			Private			Total
		Cost	% of Hard Cost ¹	Cost /SF	Cost	% of Hard Cost ¹	Cost /SF	
Development Program								
Headquarters Facility	120,000							
Private Office								
Other								
Total	<input type="text"/>							
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		<input type="text"/>						

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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 <u>PROJECT SOURCES AND USES OF FUNDS</u>					
	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.					
<small>part 2 rfp tables/tab1table3</small>					

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 BE 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

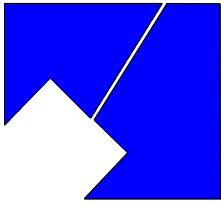
demand initiatives that get working households into units they can afford. Demand programs do not add to the regional supply of affordable housing, supply programs do. Typically both are needed. “Demand programs more closely resemble other types of personnel benefit programs in that employer involvement 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.

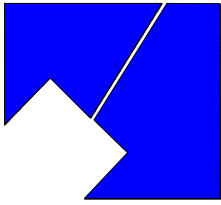
1. The due date for the proposals has been extended to **Friday, October 13, 2006 at or before 11:00 a.m.**

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.

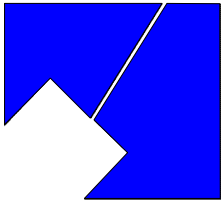
1. The Maryland-National Capital Park and Planning Commission (Commission) land cannot be collateral for any mortgage.
2. In Tab 2, Table 1, dollar amounts are **not** to be inserted into the table. Rather, the type of financing is to be identified: 1) private funds, 2) public funds or 3) a mixture of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

APPENDIX A



SILVER

P L A C E

AFFIRMATION OF OFFEROR

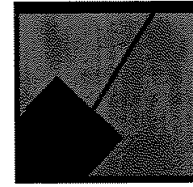
1. Offeror agrees that the members of the Development Team proffered in its proposal, submitted in response to the Request for Qualifications, remains the same. If any proposed member is unavailable, or is being replaced, please identify such member and enclose a resume, together with supporting documentation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

SILVER PLACE, LLC
CARE OF 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.

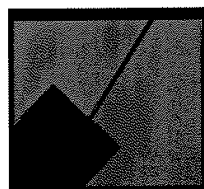
Offerors must acknowledge receipt of this addendum by signing and returning this letter with your proposal submittal

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

4 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.

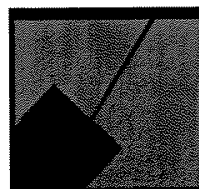
All other terms and conditions of the request for proposal document apply.

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.

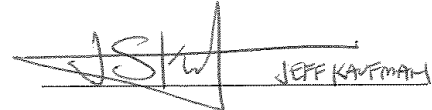
Page 2 of 2
October 11, 2006

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

P L A C E



SILVER
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APPENDIX B



SILVER

P L A C E



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			Credit 1.2 Innovation in Design: 40% Water Use Reduction
1			Credit 1.3 Innovation in Design: Transportation Management Plan
1			Credit 1.4 Innovation in Design: Green Housekeeping
1			Credit 2 LEED™ Accredited Professional

Sustainable Design Consulting





LEED® Credit Requirements, Point Estimates, and Action Items
LEED-NC Green Building Rating System, version 2.2

POINTS		PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y	? N				
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 is 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 Engineer 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 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.	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
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		PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y	? N				
Site Credit 4: Alternative Transportation (Intent: Reduce pollution and land development impacts from automobile use.)					
1		SSc4.1 - Locate project within 1/2 mile of a commuter rail, light rail or subway station OR Locate project within 1/4 mile of one or more stops for 2 or more public or campus bus lines usable by building occupants.	8/21/06 - Site is located within 1/2 mile of subway station. Civil Engineer to document.	Civil	CD Phase
	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 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.	9/8/06 - Architect to discuss bike storage and changing room options with M-NCPPC.	Architect	SD Phase
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 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).	8/21/06 - Architect will provide 5% of preferred parking spaces in the garage addition.	Architect	SD Phase
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 SSc4.4 - OPTION 4 — NON-RESIDENTIAL AND RESIDENTIAL: Provide no new parking.	8/21/06 - Architect will provide 5% of preferred parking spaces in the garage addition.	Architect	SD Phase
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

10



POINTS			PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y	?	N				
	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 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.	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
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. 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.	8/21/06 - Civil Engineer will determine if credit requirements are achievable once the green roof areas are finalized..	Civil	SD Phase
	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 rainfall ¹ 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			PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y	?	N				
			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 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)	8/21/06 - Not intending to comply with light reduction credit due to complexity of credit requirements.		
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 non-potable uses	8/21/06 - Reduce use of potable (drinking) water for landscaping by 50% over conventional means. Landscape 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 WEc1.2 - Install landscaping that does not require permanent irrigation systems.	8/21/06 - Landscape Architect will identify water saving or non-potable irrigation systems.	Landscape Architect	SD Phase
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 WEc2 - OPTION 2: Treat 50% of wastewater on site to tertiary standards. Treated water must be infiltrated or used on-site.	8/21/06 - Not intending to reduce potable water use by 50%.		



POINTS	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y ? N				
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				
POINTS	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y ? N				
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	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y ? N				
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:				
1		New Bldgs. 10.5% Existing Bldgs. 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 allowance 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 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.)				
1		Energy 2.5% Points 1		
1		7.5% 2		
1		12.5% 3		
8/10/06 - Team to select optimal mechanical system. Mechanical Engineer SD Phase				

12



POINTS		PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y	? N				
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: $LCGWP + LCODP \times 105 \leq 100$ Where: $LCODP = [ODPr \times (Lr \times Life + Mr) \times Rc] / Life$ $LCGWP = [GWPr \times (Lr \times Life + Mr) \times Rc] / Life$ 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		PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y	? N				
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		PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y	? N				
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. 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. 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.	8/21/06 - Structural Engineer to determine maximum fly ash or GGBF slag content for concrete structure. <i>Other options for recycled content materials include: structural steel, straw-based cabinetry, recycled-content drywall, recycled-content carpet, etc.</i>	Structural Engineer	DD Phase
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		PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y	? N				
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	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. 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 smoking room closed. The testing will be conducted with each space configured for worst conditions of transport of air from the smoking rooms to adjacent spaces within the building. 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).	9/8/06 - No smoking will be allowed in the office building. Developer to document.	Developer	CA Phase



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. 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.	8/21/06 - Mechanical Engineer to provide CO2 monitoring.	Mechanical Engineer	DD Phase
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. 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.	8/21/06 - Expensive credit to pursue as compliance requires much larger ductwork and mechanical equipment.		

POINTS		PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE												
Y	? N																
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 will 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.															
		<table border="1"> <thead> <tr> <th>Chemical Contaminant</th> <th>Maximum Concentration</th> </tr> </thead> <tbody> <tr> <td>Formaldehyde</td> <td>50 parts per billion</td> </tr> <tr> <td>Particulates (PM10)</td> <td>50 micrograms per cubic meter</td> </tr> <tr> <td>Total Volatile Organic Compounds</td> <td>500 micrograms per cubic meter</td> </tr> <tr> <td>* 4-Phenylcyclohexene (4-PCH)</td> <td>6.5 micrograms per cubic meter</td> </tr> <tr> <td>Carbon Monoxide (CO)</td> <td>9 parts per million and no greater than 2 parts per million above outdoor levels</td> </tr> </tbody> </table>	Chemical Contaminant	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	8/21/06 - SDC to develop a Construction IAQ spec that requires IAQ testing prior to occupancy.	SDC	DD Phase
Chemical Contaminant	Maximum Concentration																
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		* 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			PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y	?	N				
			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			PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y	?	N				
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 - Architect to provide permanent entryway systems at all building entrances. 8/21/06 - Mechanical Engineer to incorporate credit requirements.	Architect	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			PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y	?	N				
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 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.	9/8/06 - Due to the narrow building footprint, interior office spaces will receive sufficient daylight to capture credit. Architect to document.	Architect	CA Phase
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			PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y	?	N				
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 Transportation Management Plan (TMP) that incorporates most of the following elements: active use of the regional carpool database; a guaranteed ride home program for carpools; transit trip planning assistance; and subsidizing regional transit passes, Amtrak commuter train tickets, bicycle purchases for bicycle commuters, commuter kiosk, website discussing transportation options, ZipCar discounts, discounts on bike accessories, bike route maps, and designate a transportation representative.	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-NCPCC 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

P L A C E



SILVER
P L A C E

APPENDIX C



SILVER

P L A C E



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

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			Credit 1.2 Innovation in Design: Water Saving Appliances
1			Credit 1.3 Innovation in Design: Transportation Management Plan
1			Credit 1.4 Innovation in Design: Green Housekeeping
1			Credit 2 LEED™ Accredited Professional





LEED® Credit Requirements, Point Estimates, and Action Items
LEED-NC Green Building Rating System, version 2.2

POINTS	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y ? N				
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 is 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 Engineer 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 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.	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
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	PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y ? N				
Site Credit 4: Alternative Transportation (Intent: Reduce pollution and land development impacts from automobile use.)				
1	SSc4.1 - Locate project within 1/2 mile of a commuter rail, light rail or subway station OR Locate project within 1/4 mile of one or more stops for 2 or more public or campus bus lines usable by building occupants.	8/21/06 - Site is located within 1/2 mile of subway station. Civil Engineer to document.	Civil	CD Phase
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 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 SSc4.2 - For mixed residential and non-residential buildings.	9/8/06 - Architect to discuss retail bike storage and changing room options with M-NCPPC.	Architect	SD Phase
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 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).	9/8/06 - Developer determined that low-emitting parking spaces can not be set aside in the parking garage.		
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 SSc4.4 - OPTION 4 — NON-RESIDENTIAL AND RESIDENTIAL: Provide no new parking.	9/8/06 - Developer determined that parking will exceed zoning requirements.		
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			PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y	?	N				
			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 I
	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 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.	8/21/06 - May be able to capture point due to large areas of park area. Civil Engineer to determine zoning requirements.	Civil	SD I
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 rainfall ¹ 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 I
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			

POINTS			PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y	?	N				
			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 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.	9/13/06 - Architect will specify a white roof that meets the credit requirements.	Architect	DD 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 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)	8/21/06 - Not intending to comply with light reduction credit due to complexity of credit requirements.		
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. Landscape 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 WEc1.2 - Install landscaping that does not require permanent irrigation systems.	8/21/06 - Landscape Architect will identify water saving or non-potable irrigation systems.	Landscape Architect	SD Phase
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 WEc2 - OPTION 2: Treat 50% of wastewater on site to tertiary standards. Treated water must be infiltrated or used on-site.	8/21/06 - Not intending to reduce potable water use by 50%.		



POINTS		PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y	? N				
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	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		PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE																																	
Y	? N																																					
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: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th></th> <th>New Bldgs.</th> <th>Existing Bldgs.</th> </tr> </thead> <tbody> <tr><td>1</td><td>10.5%</td><td>3.5%</td></tr> <tr><td>1</td><td>14.0%</td><td>7.0%</td></tr> <tr><td>1</td><td>17.5%</td><td>10.5%</td></tr> <tr><td>1</td><td>21.0%</td><td>14.0%</td></tr> <tr><td>1</td><td>24.5%</td><td>17.5%</td></tr> <tr><td>1</td><td>28.0%</td><td>21.0%</td></tr> <tr><td>1</td><td>31.5%</td><td>24.5%</td></tr> <tr><td>1</td><td>35.0%</td><td>28.0%</td></tr> <tr><td>1</td><td>38.5%</td><td>31.5%</td></tr> <tr><td>1</td><td>42.0%</td><td>35.0%</td></tr> </tbody> </table> 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 allowance 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		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%	8/10/06 - Team to select optimal mechanical system.	Mechanical Engineer	SD Phase
	New Bldgs.		Existing Bldgs.																																			
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		Mechanical Engineer 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.) <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Energy</th> <th>Points</th> </tr> </thead> <tbody> <tr><td>1</td><td>2.5%</td><td>1</td></tr> <tr><td>1</td><td>7.5%</td><td>2</td></tr> <tr><td>1</td><td>12.5%</td><td>3</td></tr> </tbody> </table>	Energy	Points	1	2.5%	1	1	7.5%	2	1	12.5%	3	8/21/06 - Not intending to provide on-site renewable energy.																								
Energy	Points																																					
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1	7.5%		2																																			
1	12.5%	3																																				



POINTS		PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y	? N				
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: $LCGWP + LCODP \times 105 \leq 100$ Where: $LCODP = [ODPr \times (Lr \times Life + Mr) \times Rc] / Life$ $LCGWP = [GWPr \times (Lr \times Life + Mr) \times Rc] / Life$ 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		PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y	? N				
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	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			PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y	?	N				
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.	<i>Other options for recycled content materials include: structural steel, straw-based cabinetry, recycled-content drywall, recycled-content carpet, etc.</i>		
			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			PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y	?	N				
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 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.	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
			This option requires 1 blower door test per 7 units @ \$200 per test • 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.	Mechanical Engineer to determine whether corridors will 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				
			<p>• 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).</p>			

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		PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE												
Y	? N																
<p>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.)</p>																	
1		<p>EQc3.1 - Develop and implement an Indoor Air Quality (IAQ) Management Plan for the construction and pre-occupancy phases of the building as follows:</p> <ul style="list-style-type: none"> • 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. 	<p>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.</p>	Mechanical Engineer	DD Phase												
	1	<p>EQc3.2 - Develop and implement an Indoor Air Quality (IAQ) Management Plan for the pre-occupancy phase as follows:</p> <p>EQc3.2 - OPTION 1 — Flush-Out</p> <ul style="list-style-type: none"> • 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%; <p>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.</p> <p>OR</p> <p>EQc3.2 - OPTION 2 — Air Testing</p> <ul style="list-style-type: none"> • 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. <table border="1"> <thead> <tr> <th>Chemical Contaminate</th> <th>Maximum Concentration</th> </tr> </thead> <tbody> <tr> <td>Formaldehyde</td> <td>50 parts per billion</td> </tr> <tr> <td>Particulates (PM10)</td> <td>50 micrograms per cubic meter</td> </tr> <tr> <td>Total Volatile Organic Compounds</td> <td>500 micrograms per cubic meter</td> </tr> <tr> <td>* 4-Phenylcyclohexene (4-PCH)</td> <td>6.5 micrograms per cubic meter</td> </tr> <tr> <td>Carbon Monoxide (CO)</td> <td>9 parts per million and no greater than 2 parts per million above outdoor levels</td> </tr> </tbody> </table>	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	<p>8/21/06 - Need to determine if IAQ testing is possible given phased occupancy.</p>	SDC	DD Phase
Chemical Contaminate	Maximum Concentration																
Formaldehyde	50 parts per billion																
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		<ul style="list-style-type: none"> * 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		PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y	? N				
		<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>			
<p>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.)</p>					
1		<p>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:</p> <ul style="list-style-type: none"> • 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. 	<p>8/21/06 - Limit the amount of VOC (volatile organic compound) quantities for interior adhesives and sealants. SDC to provide recommended specification changes.</p>	SDC	DD Phase
1		<p>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:</p> <ul style="list-style-type: none"> • 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. <ul style="list-style-type: none"> 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. <ul style="list-style-type: none"> 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 	<p>8/21/06 - Limit the amount of VOC (volatile organic compound) quantities for interior adhesives and sealants. SDC to provide recommended specification changes.</p>	SDC	DD Phase
1		<p>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.</p>	<p>8/21/06 - Architect to coordinate carpet selection with credit requirements.</p>	Architect	DD Phase
	7	<p>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.</p>	<p>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.</p>		



POINTS			PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y	?	N				
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. <i>Qualifying entryways are those that serve as regular entry.</i> • 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			PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y	?	N				
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 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.	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
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.			

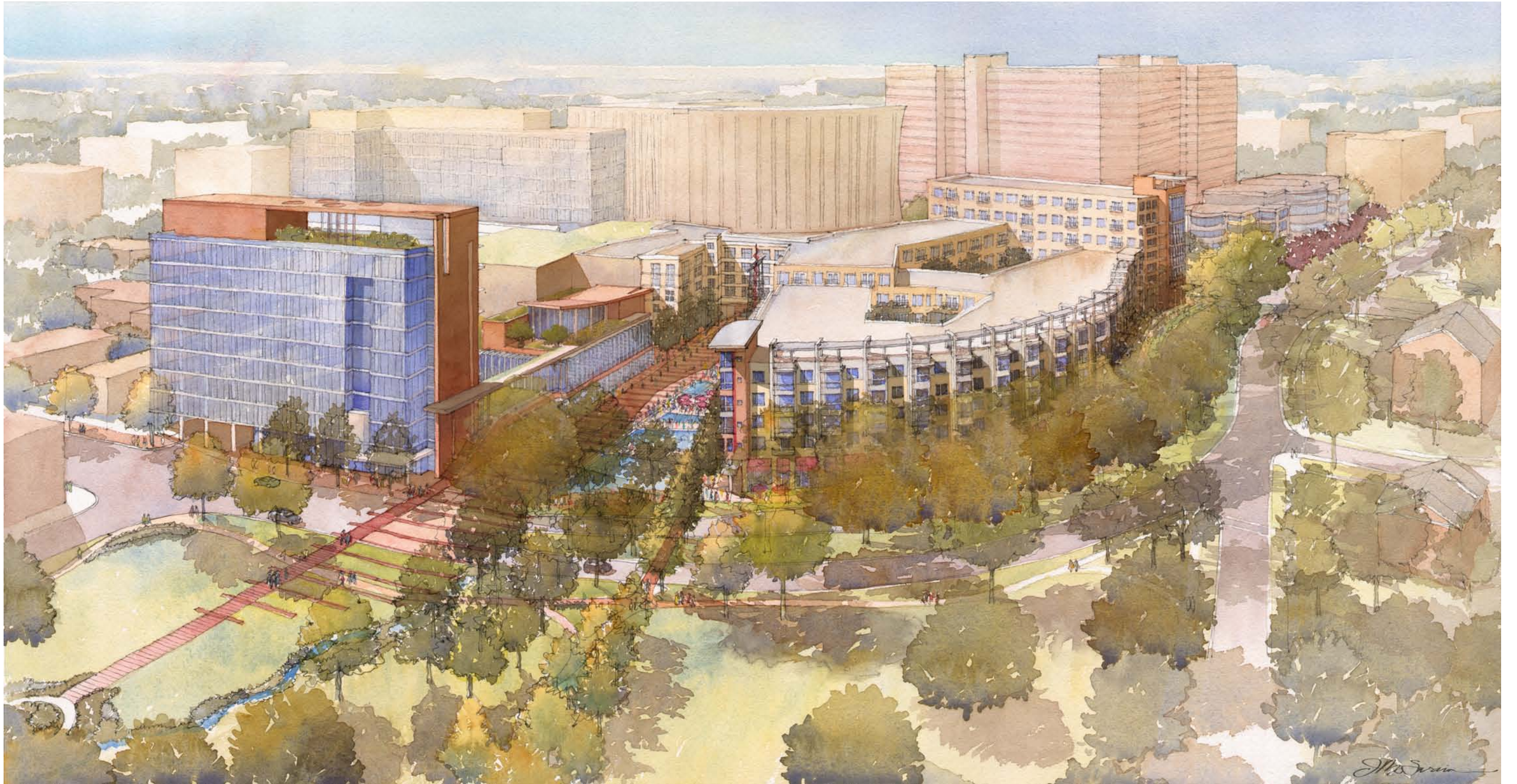


POINTS			PREREQUISITE/ CREDIT REQUIREMENTS	ACTION ITEMS / COMMENTS	PROVIDE INFO.	DUE
Y	?	N				
1			1.1 - Green Educational Program Develop an actively instructional educational program that includes TWO of the following three elements: • A comprehensive signage program built into the building's spaces 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 Appliances 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 Transportation Management Plan (TMP) that incorporates most of the following elements: active use of the regional carpool database; a guaranteed ride home program for carpools; transit trip planning assistance; and subsidizing regional transit passes, Amtrak commuter train tickets, bicycle purchases for bicycle commuters, commuter kiosk, website discussing transportation options, ZipCar discounts, discounts on bike accessories, bike route maps, and designate a transportation representative.	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

P L A C E



SILVER
P L A C E

TAB 1

COVER LETTER



SILVER

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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

P L A C E



SILVER
P L A C E

TAB 2

DEVELOPMENT CONCEPT

OVERVIEW

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
<i>Total</i>	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		
<i>Total</i>	358	
Other Private Use	GSF	Location /1
Retail	47,000	Consolidated MRO Site
Speculative Office	150,000	Consolidated MRO Site
<i>Total</i>	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-



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
<i>Total</i>	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				
<i>Total</i>	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
<i>Total</i>	197,000	315		

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

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.

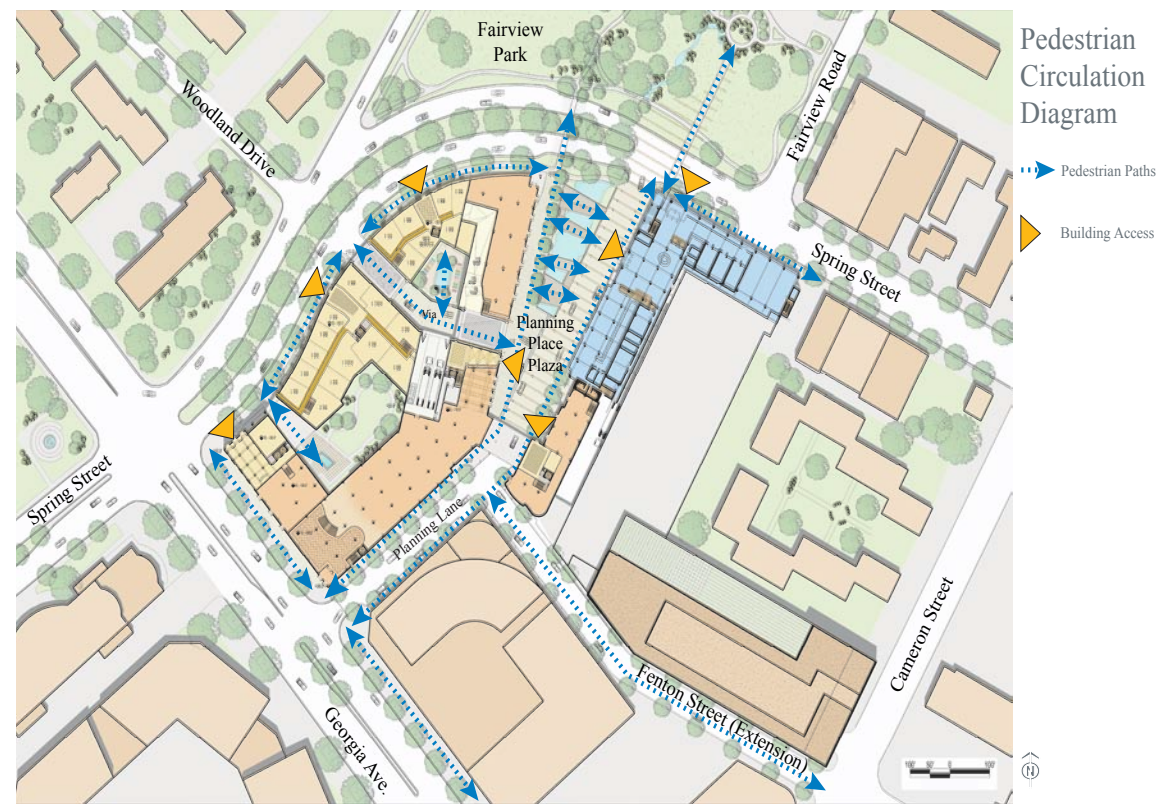
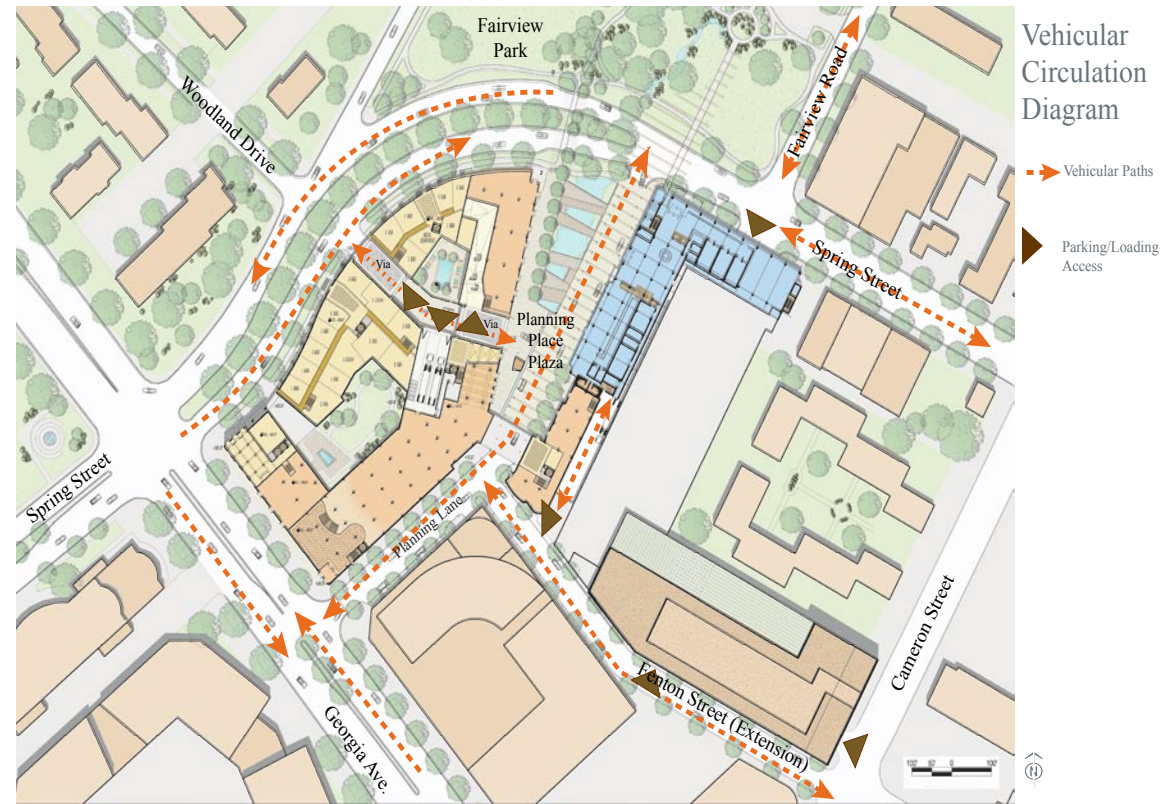
The residential garage is accessed off of Spring Street to the north and the Plaza to the south, connected by a new partially covered vehicular and pedestrian linkage or "Via". The Via is located approximately mid-way between Georgia Avenue and Spring Street along Planning Lane and serves as the central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

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.

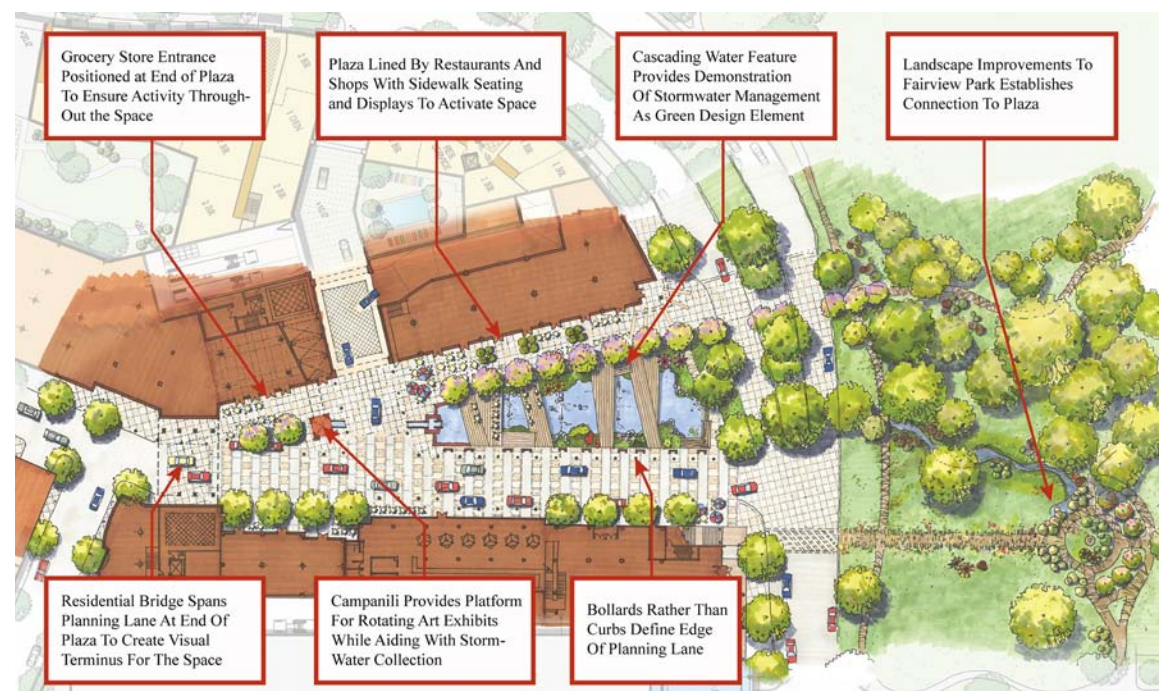
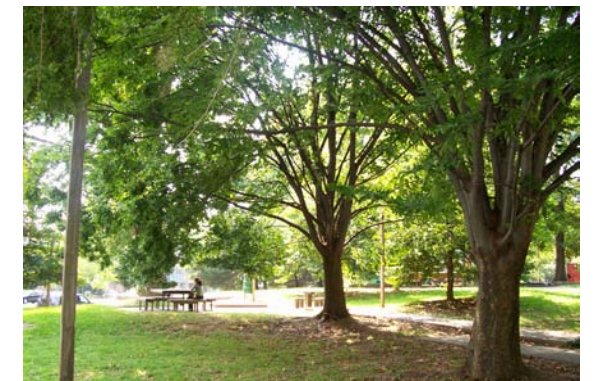
All of the materials that will be used to create these public open spaces will be selected using durable, time-tested, low maintenance materials that facilitate the objectives to have a space that balances the desired aesthetic “feel” of the open spaces with the costs associated with maintaining that 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.



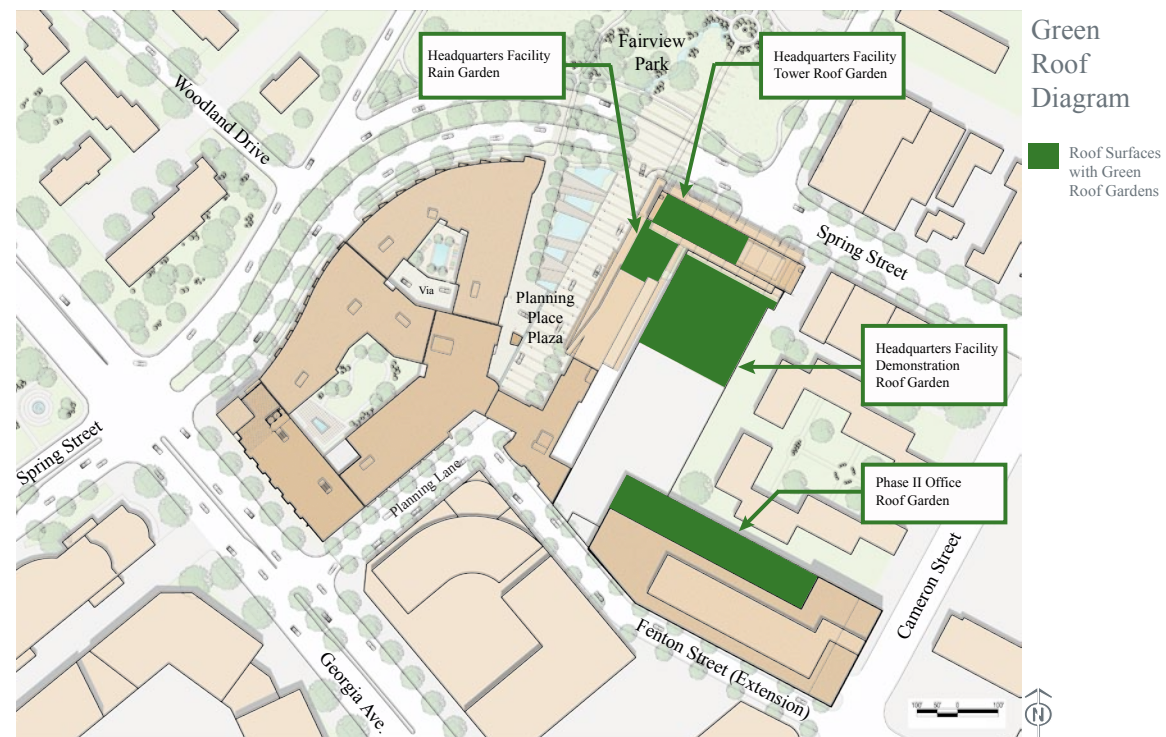
Open Space Diagram

Open/Public Use Space Diagram

Open Space
25% of
Consolidate
MRO Site



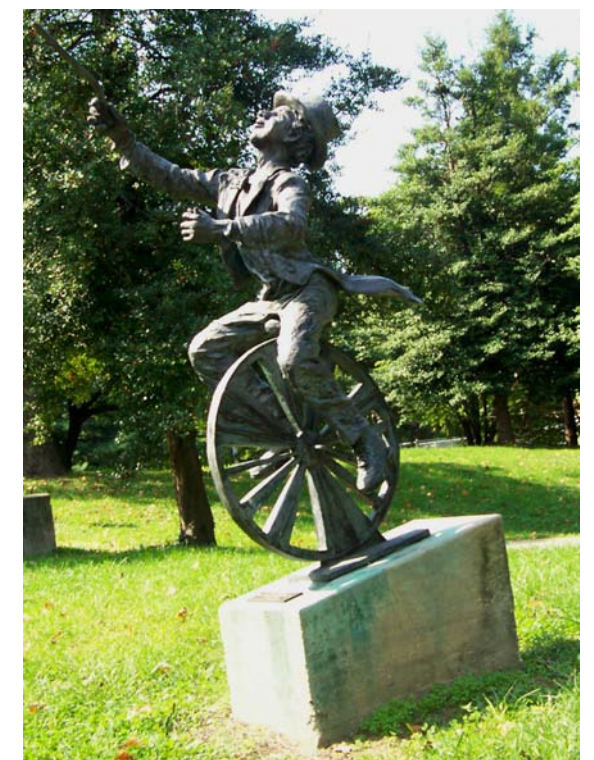
Planning Place Plaza



Green Roof Diagram

Green Roof Diagram

Roof Surfaces with Green Roof Gardens



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 I will take 36 months to complete.

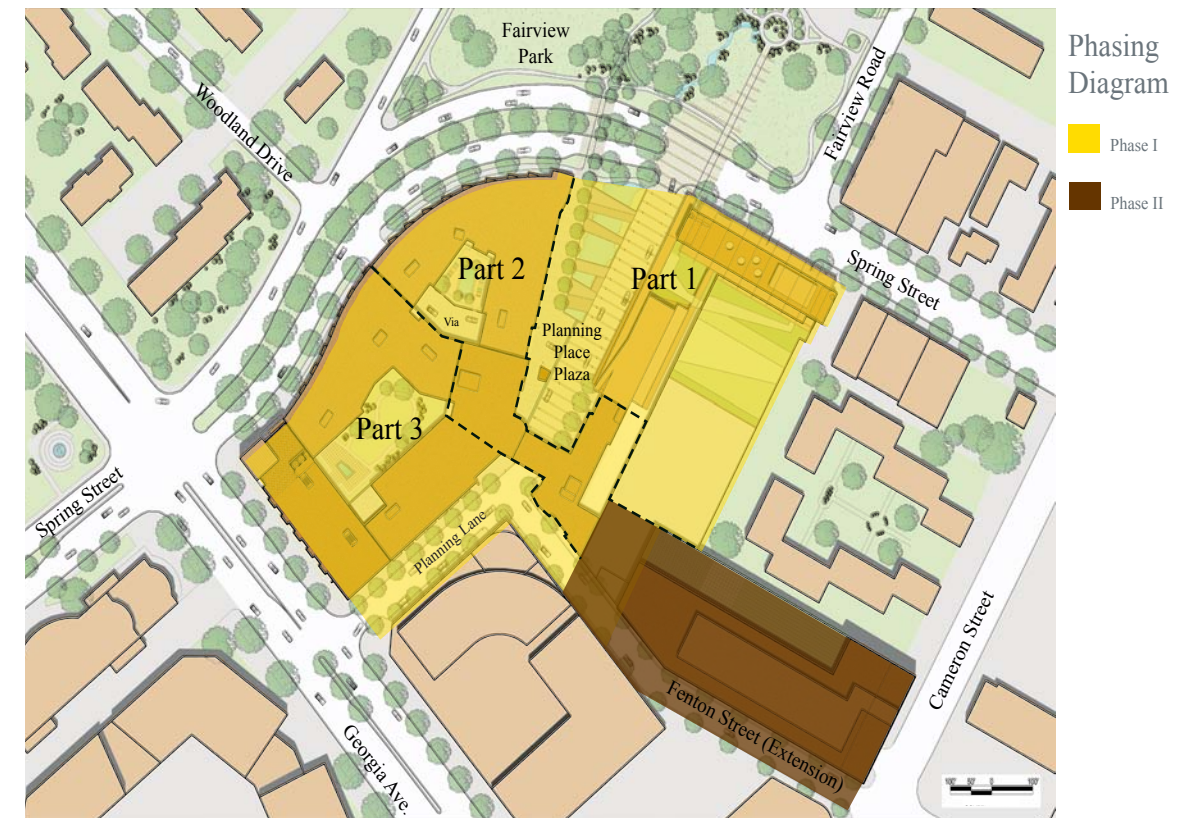
Construction of Phase II is currently projected to immediately follow the delivery of Phase I. Given that this is a speculative office building, its development will depend on the amount of pre-leasing and the overall strength of the office market. In addition, since Phase II utilizes air rights above 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

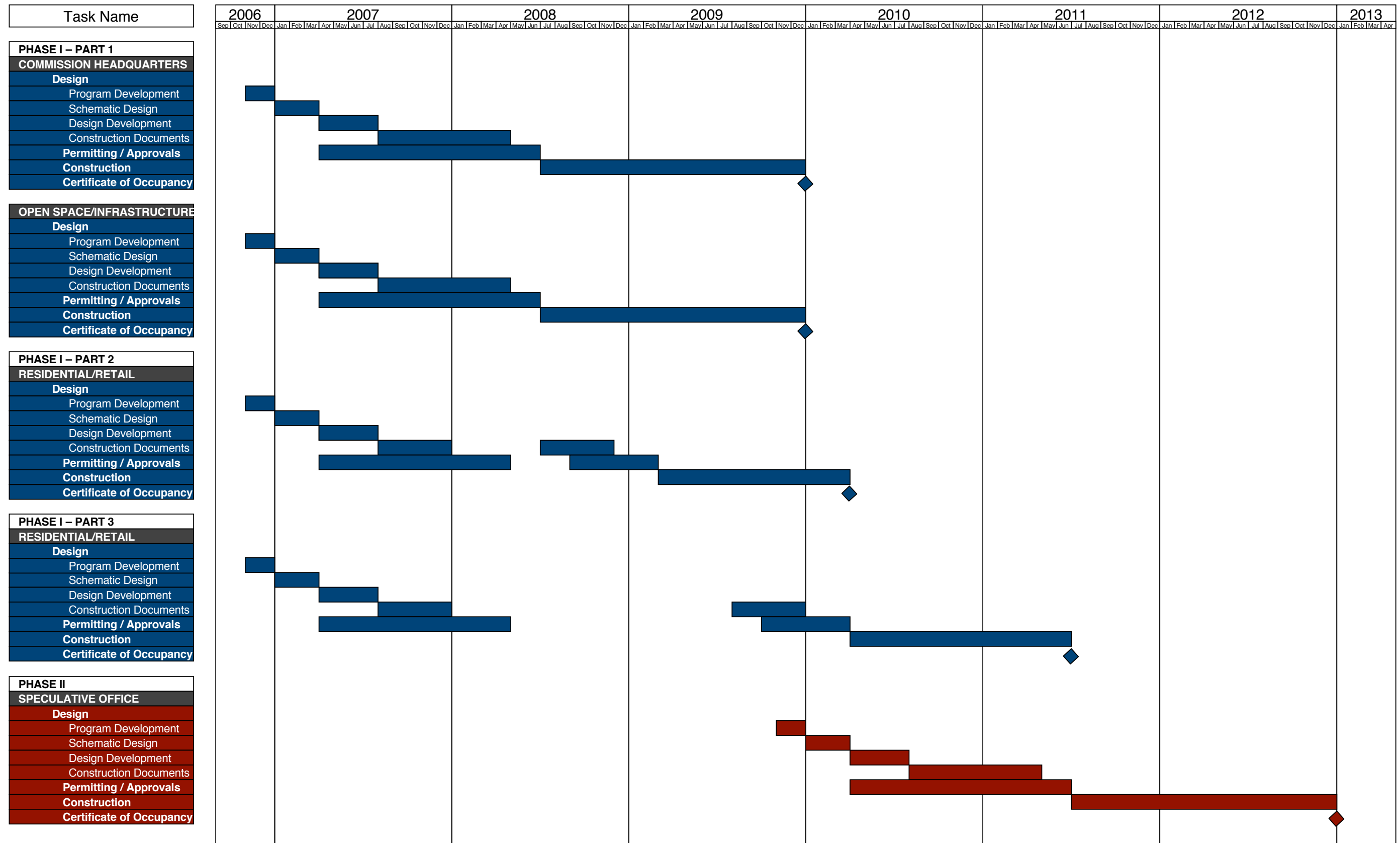
estimated development schedule has the delivery of the Headquarters Facility and all of Phase I, Part 1 occurring in December 2009, the delivery of Phase I, Part 2 in April 2010, the delivery of Phase I, Part 3 in July 2011, and the delivery of Phase II in July 2013. The scheduled delivery of Phase I, 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 ability 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.

18

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.



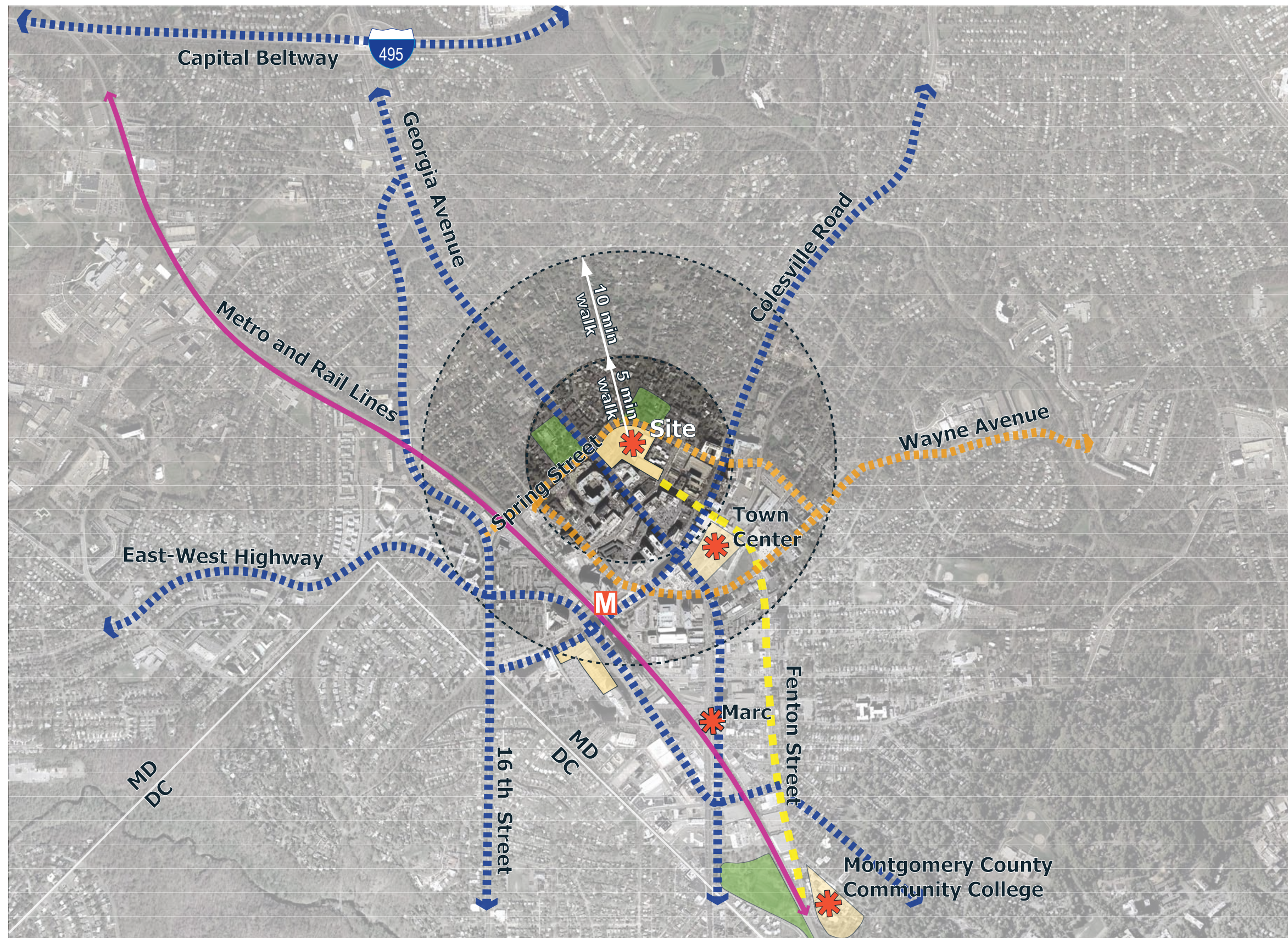
2. Civic Downtown

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

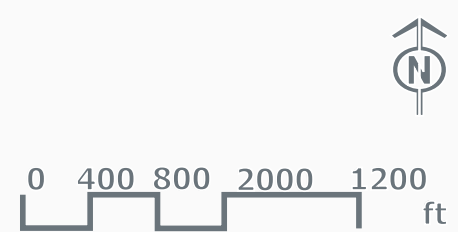
Retail establishments and office buildings are the chief contributors to an economically healthy and vibrant downtown. Current redevelopment efforts in the Silver Spring Town Center have very successfully brought economic life back to the center of town, and set the standard for the next phase of development 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





Regional Analysis

- Roads**
- ■ ■ ■ ■ Primary
- ▬▬▬▬▬▬▬ Secondary
- ▬▬▬▬▬▬▬ Tertiary
- Rail
- ✱ Site/Points of Interest
- Green Areas/Parks
- M Metro





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:

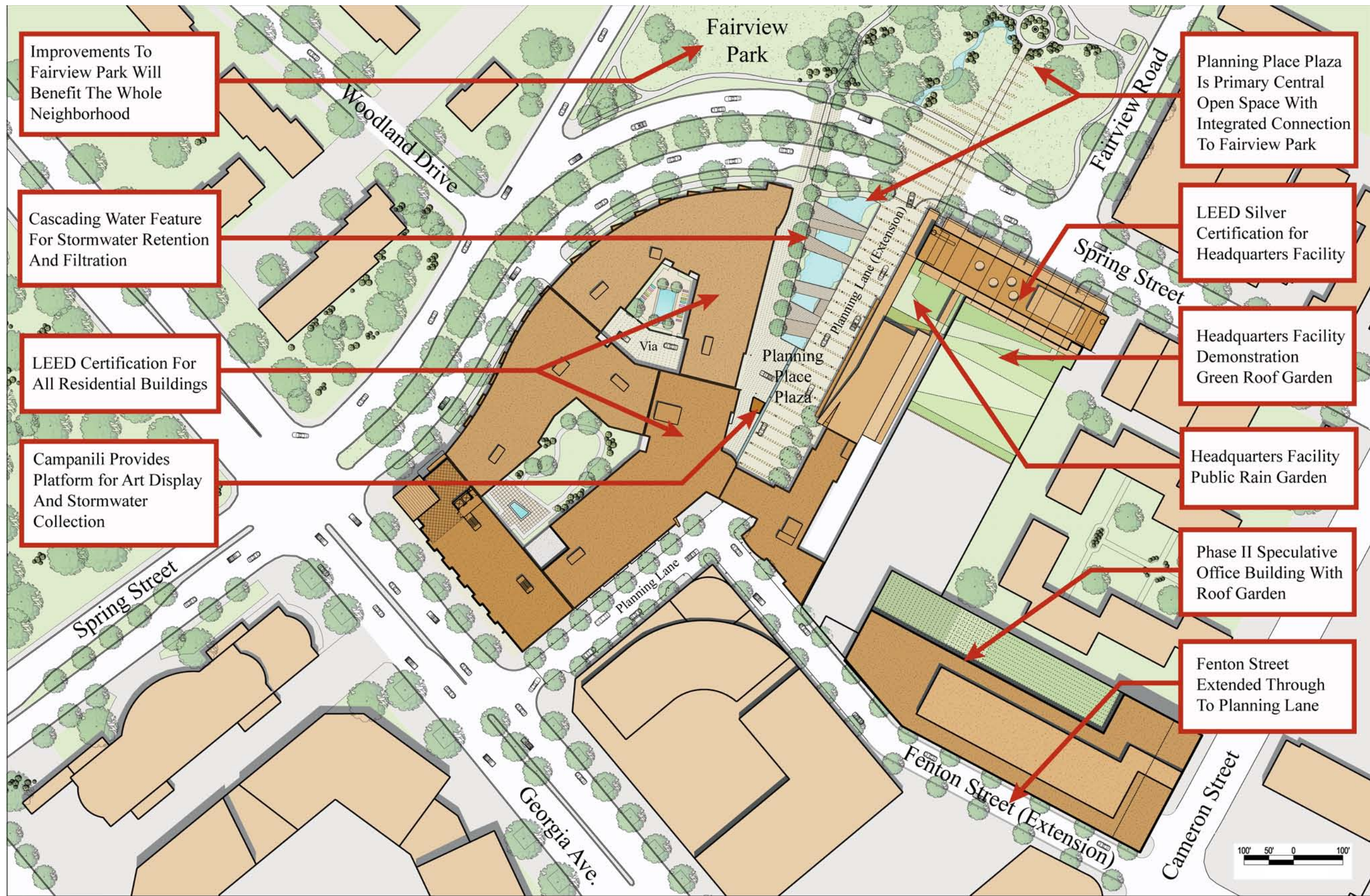
1. Fenton Street be extended into the site to establish a strong pedestrian and vehicular link to the Silver Spring Town Center to the south;
2. The street now called Planning Place be extended from Georgia Avenue through the site to intersect with Spring Street and renamed Planning Lane;
3. A well-defined 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.

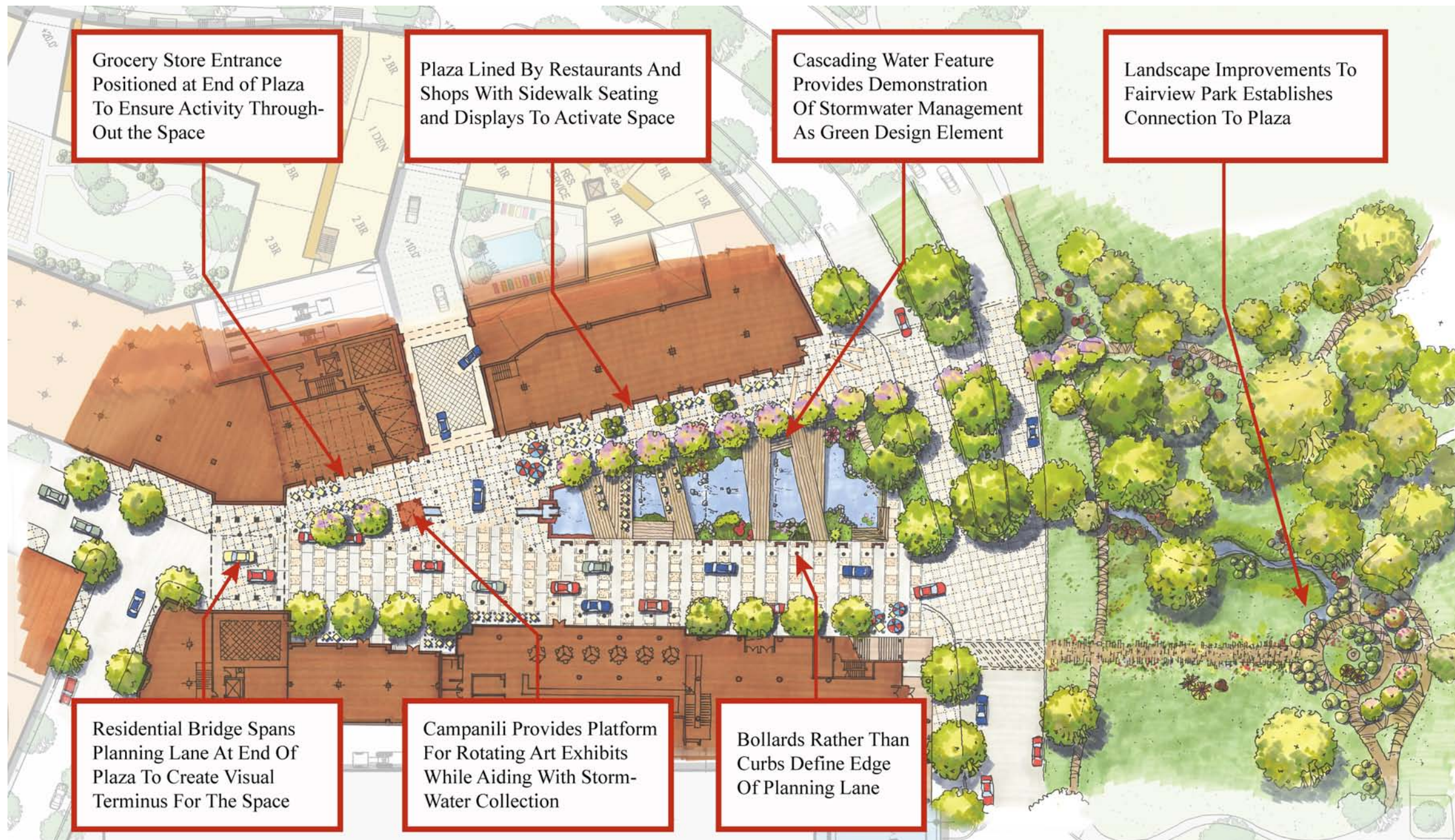




Site Plan

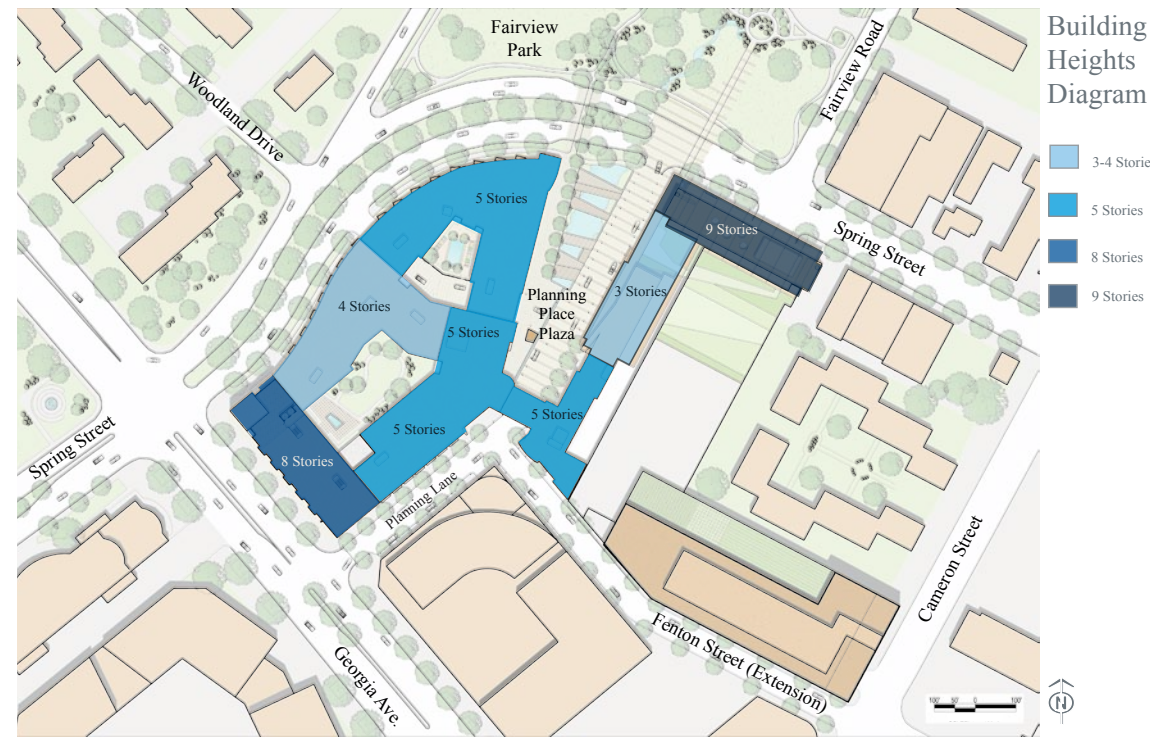
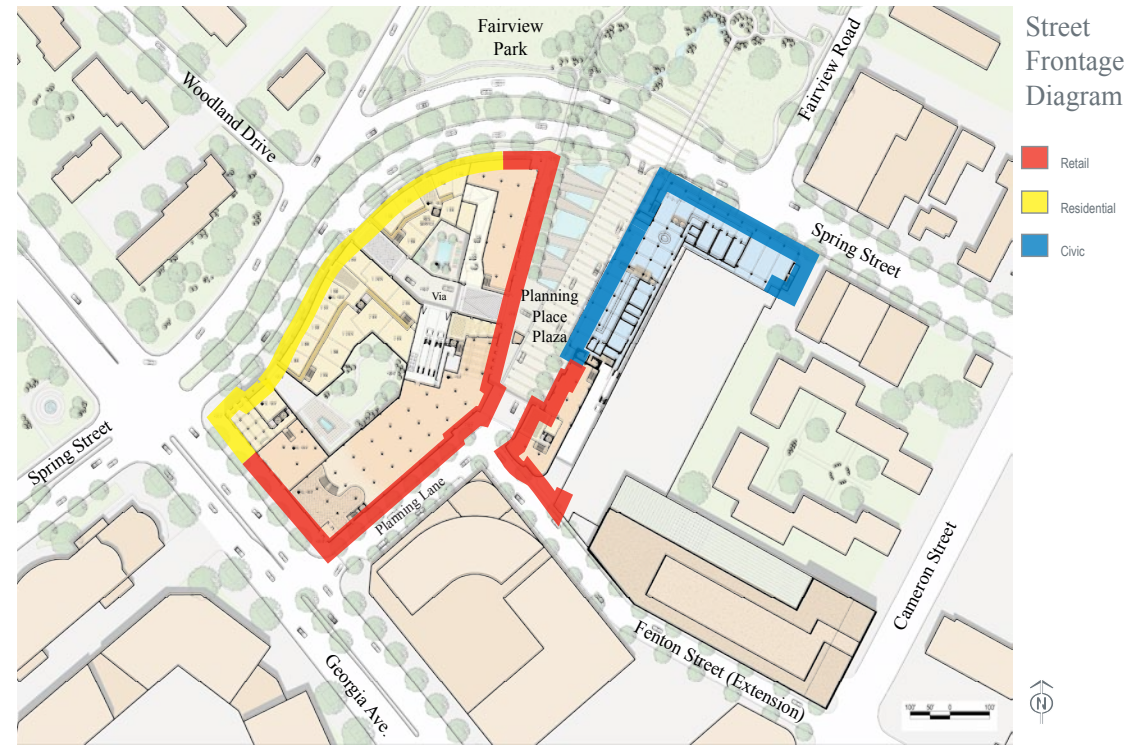


Consolidated Ground Floor Plan



Planning Place Plaza





- 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.”

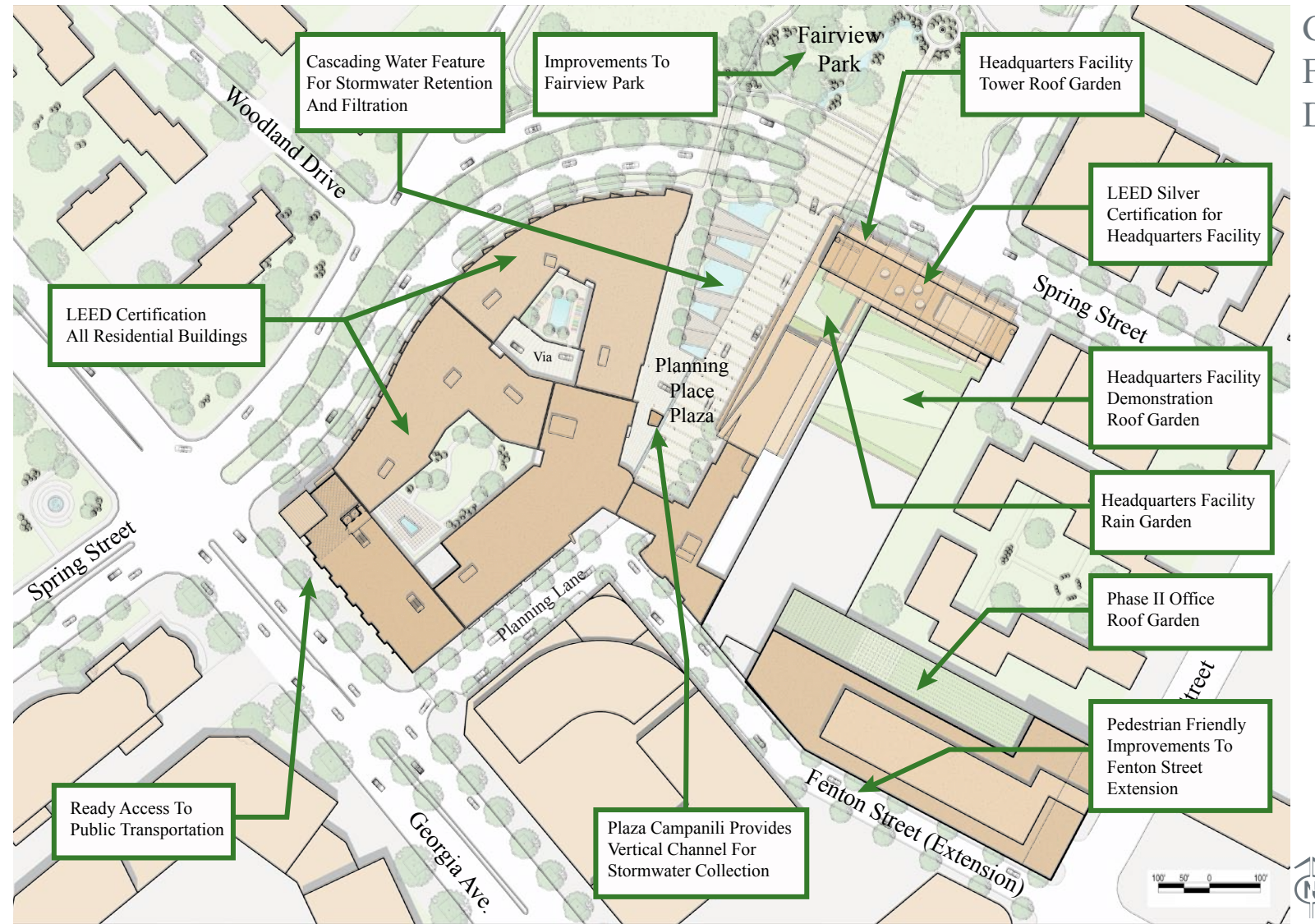
4.2.5 Overview: Green Design

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

P L A C E



SILVER
P L A C E

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,

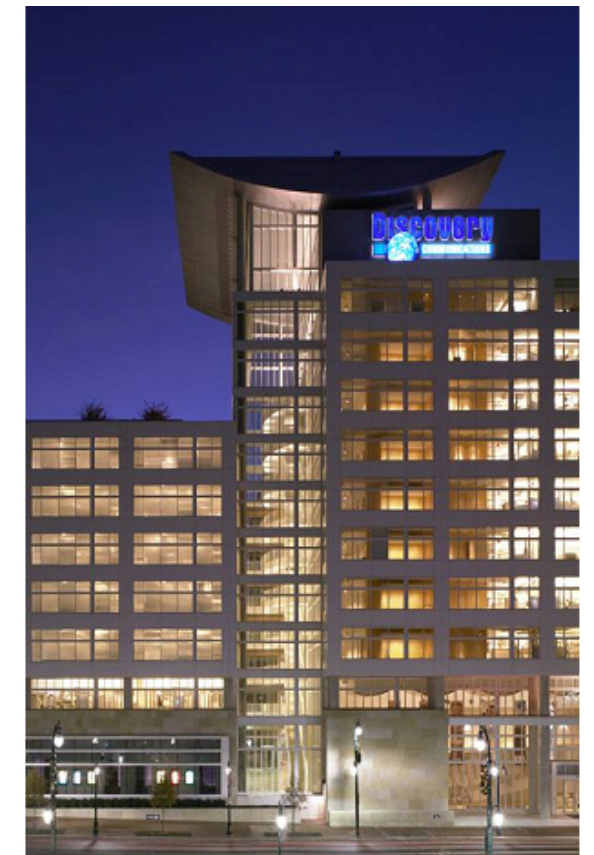
which allows a building height of 143 feet versus CBD-1, which limits the height to 90 feet. The long and narrow front and side yards, along with the increased allowable height, work well in accommodating the Headquarters program elements; offices and public spaces.

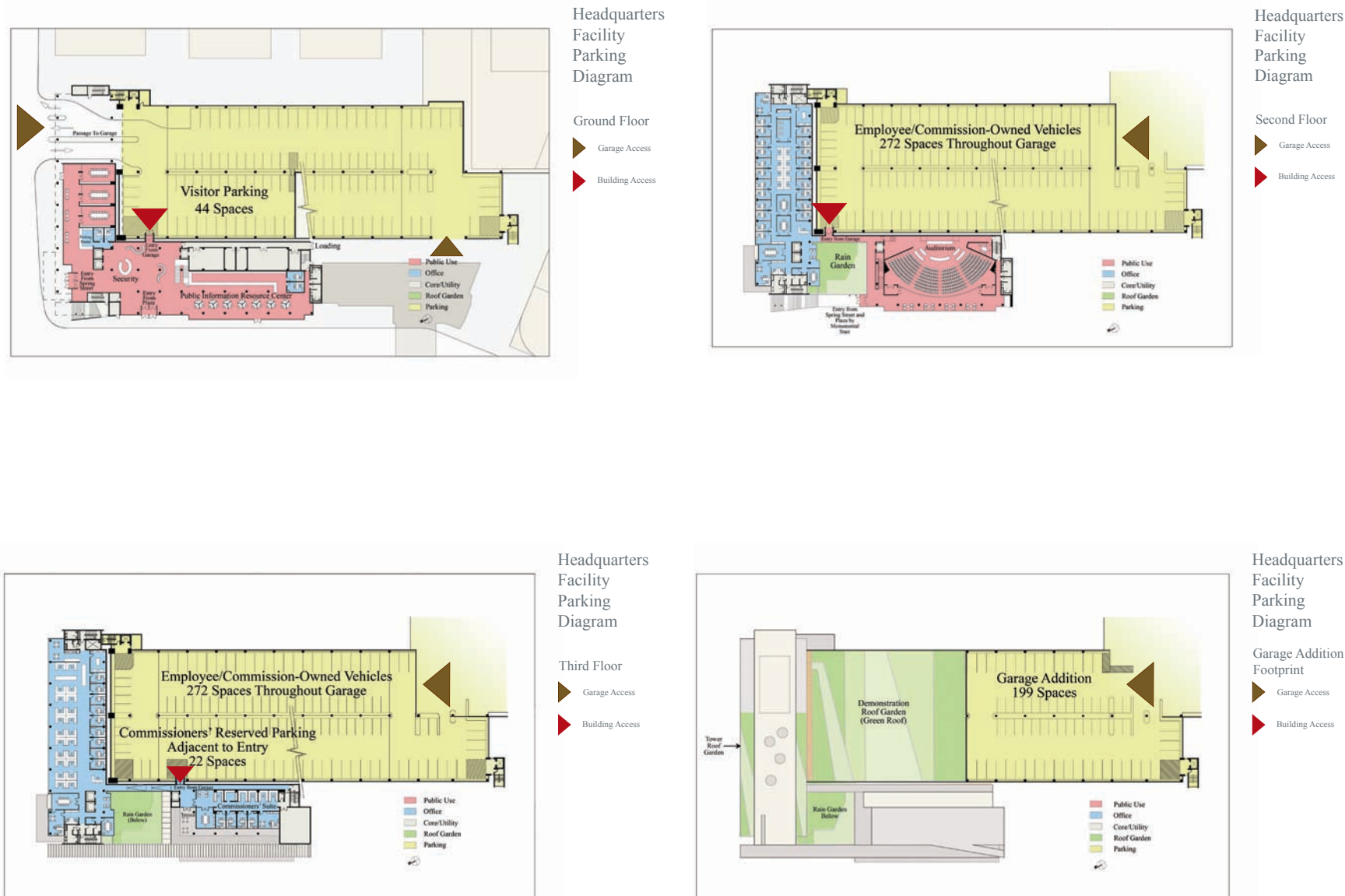
Although parking is an essential element in any urban setting, the current parking structure does not contribute in a positive way to the architectural fabric nor does its location on the site reinforce the urban street walls. Masking the garage with the Headquarters and additional residential buildings 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





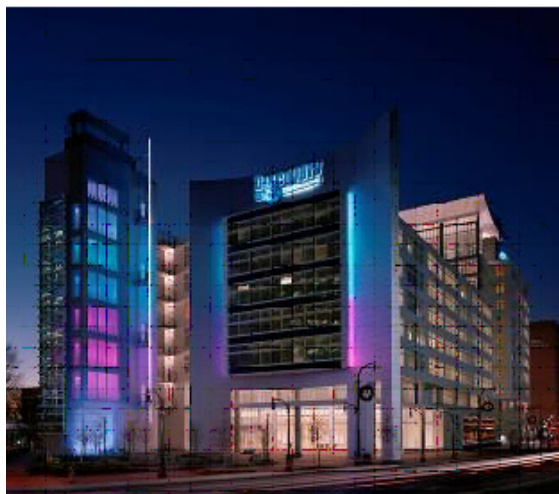
4.3.1.2 Headquarters Facility: Parking Program and Circulation

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.



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.

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.

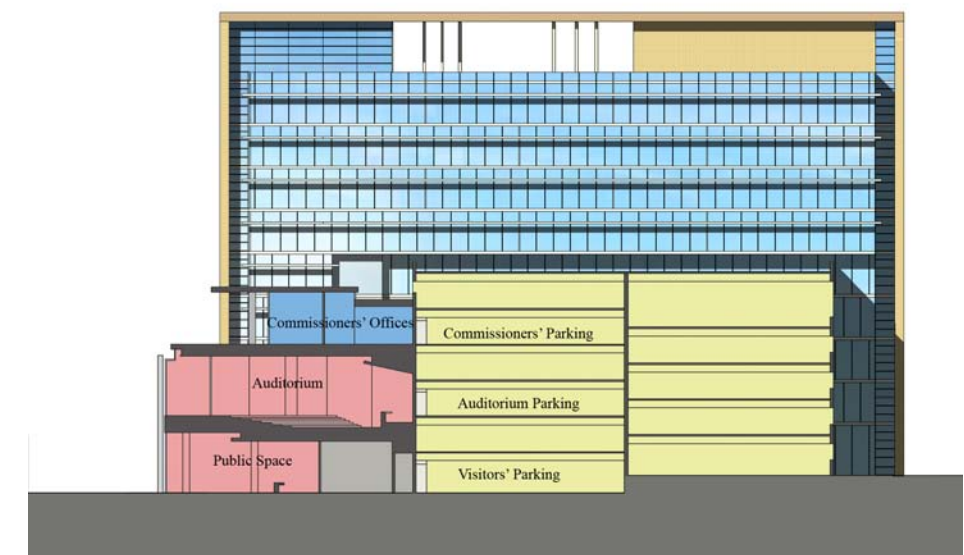
The third floor of the low wing contains the Commissioners’ offices. This location provides immediate adjacency to the hearing room and places the Commissioners themselves near the public realm of the facility. The hearing room and Commissioners’ suite are connected to the office tower by means of a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



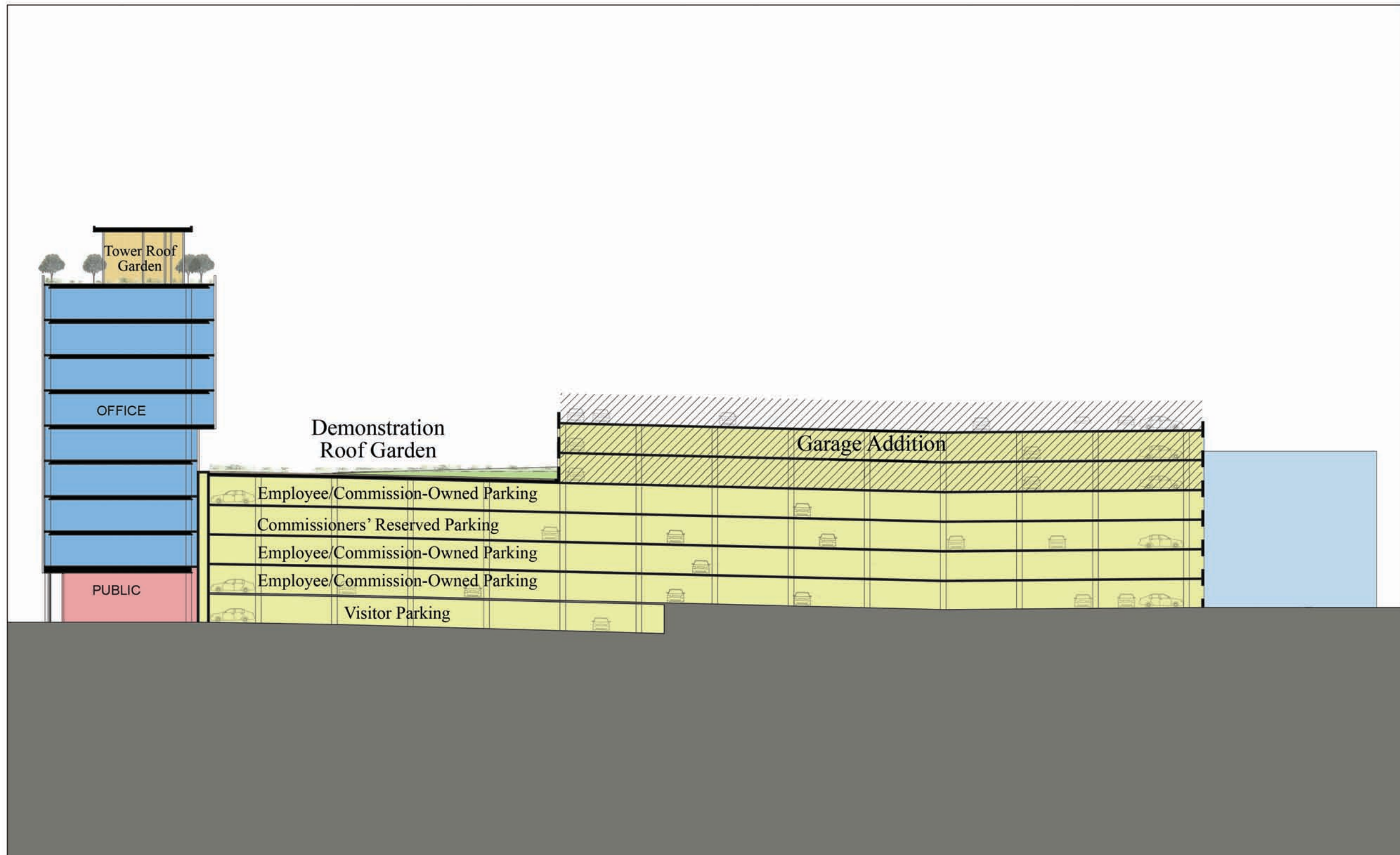
North Elevation/Section Through South Wing and Garage



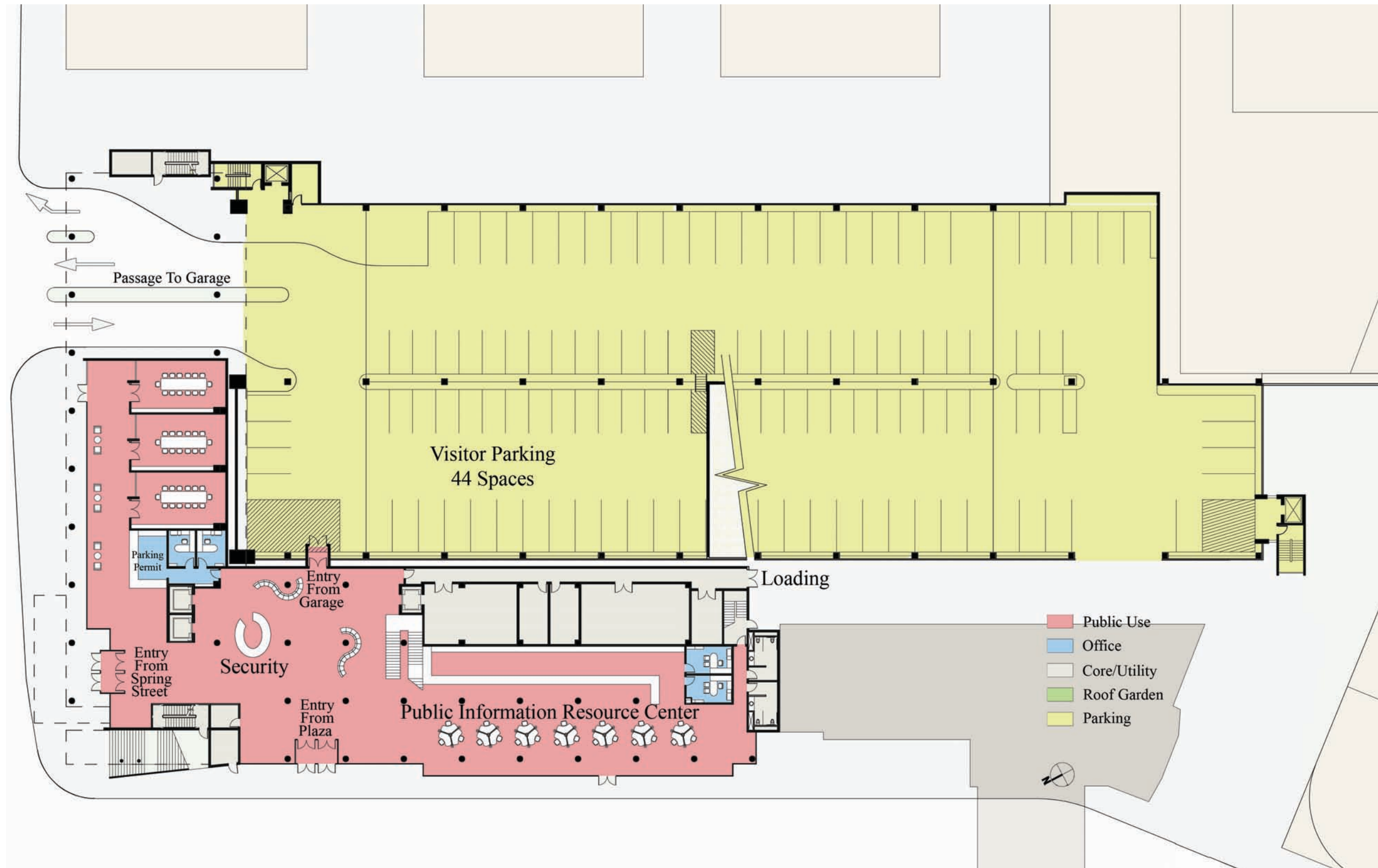
Planning Place Plaza Elevation



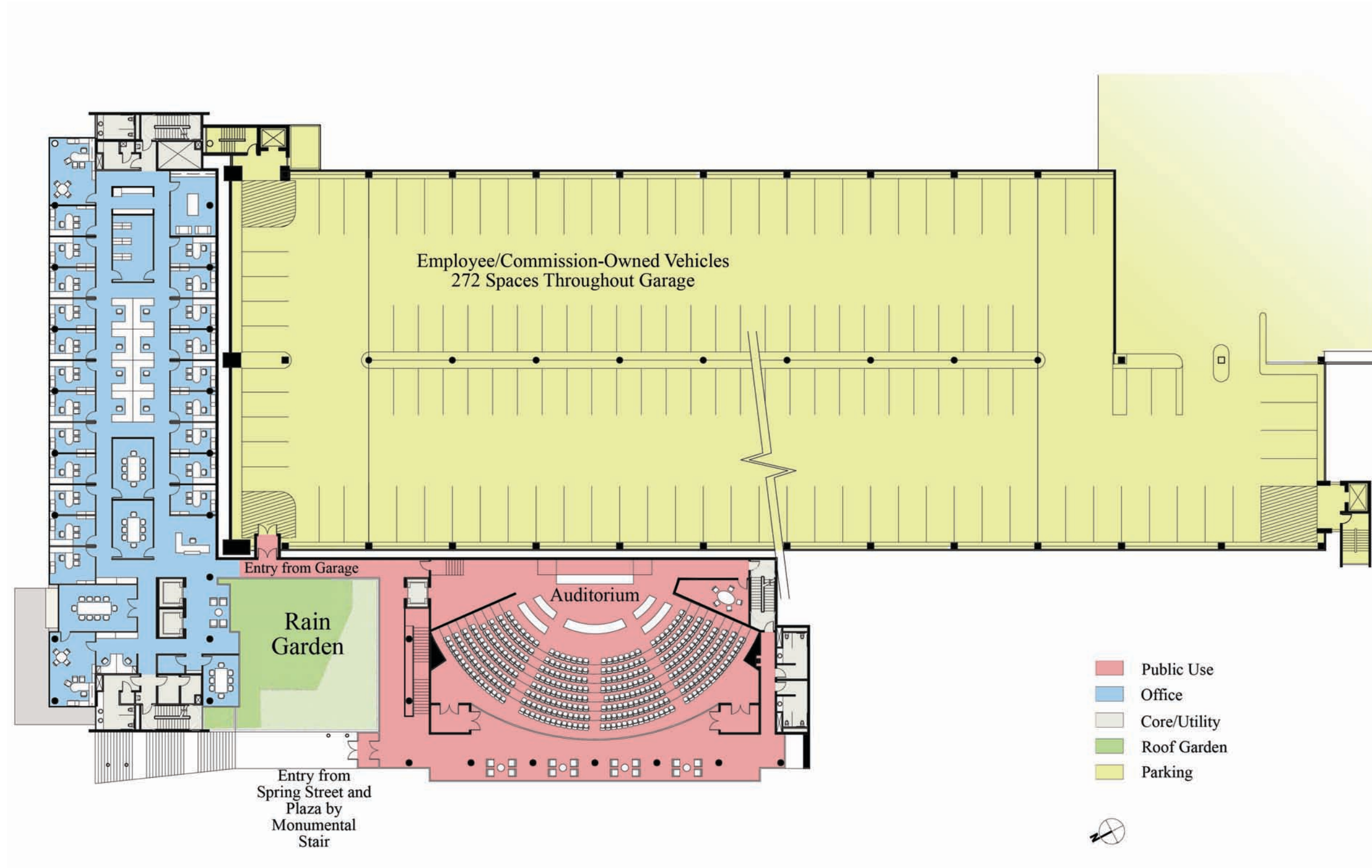
Spring Street Elevation



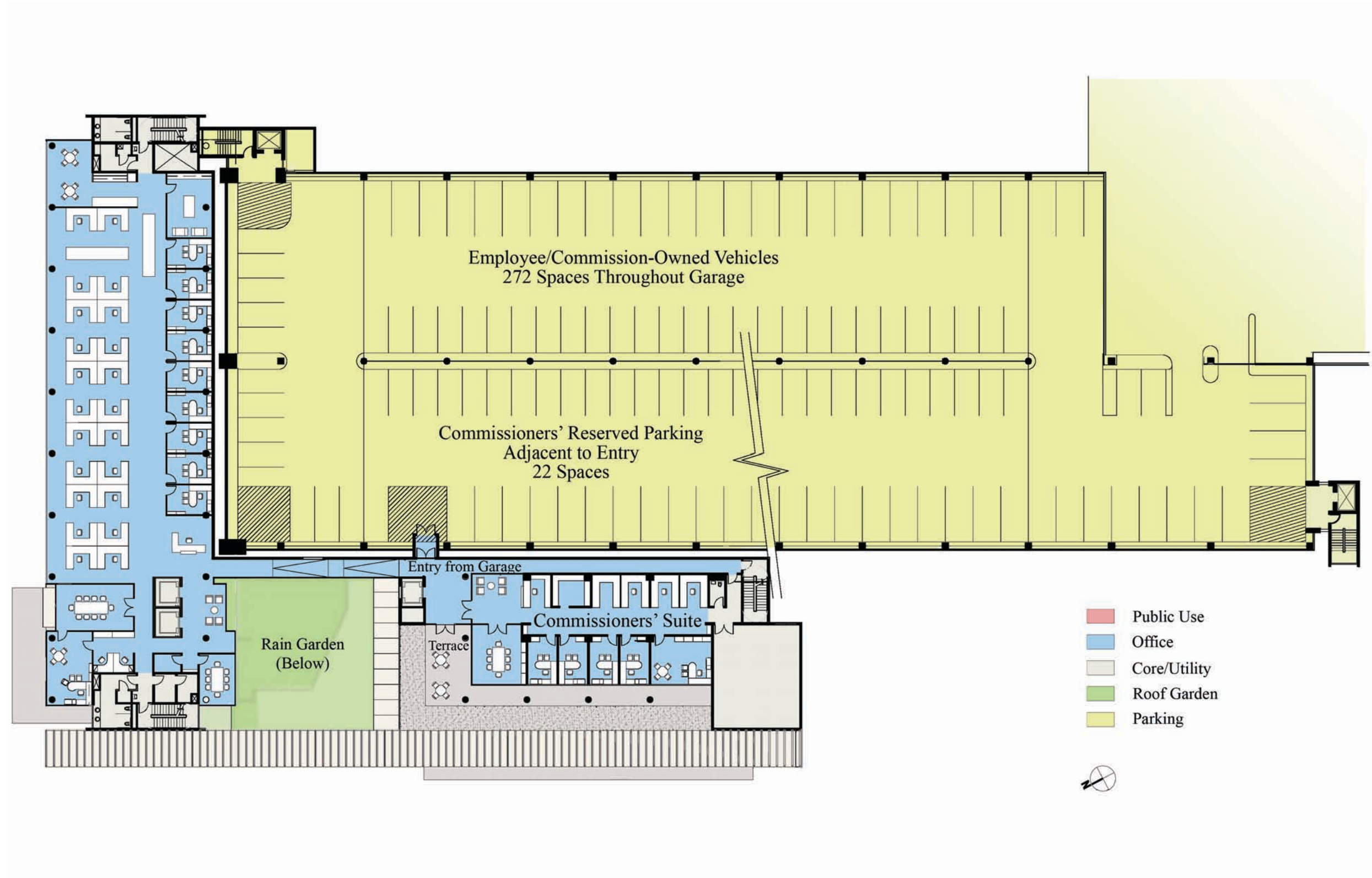
Longitudinal Section Through Headquarters Tower and Garage



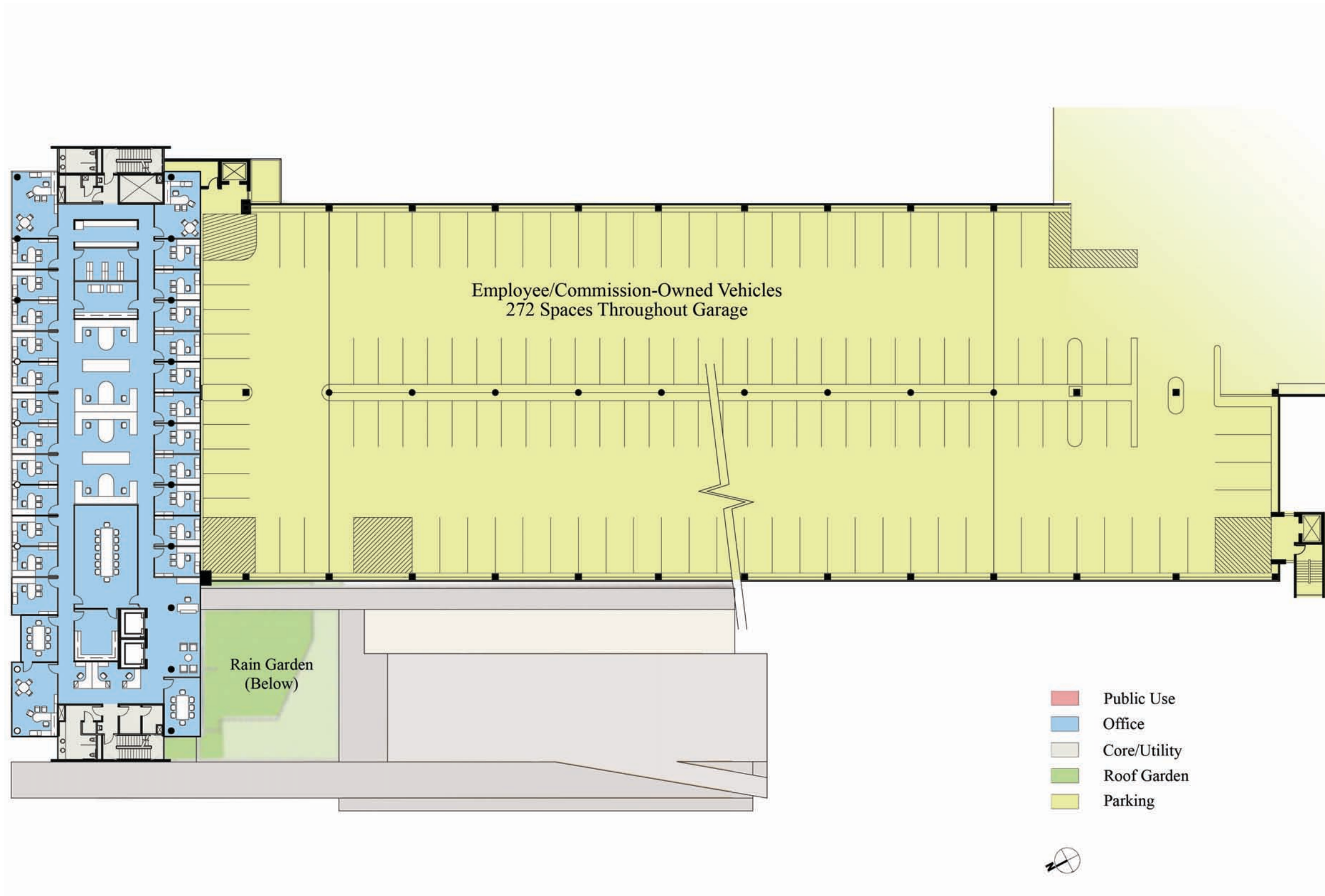
Ground Floor Plan



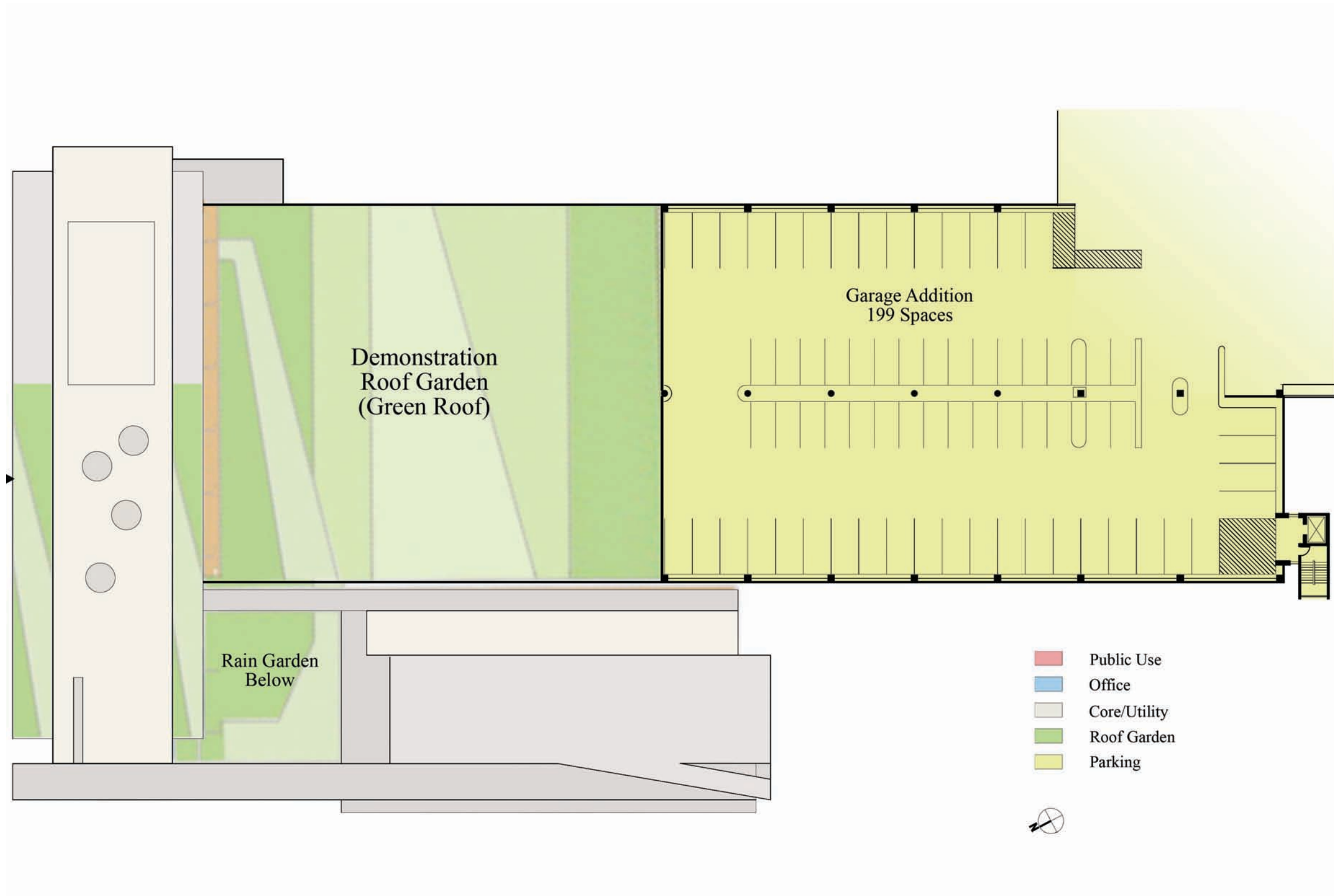
Second Floor Plan



Third Floor Plan



Typical Floor Plan



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.

42

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

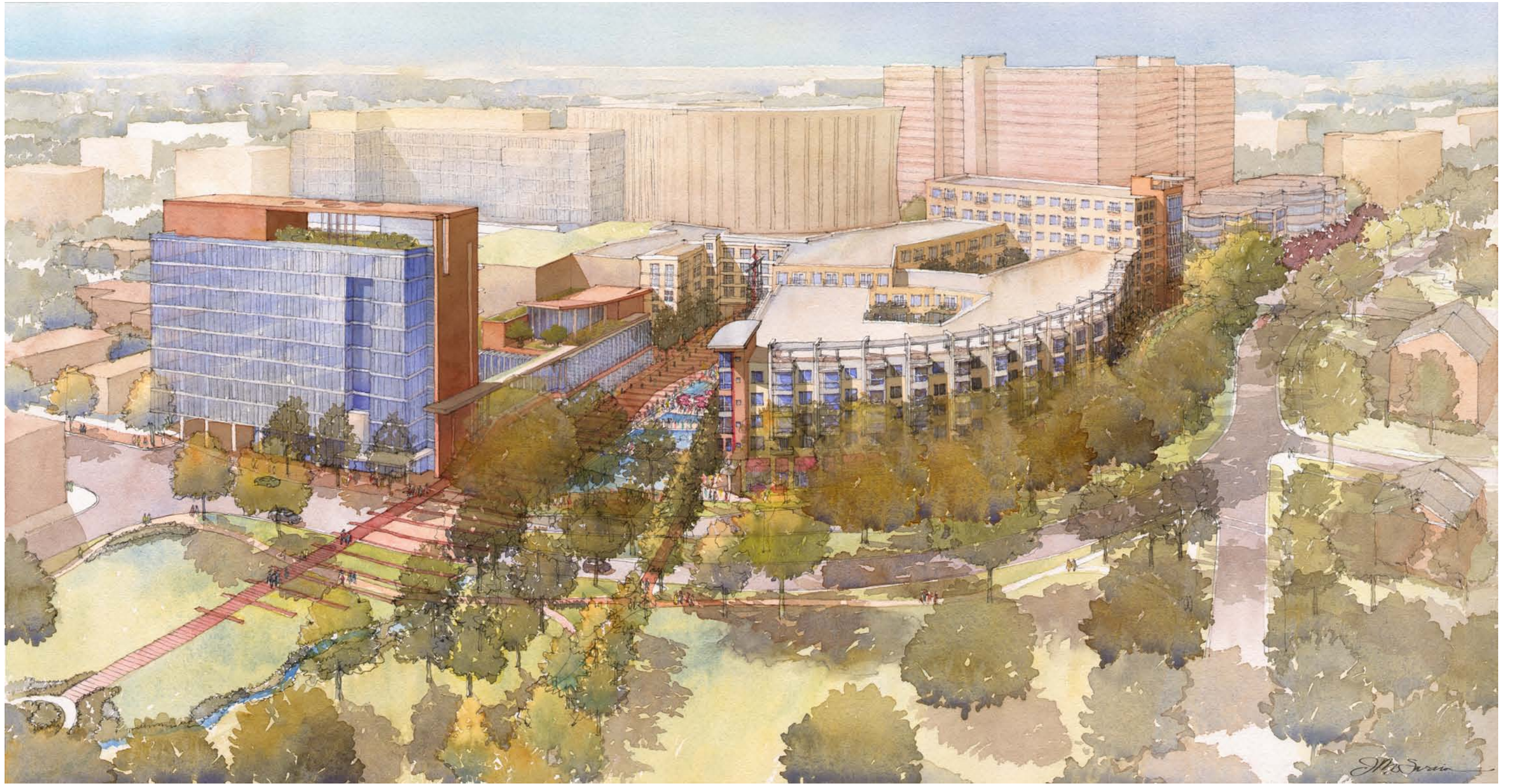
LEED-NC Green Building Rating System, version 2.2, final version



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	?	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		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	?	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	?	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	?	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		Y	?	N	
1			Credit 1.1 Innovation in Design: Green Educational Program				1
1			Credit 1.2 Innovation in Design: 40% Water Use Reduction				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 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							
Unit Mix	Total Units	Sale Units			Rental 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 <i>Surface/Structure/ Underground</i>	Pkg Ownership <i>Commission, County, Private</i>	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 <i>Surface/Structure/ Underground</i>	Pkg Ownership <i>Commission, County, Private</i>	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.

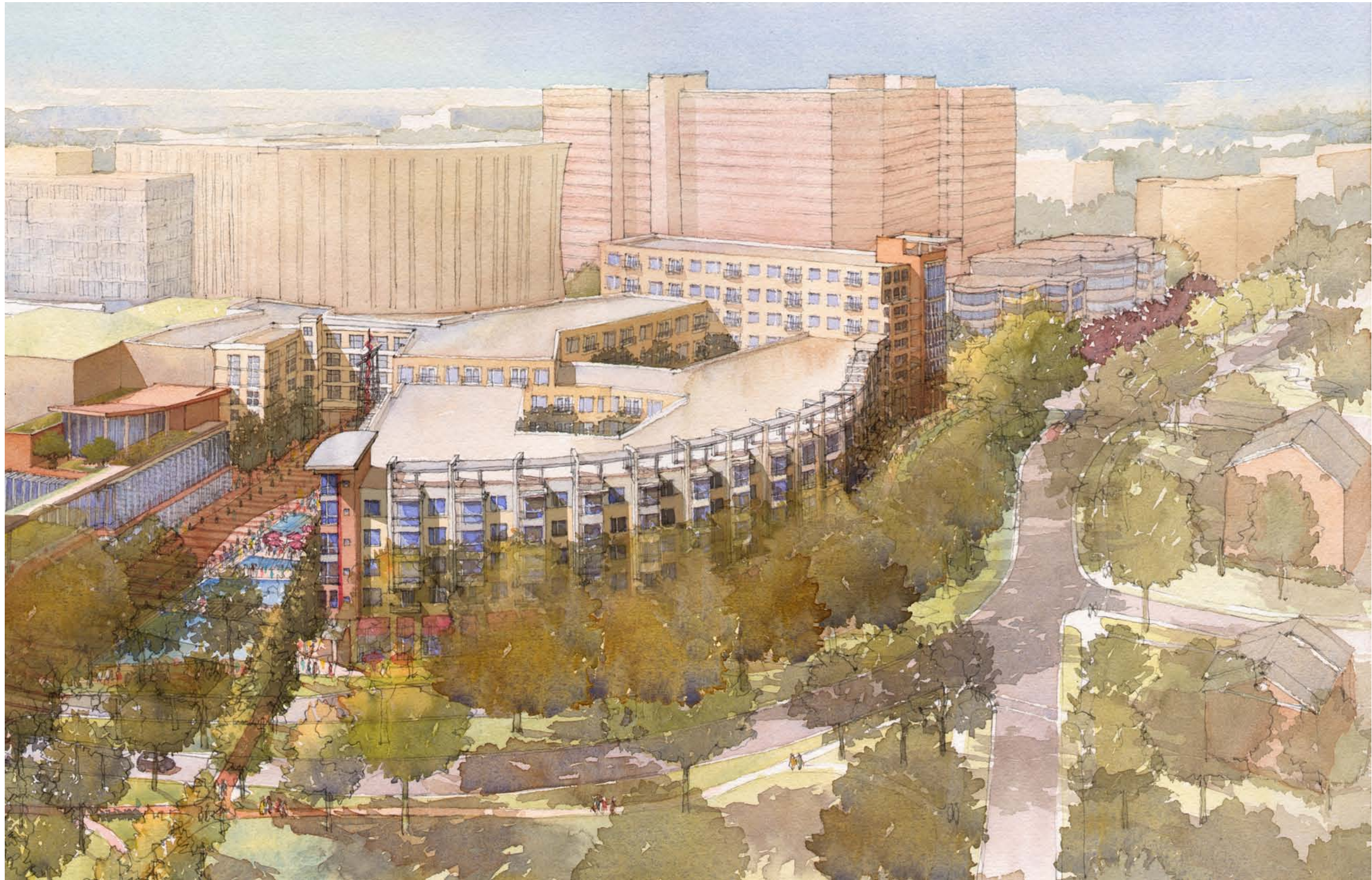
Building 1 resides at the head of the Plaza, with substantial frontage on both the Plaza and Spring Street. The building will be five stories, including a retail component on the ground floor of the Plaza frontage, with some retail frontage on Spring Street at the head of the Plaza, and residential frontage 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.

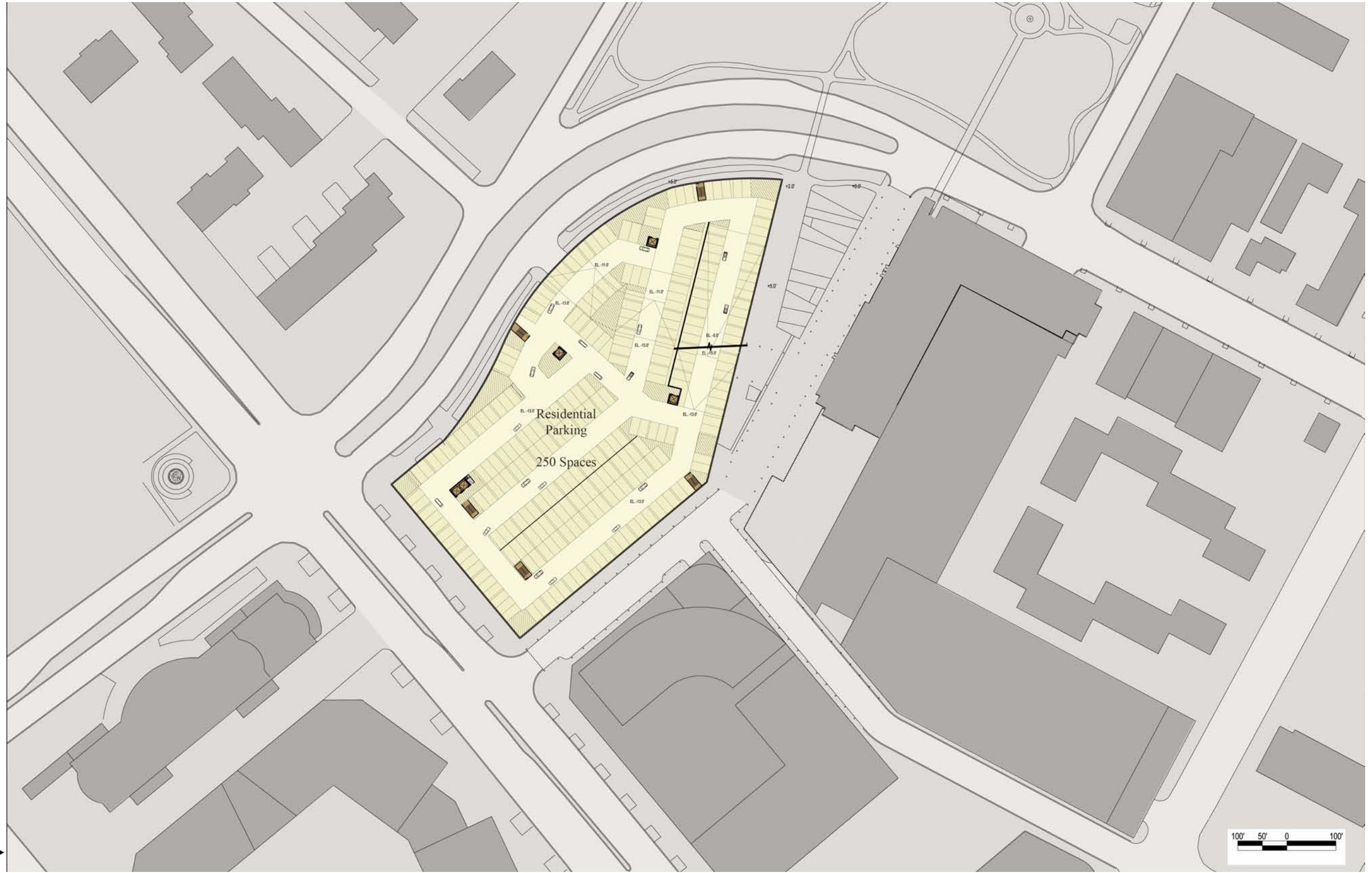
Building 3 fronts on Spring Street, the Via and the southwest residential courtyard. This building is four stories in height, and does not include a retail component due to the residential character of Spring Street. This building, in tandem with Building 1, defines the look and character of the Spring 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.

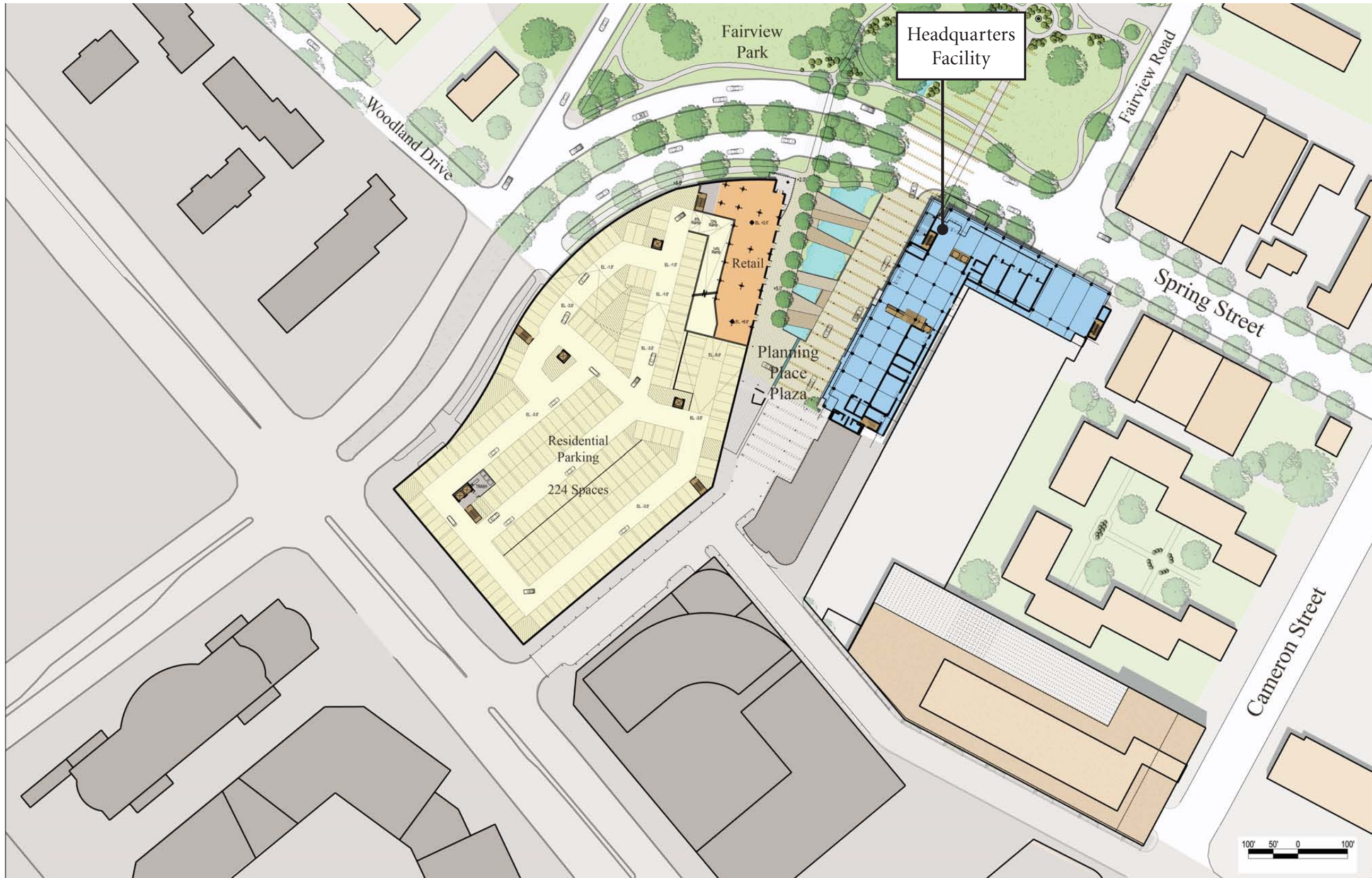


Aerial Perspective of Residential Component



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

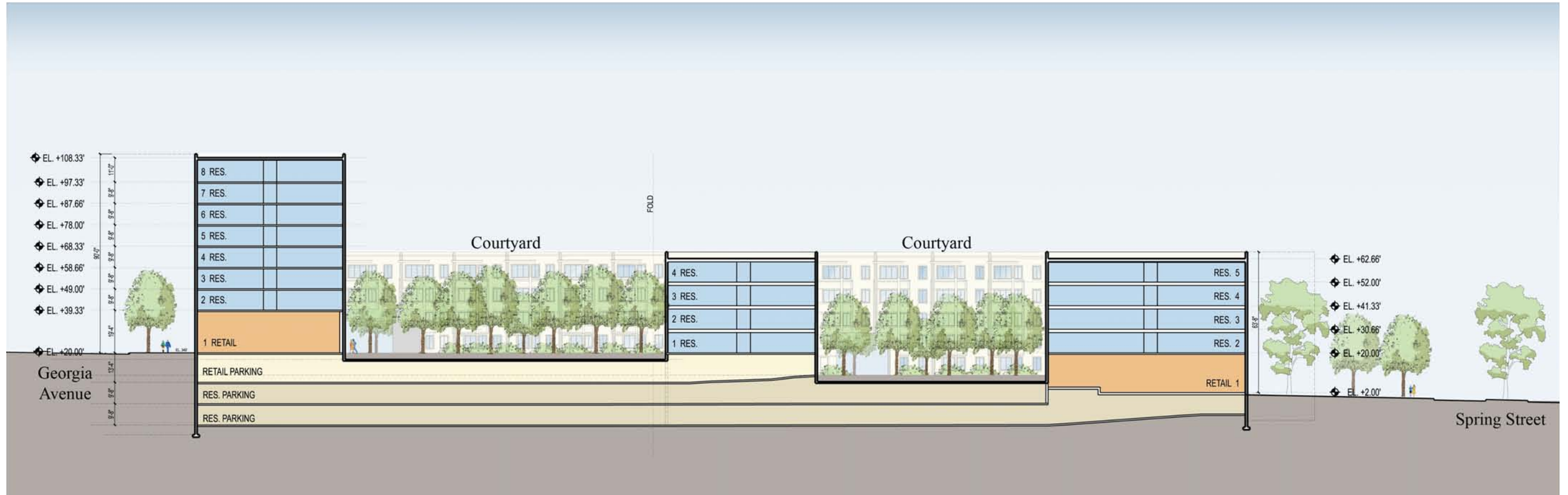
Note: All topographic elevations are measured from a project datum point of 320 feet, which approximates the lowest proposed ground elevation on the site.



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

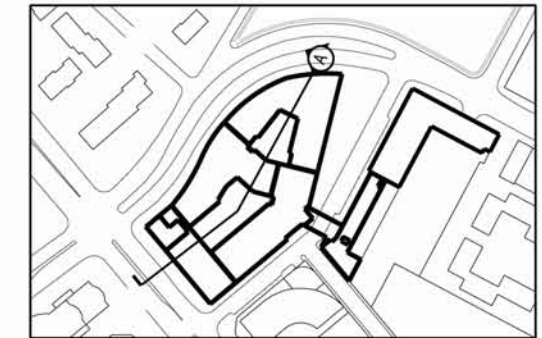
Roof Plan





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.

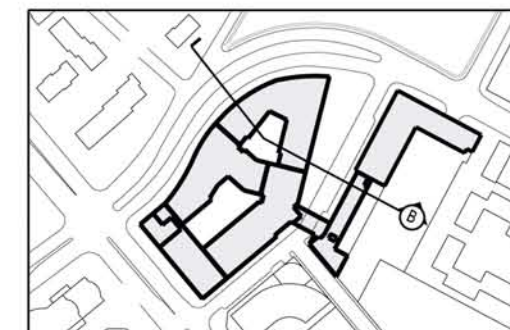


KEY PLAN

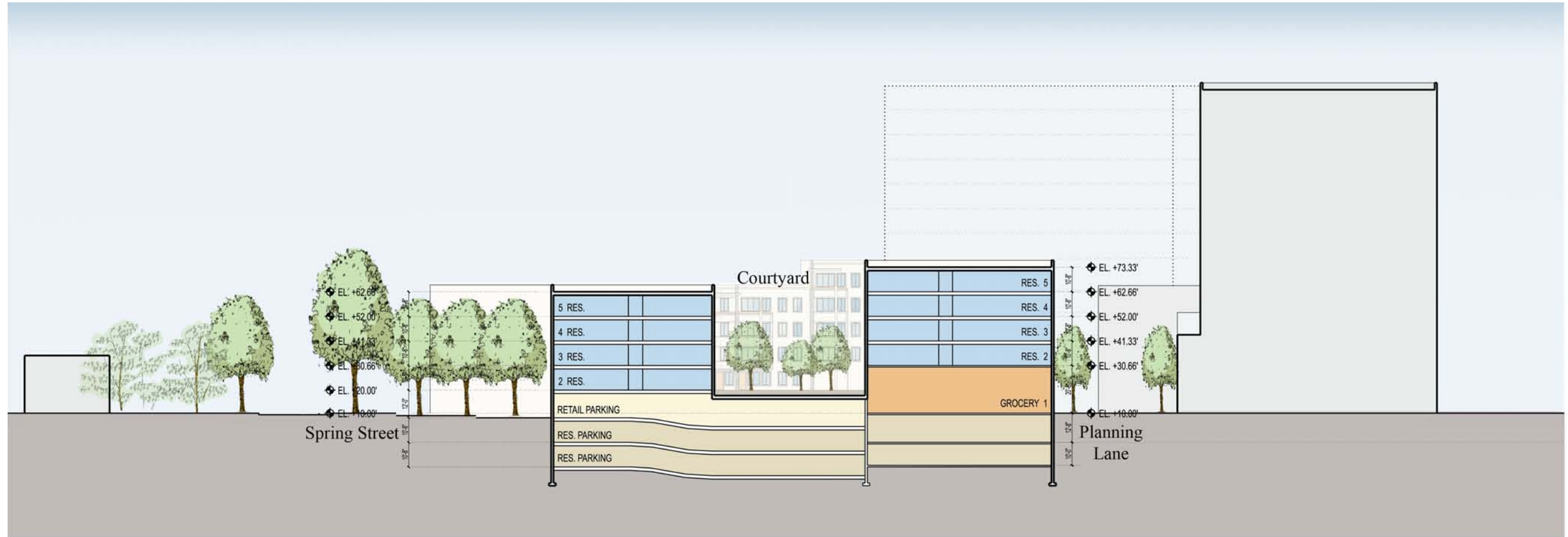


Note: All topographic elevations are measured from a project datum point of 320 feet, which approximates the lowest proposed ground elevation on the site.

Transverse Section

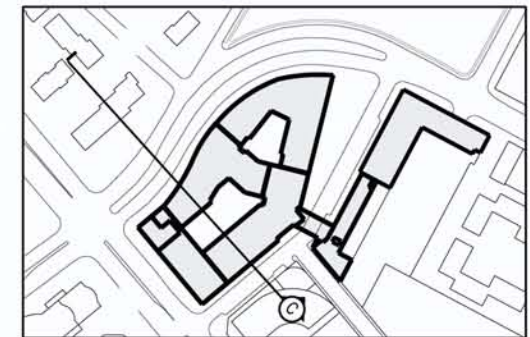


KEY PLAN



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.



KEY PLAN



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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:

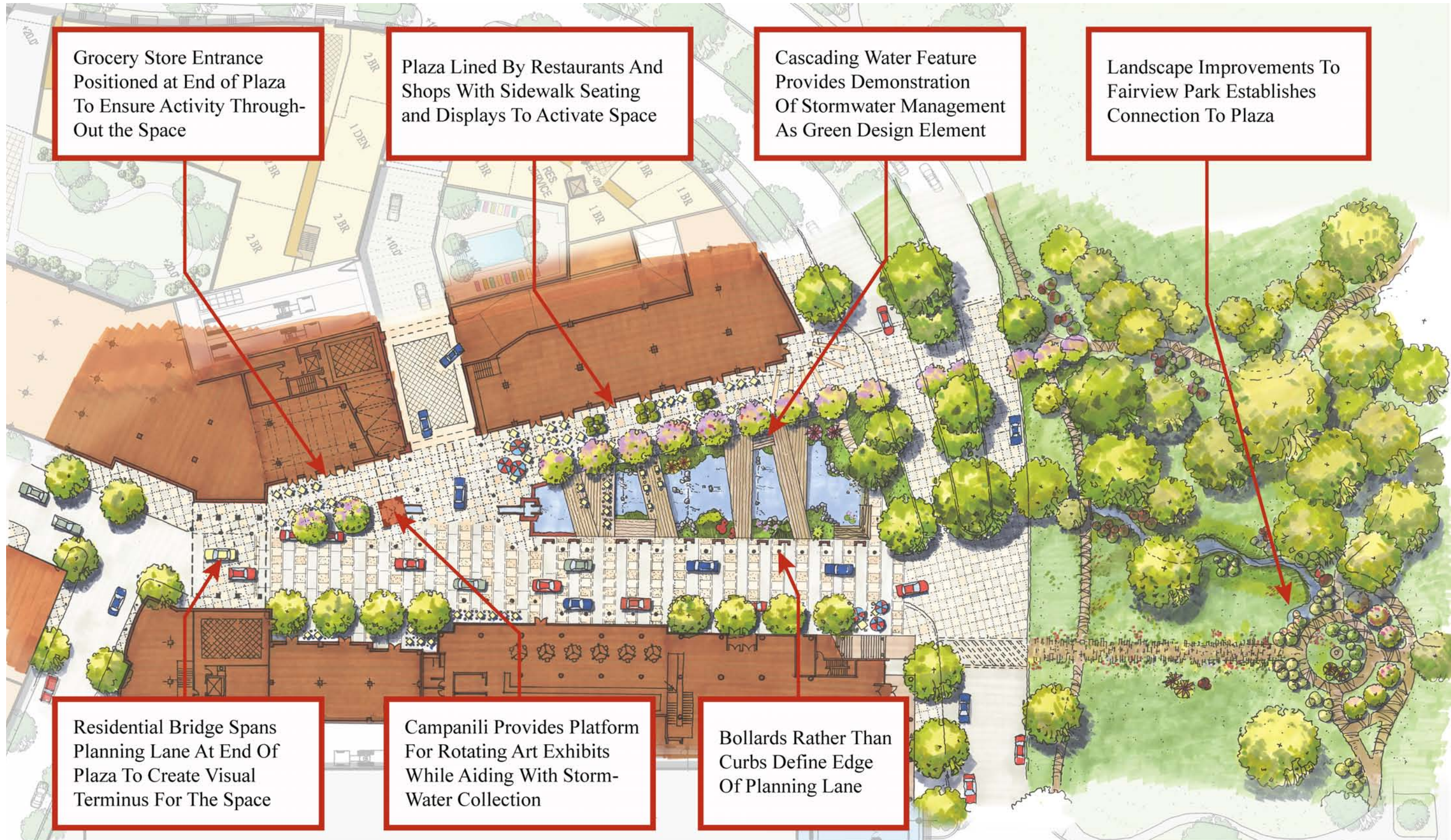
The following are more detailed descriptions of each of the major open space components used to form the urban, landscape and environmental elements of the project.

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.

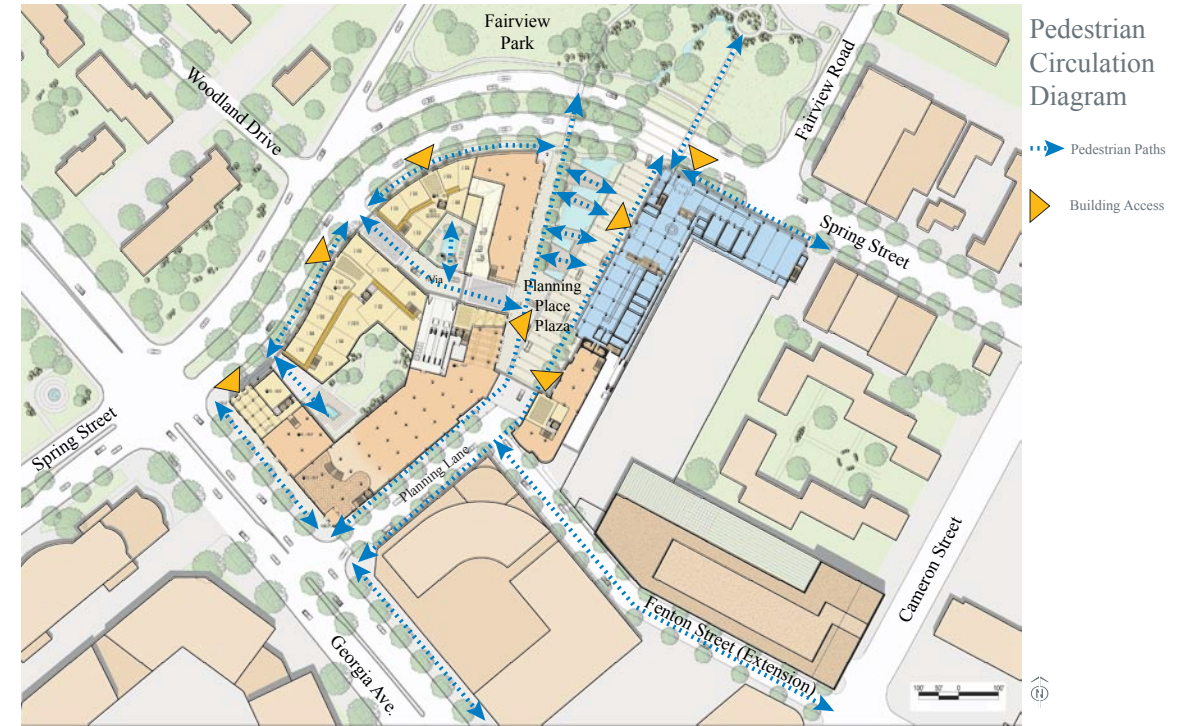
The plan also links pedestrian paths to the open space to attract and encourage pedestrian activities while providing an important link between the surrounding neighborhood and the CBD. The residential service drive also links Woodland Drive and Alton Parkway across Spring Street. Planning Place Plaza 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



June 21, 2:00 PM



Equinox, 2:00 PM



December 21, 2:00 PM

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.

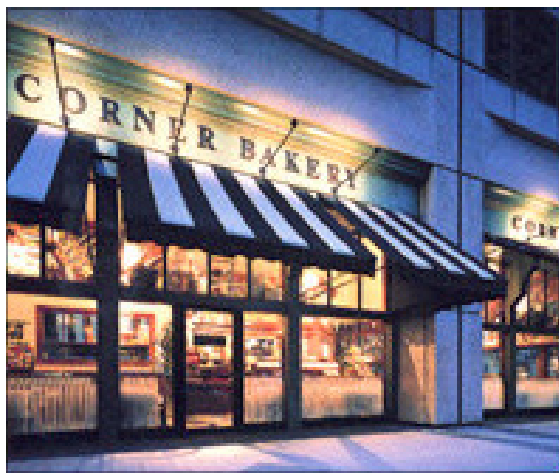
4.6.1.2 Parking Program and Circulation

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

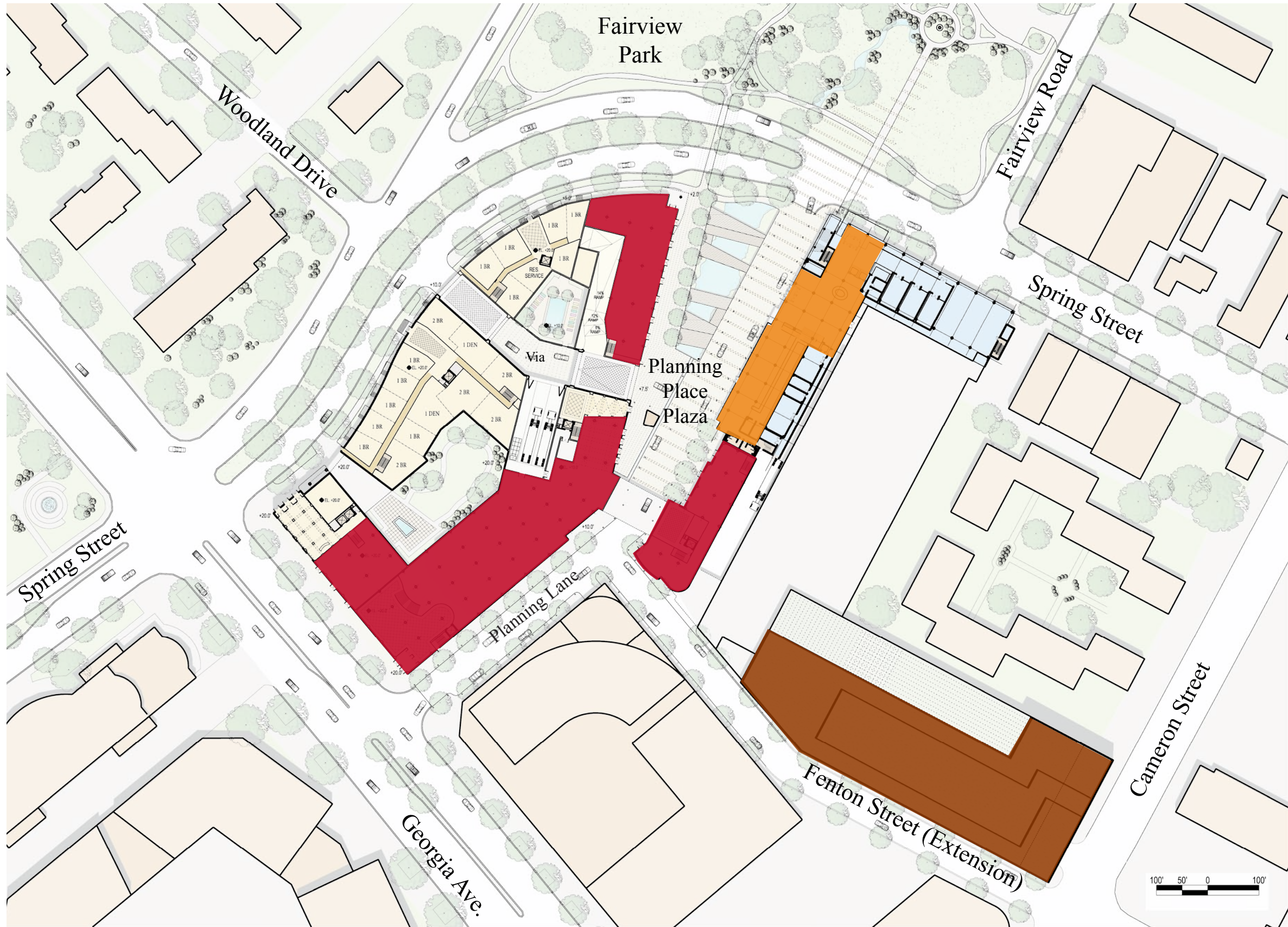


PART 1 TAB 6: TABLE 1		
SILVERPLACE, LLC OTHER PRIVATE USE PROJECT DEVELOPMENT PROGRAM		
Other Private Use	GSF	Location /1
Retail	47,000	Consolidated MRO Site
Speculative Office	150,000	Consolidated MRO Site
<i>Total</i>	197,000	
1. " Consolidated MRO Site" consists of MRO Site, Garage No. 2, and Lot No. 2.		

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 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
<i>Total</i>	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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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.



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TAB 1

SUPPLEMENTAL PROJECT TEAM
INFORMATION



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SUPPLEMENTAL PROJECT TEAM INFORMATION

Section 4.8

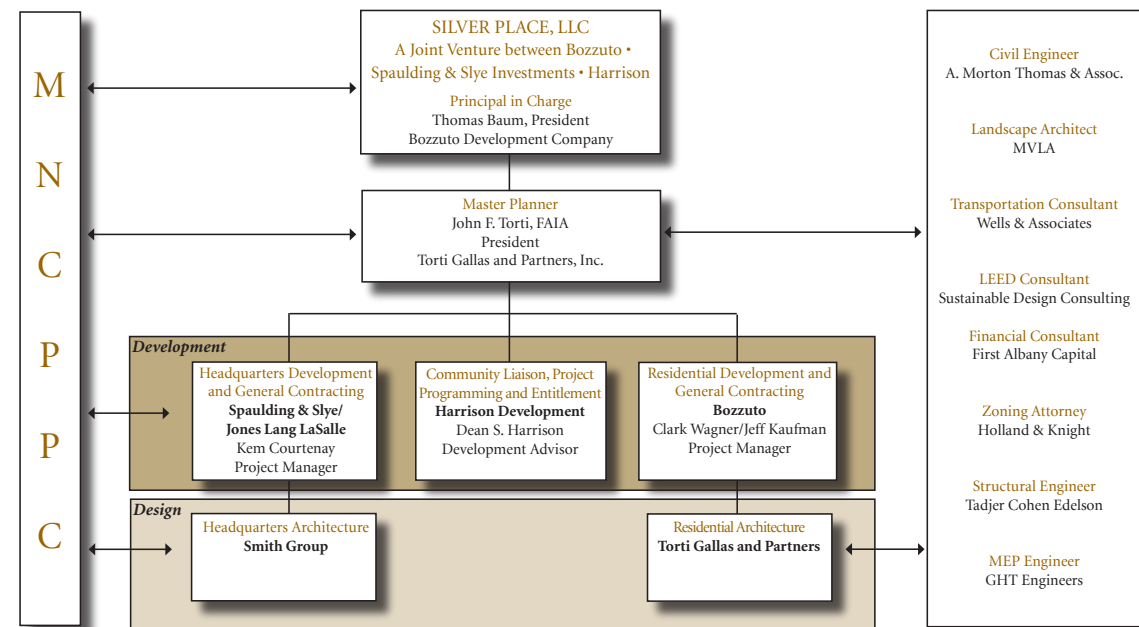
4.8.1: Relevant Experience

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

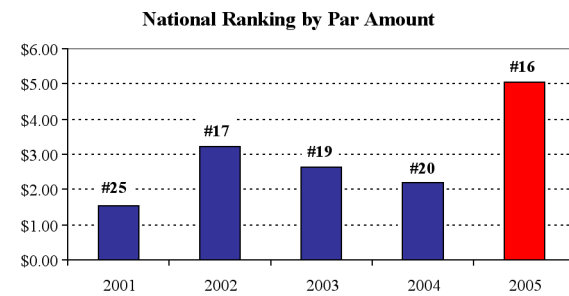
First Albany Capital, Inc. (“First Albany”), established in 1953, is a national investment banking, advisory, and brokerage firm offering our clients a full range of structuring, underwriting, distribution, financial advisory, and research services. First Albany underwrites and distributes tax-exempt 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.

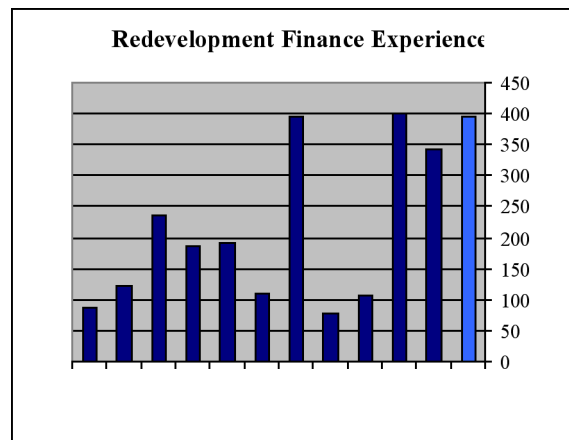
The project involves the construction of one free standing, four story building with an aggregate of 88,546 rentable square feet of office space to be constructed on an approximately 26,000 square foot site. In addition, a parking structure consisting of 542 parking stalls will be constructed. Initially, 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 preceded 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.

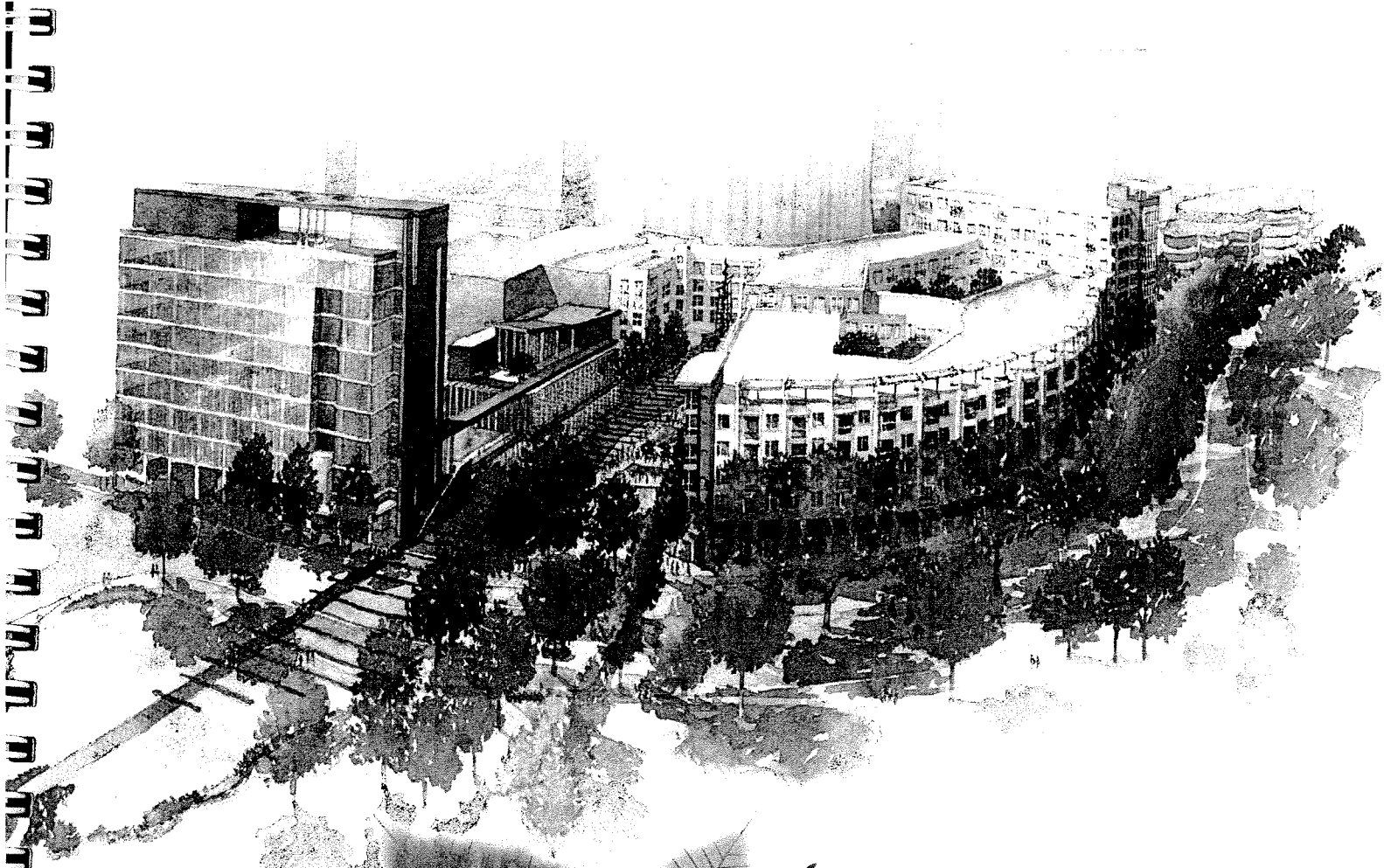






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“City Life in the Park”

**Presentation Handout
and Response to Questions**

SilverPlace, LLC

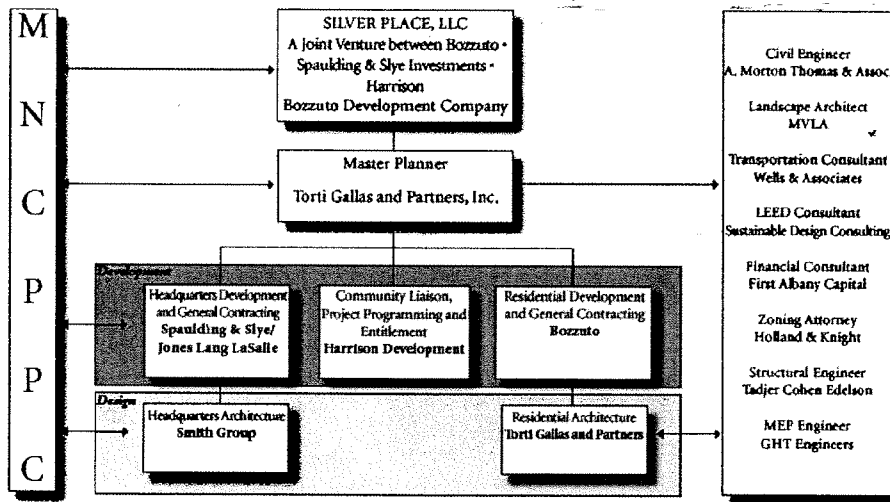
October 26, 2006

The Maryland-National Capital Park and Planning Commission

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



Team Organizational Chart



 **BOZZUTO**



**SPAULDING & SLYE
INVESTMENTS**

Harrison Development, LLC



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED-USE PROJECT



"CITY LIFE IN THE PARK" SPAULPLACE, LLC REQUEST FOR PROPOSALS NO. P21-209

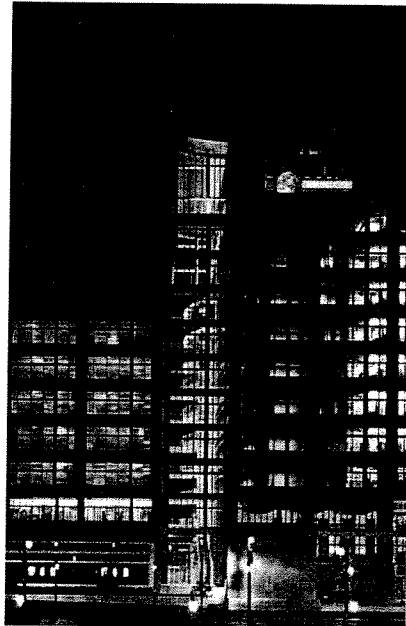
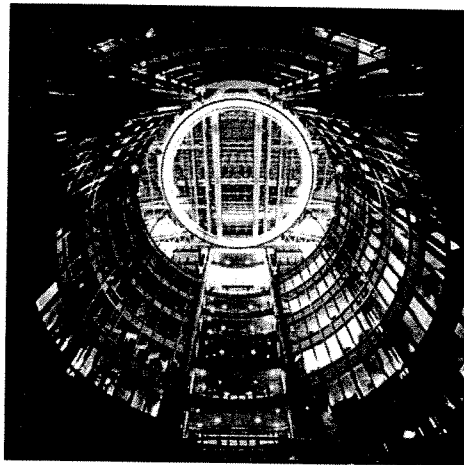


TORTI GALLAS AND PARTNERS, INC.

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED-USE PROJECT



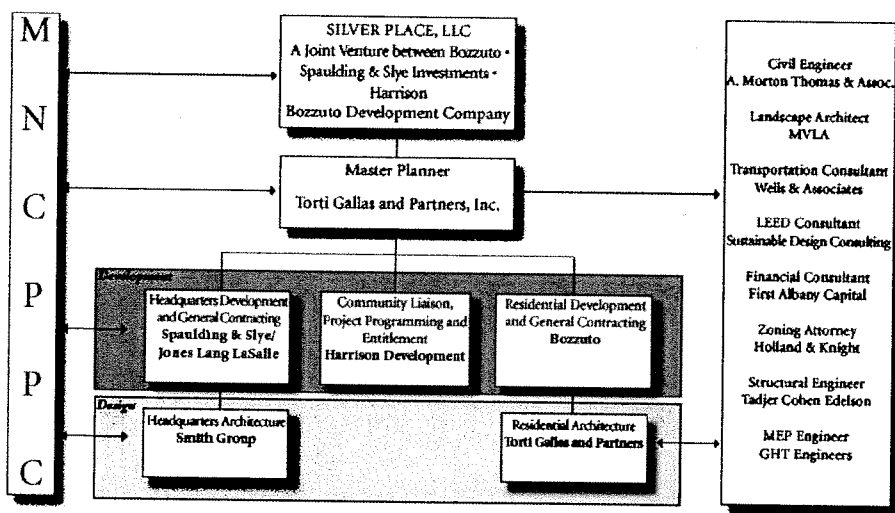
"CITY LIFE IN THE PARK" SPAULPLACE, LLC REQUEST FOR PROPOSALS NO. P21-209



SMITHGROUP

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. P21-204

Team Organizational Chart

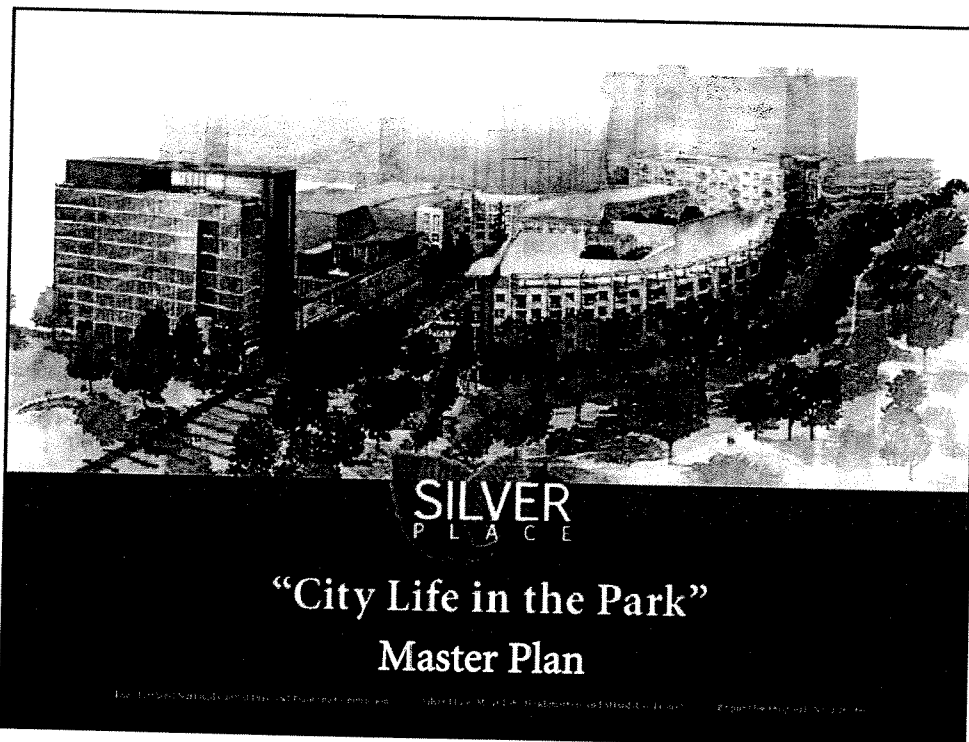


THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED-USE PROJECT **SILVER** "CITY LIFE IN THE PARK" SILVERPLACE, LLC REQUEST FOR PROPOSALS NO. P21-204

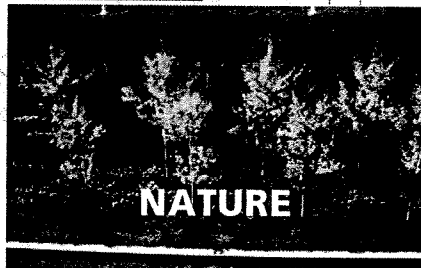
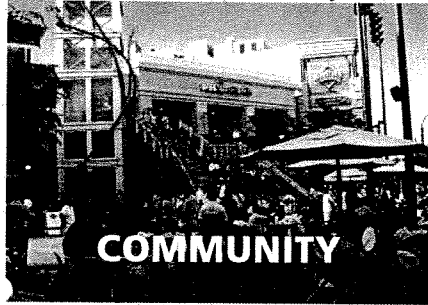
Points to Consider:

- 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

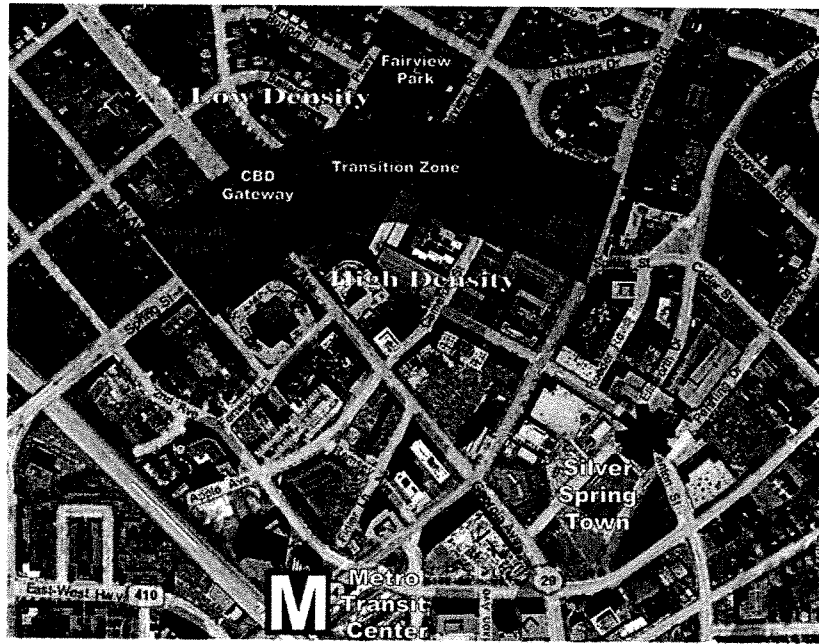
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED-USE PROJECT **SILVER** "CITY LIFE IN THE PARK" SILVER PLACE, LLC REQUEST FOR PROPOSALS NO. P2L-209



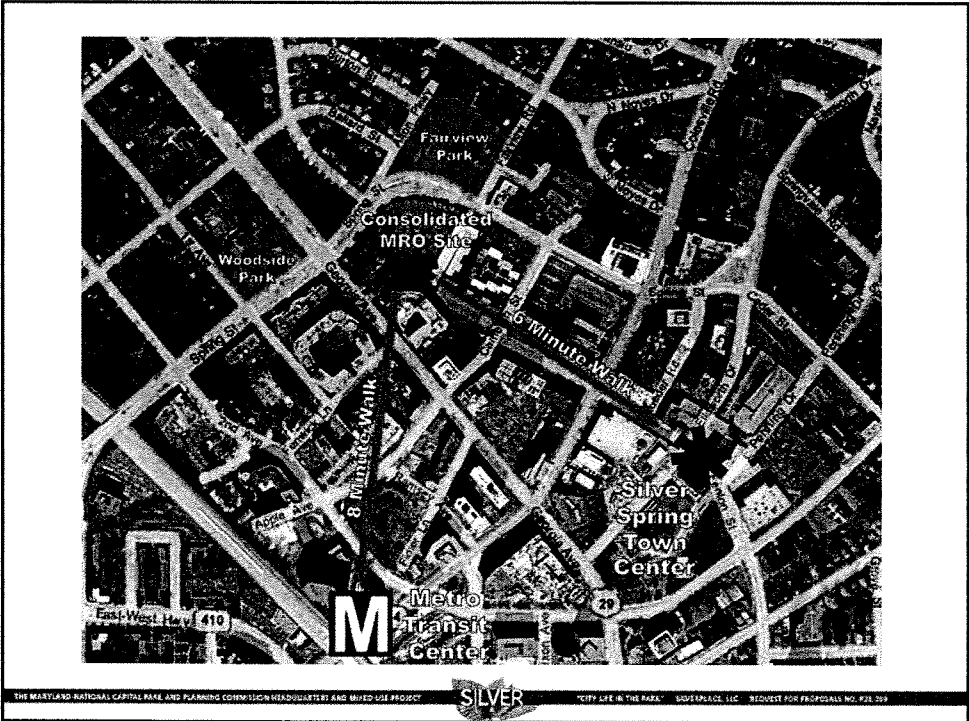
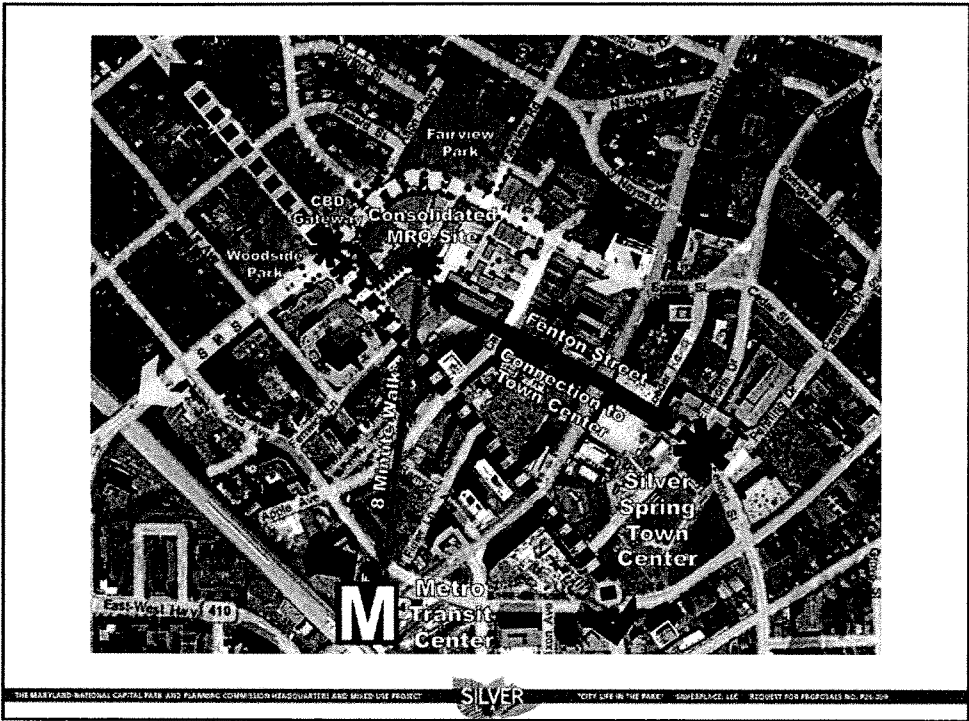
Sustainability



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED USE PROJECT **SILVER** "CITY LIFE IN THE PARK" SILVERPLACI, LLC REQUEST FOR PROPOSALS NO. P-04-209

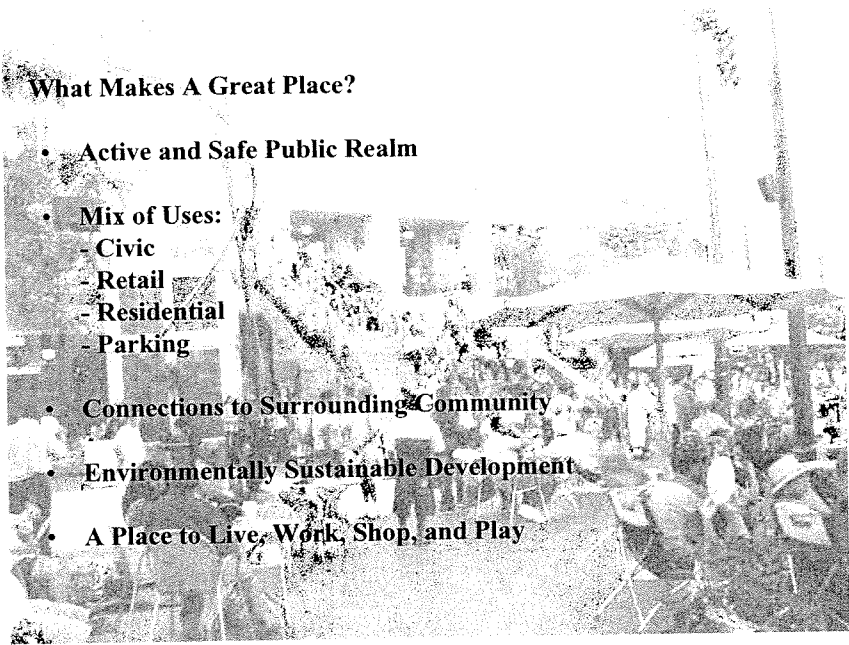


THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED USE PROJECT **SILVER** "CITY LIFE IN THE PARK" SILVERPLACI, LLC REQUEST FOR PROPOSALS NO. P-04-209



What Makes A Great Place?

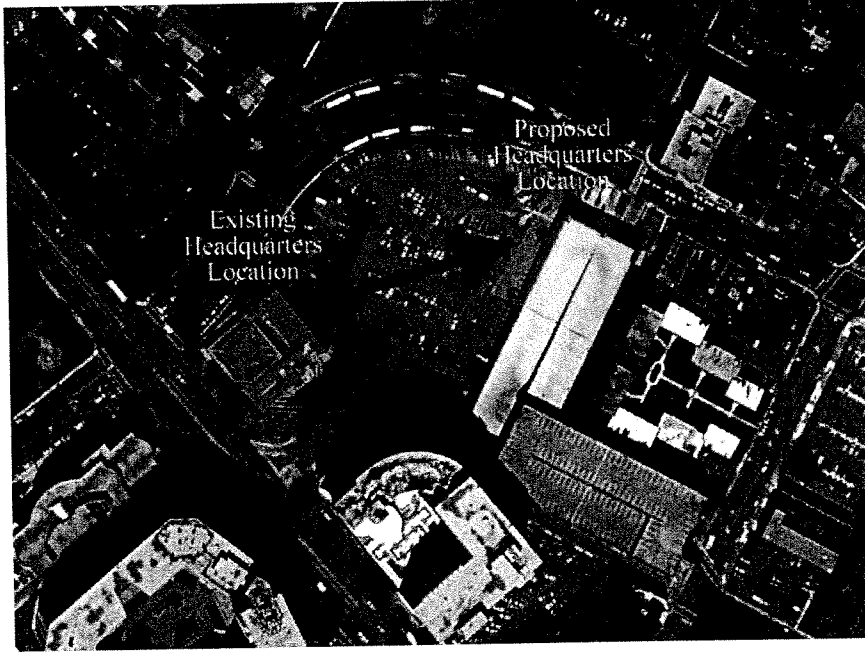
- Active and Safe Public Realm
- Mix of Uses:
 - Civic
 - Retail
 - Residential
 - Parking
- Connections to Surrounding Community
- Environmentally Sustainable Development
- A Place to Live, Work, Shop, and Play



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED USE PROJECT

SILVER

"CITY LIFE IN THE PARK" - SILVERPLAC, LLC - REQUEST FOR PROPOSALS NO. P-26 2018

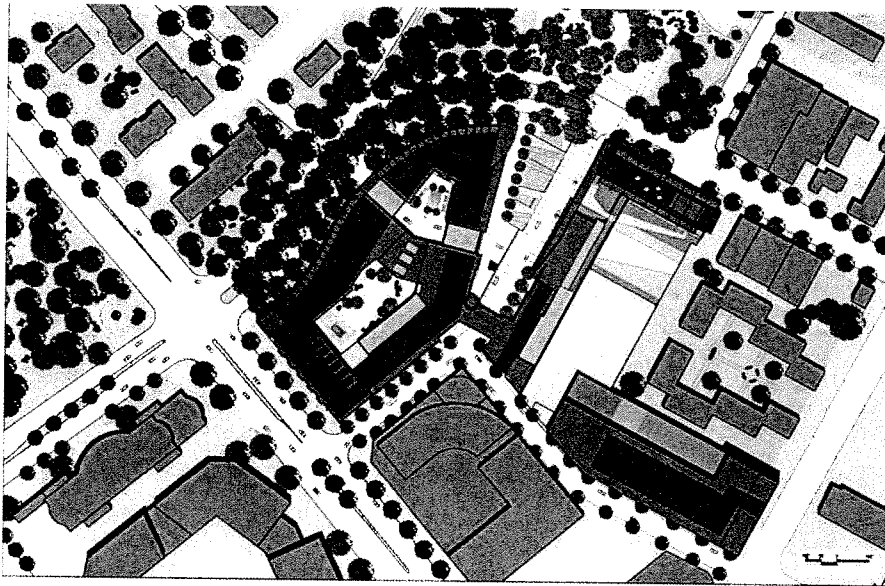


THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED USE PROJECT

SILVER

"CITY LIFE IN THE PARK" - SILVERPLAC, LLC - REQUEST FOR PROPOSALS NO. P-26 2018

The Silver Place Plan



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. F24-259

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

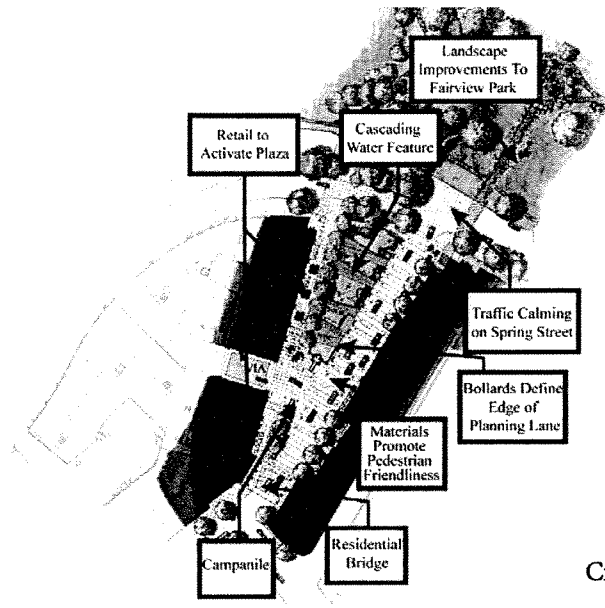
- Speculative Office Building - 150,000 SF
 - Parking - 225 spaces

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. F24-259

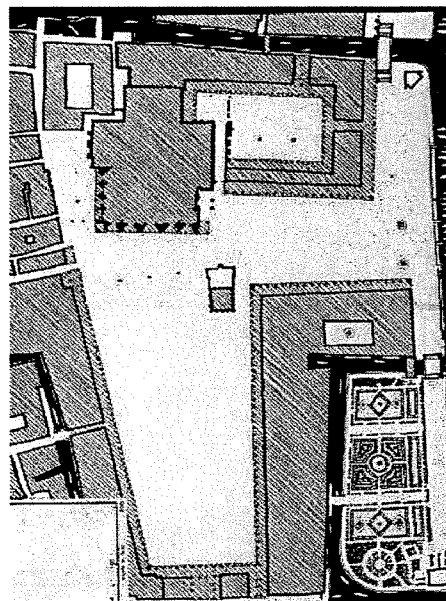
PUBLIC REALM



City Life in the Park

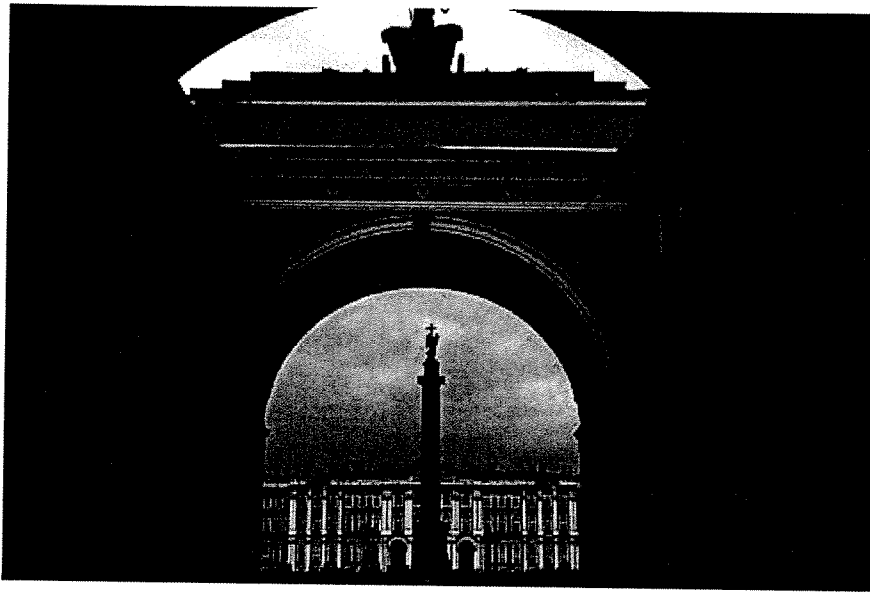
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED USE PROJECT SILVER CITY LIFE IN THE PARK SILVERPLACE, LLC REQUEST FOR PROPOSALS NO. P26-209

PUBLIC REALM



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

PUBLIC REALM



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED-USE PROJECT

SILVER

"CITY LIFE IN THE PARK" - SCAPEPLACE, LLC - REQUEST FOR PROPOSALS NO. P-21-274

PUBLIC REALM



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED-USE PROJECT

SILVER

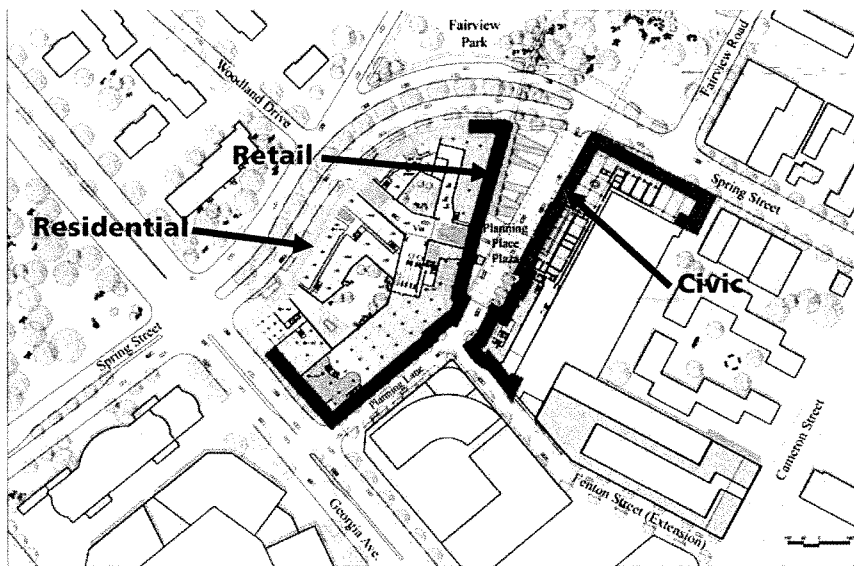
"CITY LIFE IN THE PARK" - SCAPEPLACE, LLC - REQUEST FOR PROPOSALS NO. P-21-274

PUBLIC REALM



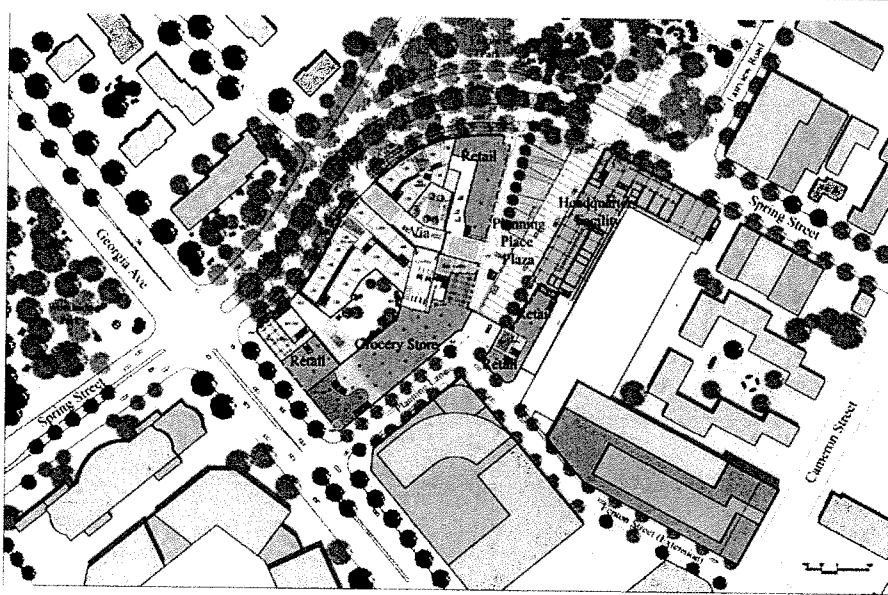
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED USE PROJECT **SILVER** "CITY LIFE IN THE PARK" SILVERPLAGE, LLC. REQUEST FOR PROPOSALS NO. 206-209

MIX OF USES



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED USE PROJECT **SILVER** "CITY LIFE IN THE PARK" SILVERPLAGE, LLC. REQUEST FOR PROPOSALS NO. 206-209

COMPOSITE SITE PLAN

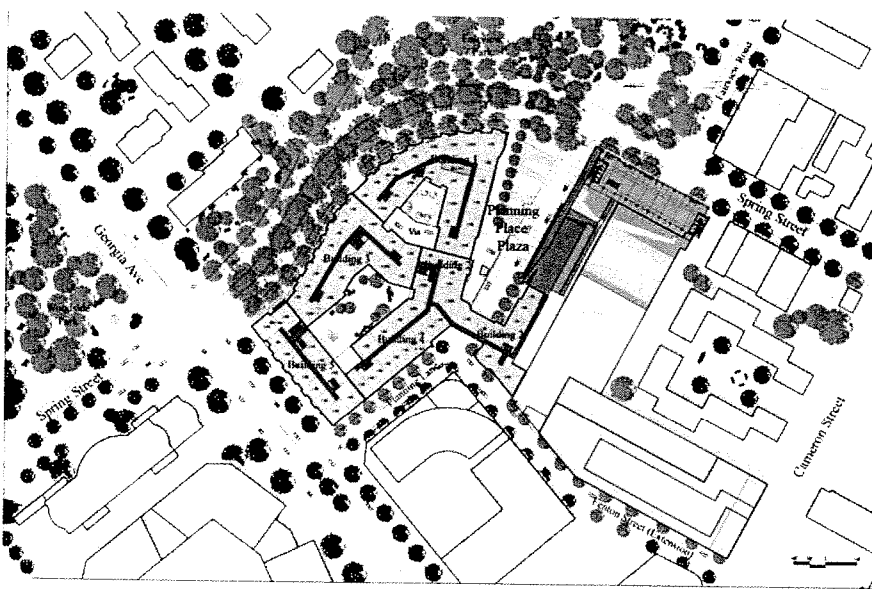


THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED USE PROJECT



"CITY LIFE IN THE PARK" SILVERPLACE, LLC. REQUEST FOR PROPOSALS NO. P20-209

TYPICAL FLOOR PLAN

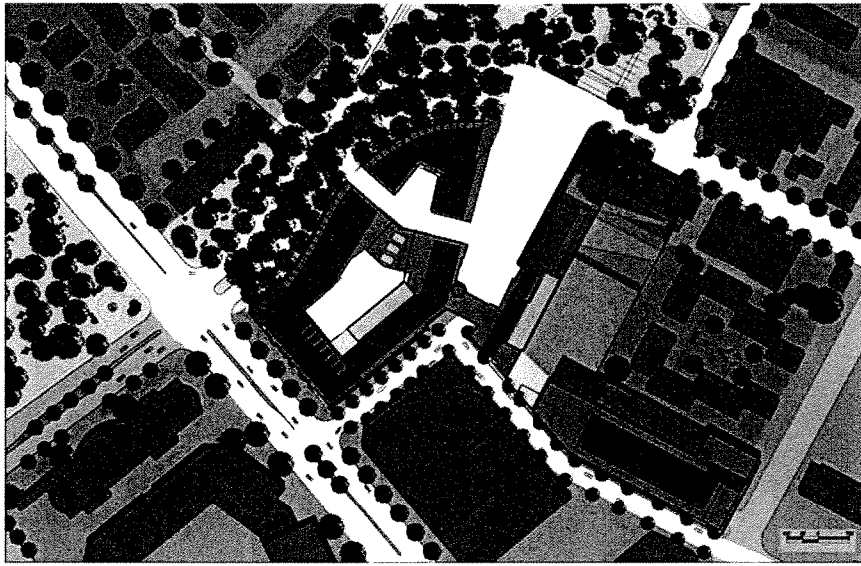


THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED USE PROJECT



"CITY LIFE IN THE PARK" SILVERPLACE, LLC. REQUEST FOR PROPOSALS NO. P20-209

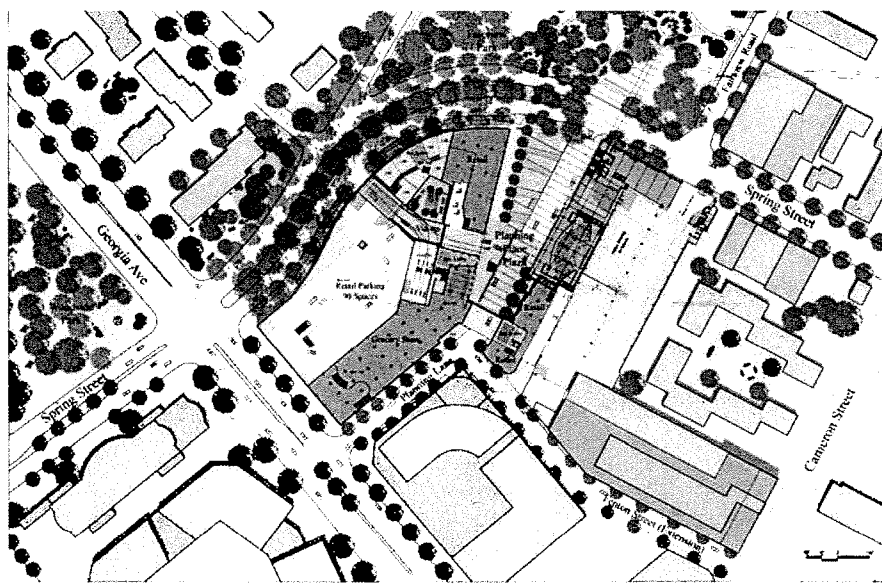
OPEN SPACE



25% Open Space on MRO Site

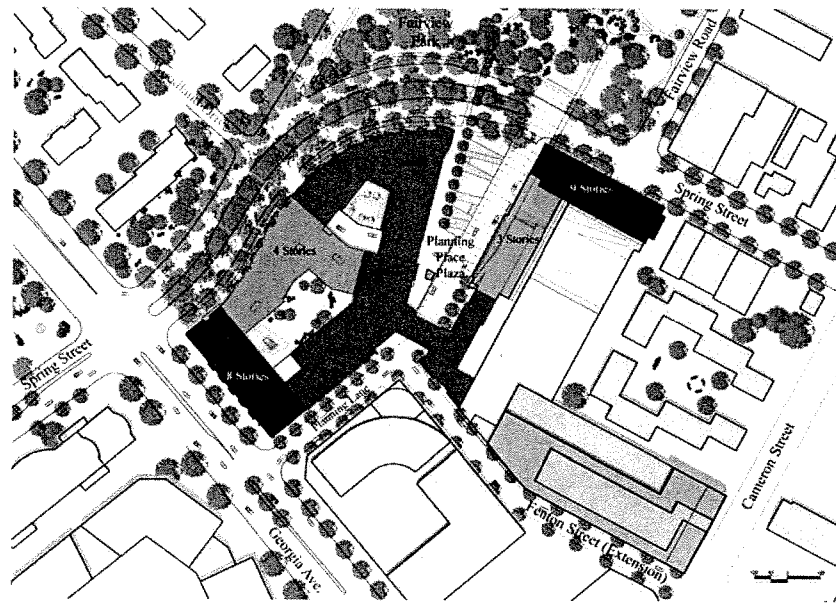
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED-USE PROJECT  "CITY LIFE IN THE PARK" SILVERPLACE, LLC REQUEST FOR PROPOSALS NO. P24-209

CONSOLIDATED GROUND FLOOR PLAN



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED-USE PROJECT  "CITY LIFE IN THE PARK" SILVERPLACE, LLC REQUEST FOR PROPOSALS NO. P24-209

BUILDING HEIGHTS

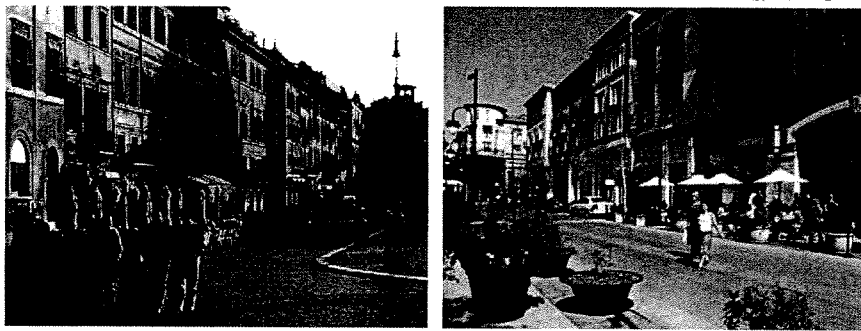


THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED USE PROJECT

SILVER

"CITY LIFE IN THE PARK" SILVERPLACE, LLC. REQUEST FOR PROPOSALS NO. PJL 209

PUBLIC REALM



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. PJL 209

PUBLIC REALM



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. F26.309

PUBLIC REALM



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. F26.309

PUBLIC REALM

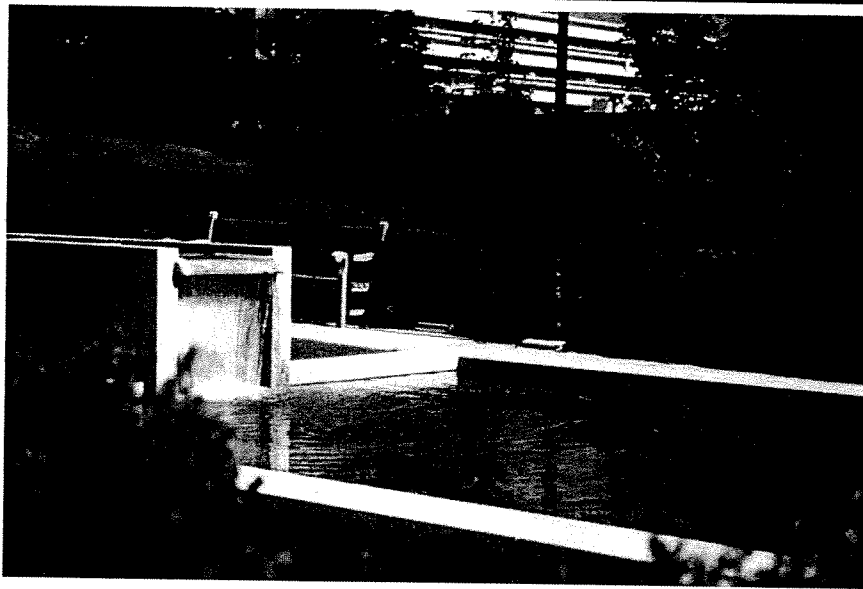


THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED USE PROJECT

SILVER

"CITY LIFE IN THE PARK" SILVERPLAC, LLC REQUEST FOR PROPOSALS NO. P34-209

PUBLIC REALM



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED USE PROJECT

SILVER

"CITY LIFE IN THE PARK" SILVERPLAC, LLC REQUEST FOR PROPOSALS NO. P34-209

PUBLIC REALM



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED USE PROJECT



"CITY LIFE IN THE PARK" SILVERPLACE, LLC REQUEST FOR PROPOSALS NO. P-14-209

M-NCPPC HEADQUARTERS



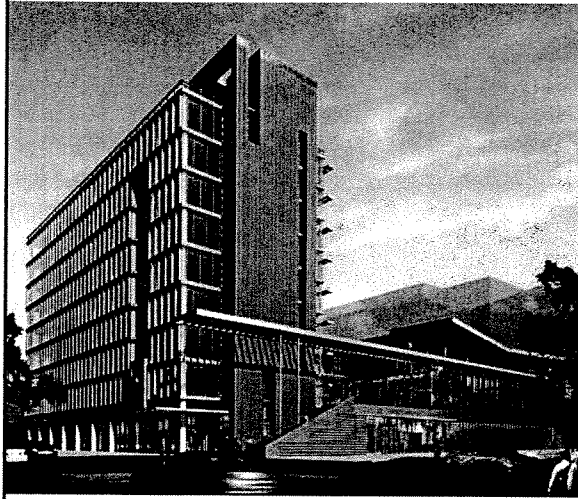
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED USE PROJECT



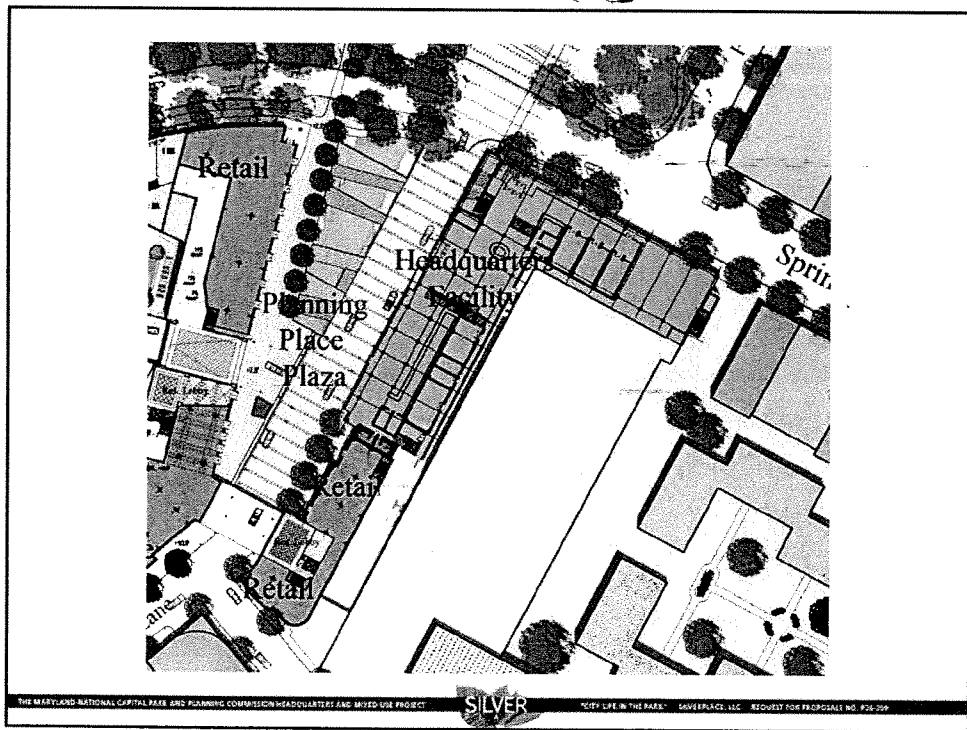
"CITY LIFE IN THE PARK" SILVERPLACE, LLC REQUEST FOR PROPOSALS NO. P-14-209

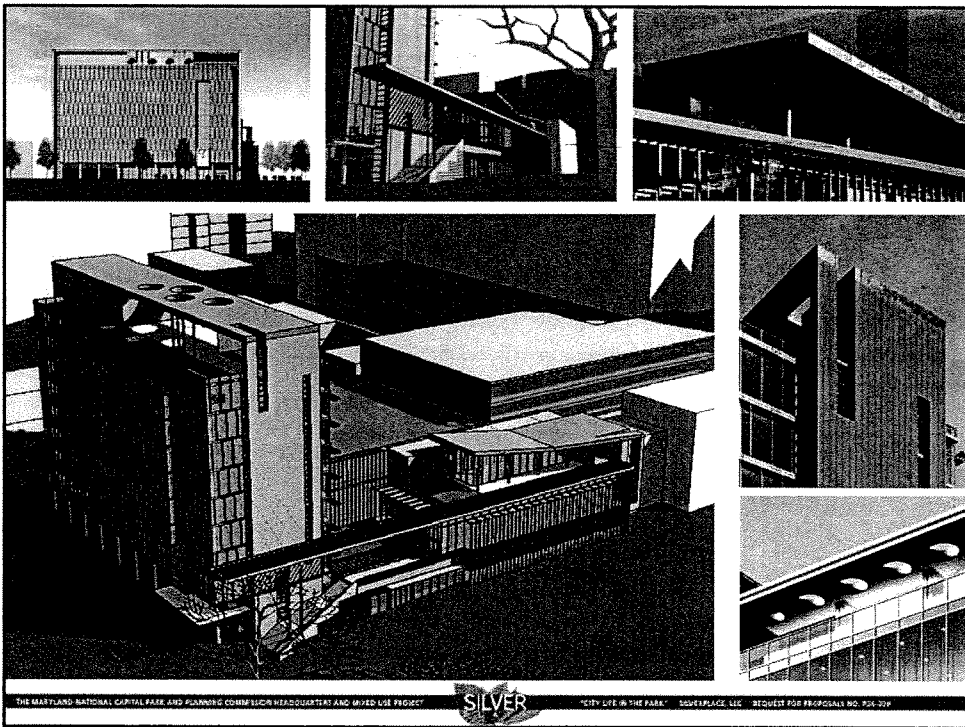
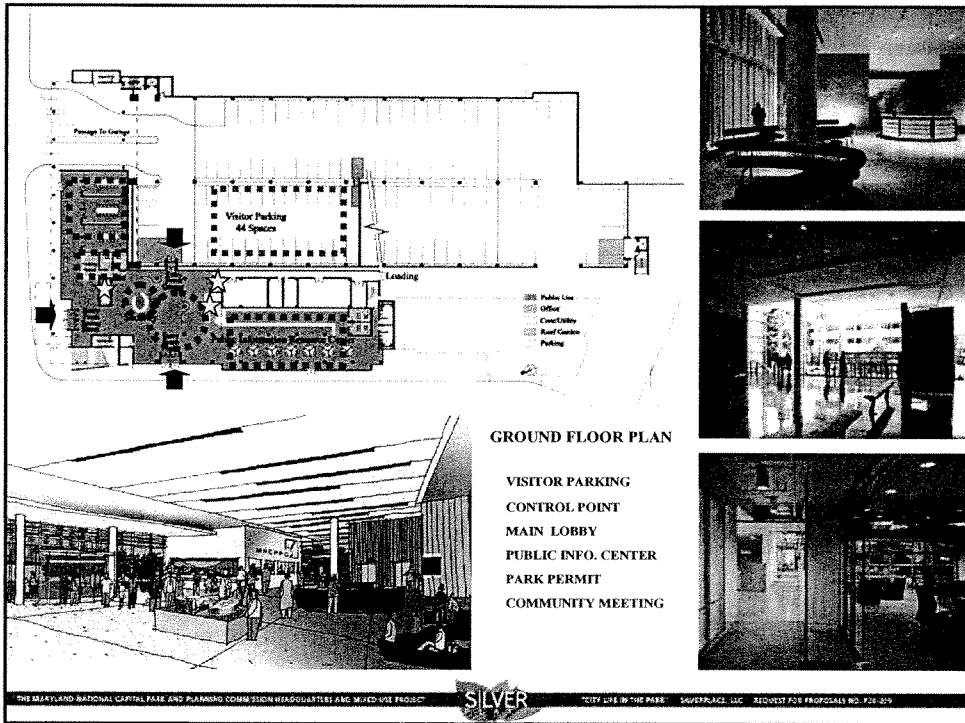
M-NCPPC HEADQUARTERS

DESIGN VISION



- INTEGRATED
- ICONIC
- EFFICIENT
- OPEN
- SUSTAINABLE





SECOND FLOOR PLAN

VISITOR PARKING
PUBLIC HEARING ROOM
RAIN GARDEN

THIRD FLOOR PLAN

COMMISSIONER PARKING
COMMISSIONER OFFICE

THE MARYLAND NATIONAL CAPITAL PLAN AND PLANNING COMMISSION HEADQUARTERS AND MIXED USE PROJECT **SILVER** "CITY LIFE IN THE PARK" SILVERPLACE, LLC REQUEST FOR PROPOSALS NO. P-24-209

OPEN PLAN OFFICE FLOOR LAYOUT

WORK STATION
PRIVATE OFFICE
SUPPORT SPACE

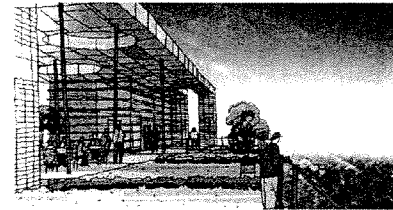
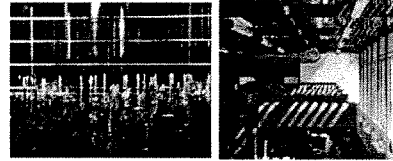
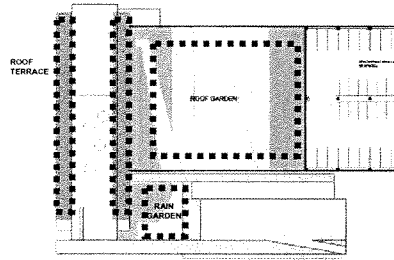
PERIMETER OFFICE FLOOR LAYOUT

WORK STATION
PRIVATE OFFICE
SUPPORT SPACE

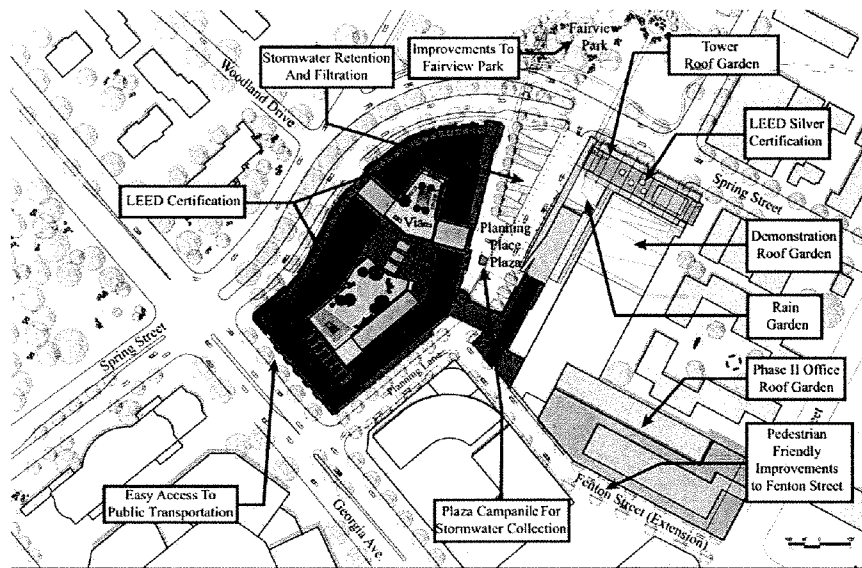
THE MARYLAND NATIONAL CAPITAL PLAN AND PLANNING COMMISSION HEADQUARTERS AND MIXED USE PROJECT **SILVER** "CITY LIFE IN THE PARK" SILVERPLACE, LLC REQUEST FOR PROPOSALS NO. P-24-209

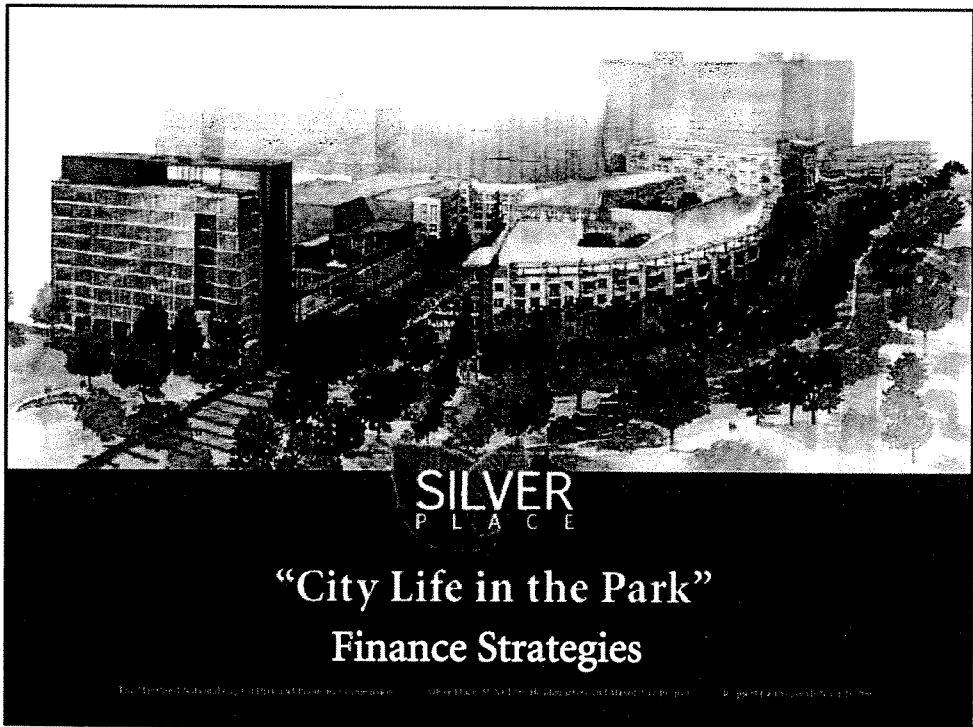
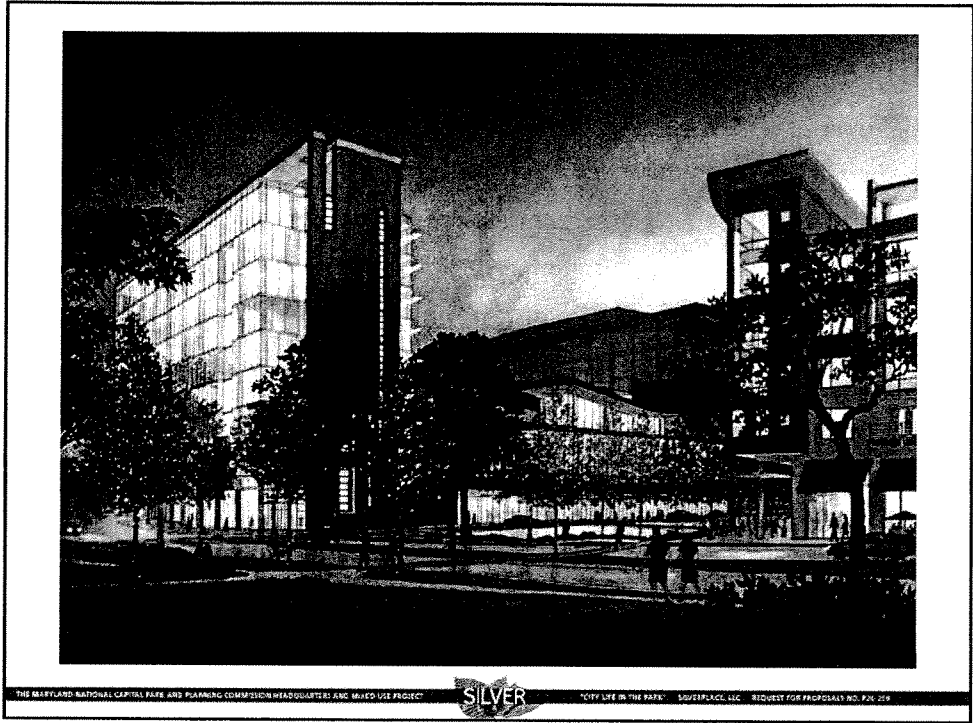
SUSTAINABILITY STRATEGIES

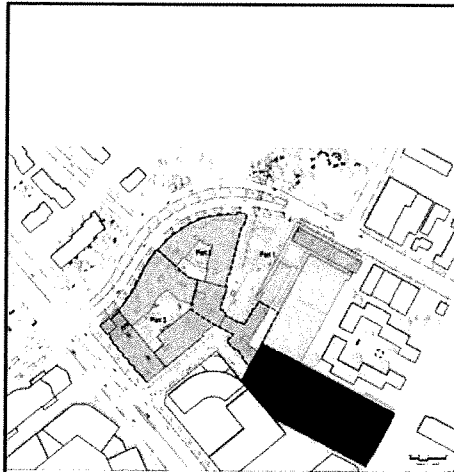
- SITE SELECTION
- URBAN REDEVELOPMENT
- BROWNFIELD REDEVELOPMENT
- ALTERNATIVE TRANSPORTATION
- STORMWATER MANAGEMENT
- WATER EFFICIENT LANDSCAPING
- WATER USE REDUCTION
- OPTIMIZE ENERGY PERFORMANCE
- BUILDING REUSE
- CONSTRUCTION WASTE MANAGEMENT
- LOCAL/REGIONAL MATERIALS
- INCREASE VENTILATION EFFECTIVENESS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



SUSTAINABLE DEVELOPMENT







- 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

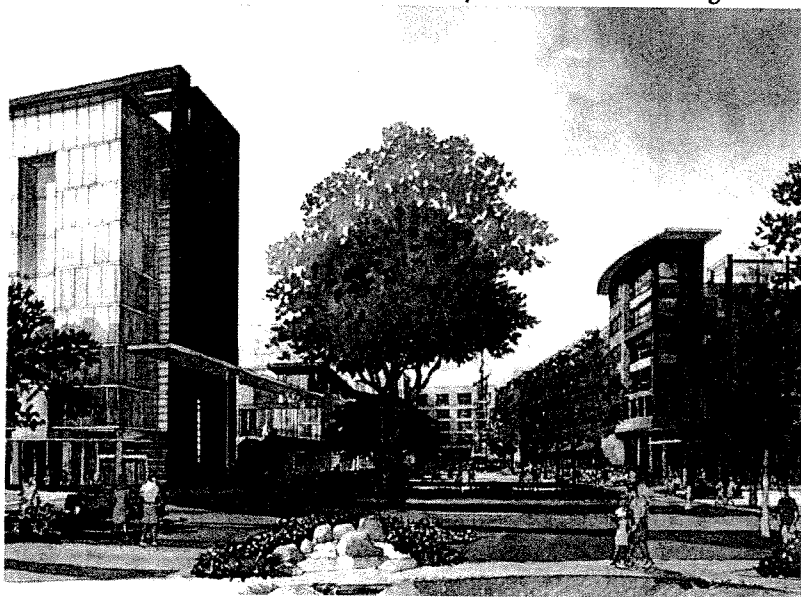
PHASE 1

- 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

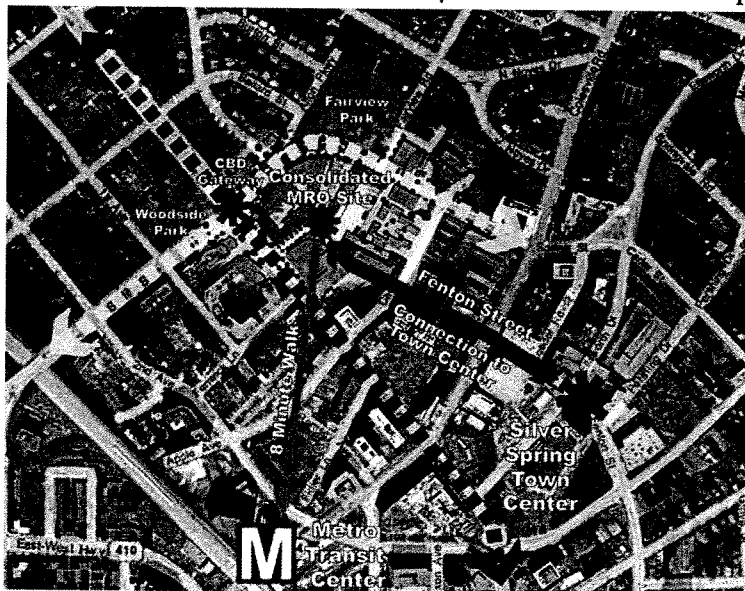
- Speculative Office Building - 150,000 SF
 - Parking - 225 spaces

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



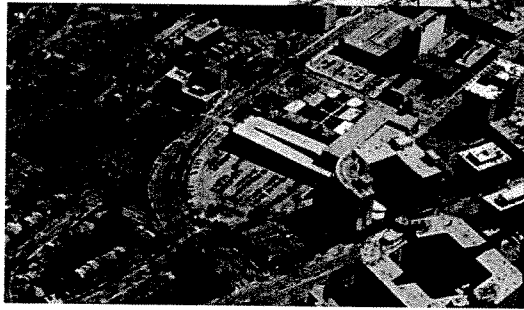
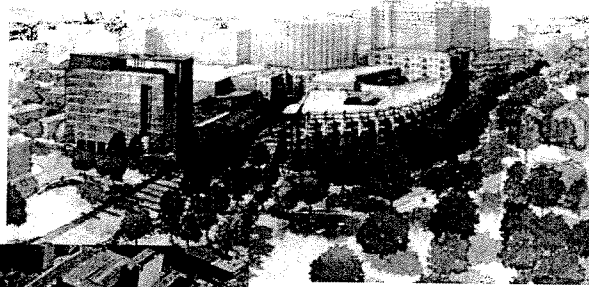
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED USE PROJECT SILVER "CITY LIFE IN THE PARK" SILVERPLACE, LLC REQUEST FOR PROPOSALS NO. P26-209

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



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

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

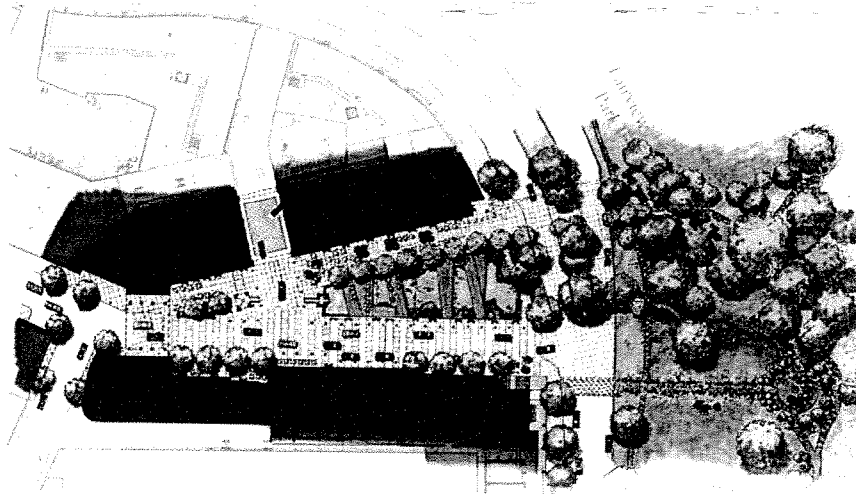


THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED-USE PROJECT



"CITY LIFE IN THE PARK" SILVERPLACE, LLC REQUEST FOR PROPOSALS NO. P24-209

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



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED-USE PROJECT



"CITY LIFE IN THE PARK" SILVERPLACE, LLC REQUEST FOR PROPOSALS NO. P24-209

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
 - For Rent – 267 units
 - For Sale – 91 units
 - 30% Affordable – 108 units
 - Parking – 474 spaces
- Retail – 47,000 SF
 - Parking – 90 spaces

PHASE 2

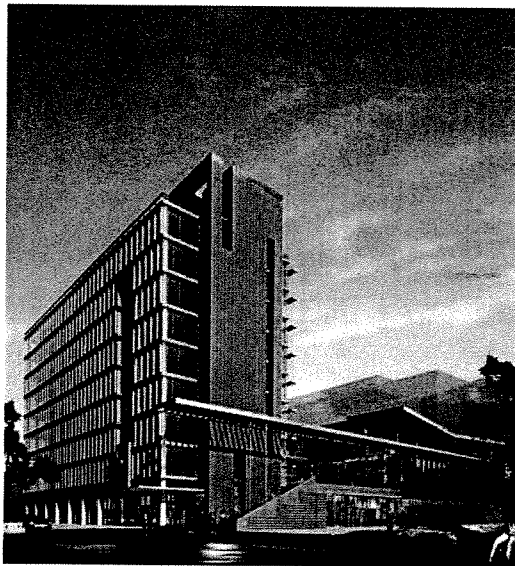
- Speculative Office Building - 150,000 SF
 - Parking – 225 spaces

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED USE PROJECT



"CITY LIFE IN THE PARK" SILVERPLACE, LLC REQUEST FOR PROPOSALS NO. P-16-219

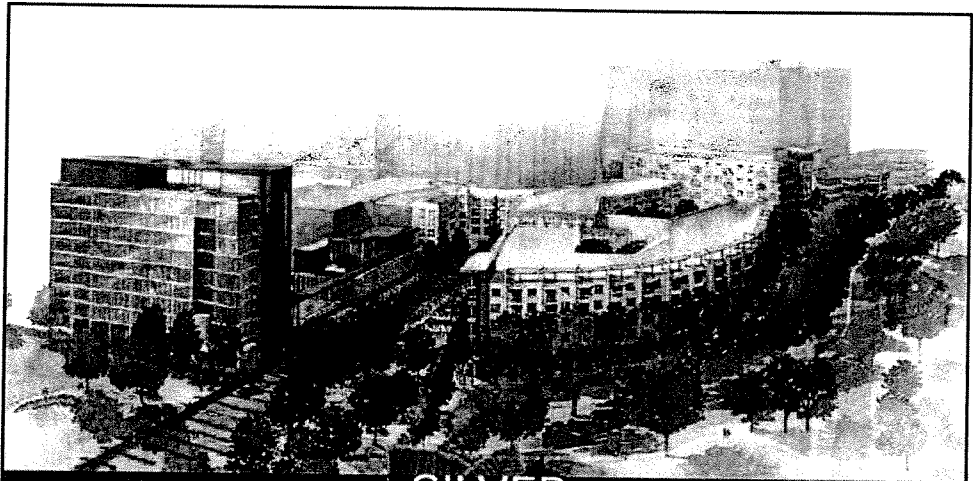
Does it allow for an expedited and seamless transition to your new Headquarters Building?



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION HEADQUARTERS AND MIXED USE PROJECT



"CITY LIFE IN THE PARK" SILVERPLACE, LLC REQUEST FOR PROPOSALS NO. P-16-219



SILVER
PLACE

“City Life in the Park”

SilverPlace, LLC

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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 thoroughway 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 thoroughway 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.



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

Dr. Royce Hanson
October 27, 2006
Page 5

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

A handwritten signature in black ink, appearing to read 'T. Baum', with a long horizontal flourish extending to the right.

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.

#4149524_v1

PART I 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.

Commission's Goal

1. Develop for the Commission a Headquarters Facility of approximately 120,000 gross square feet (gsf) 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

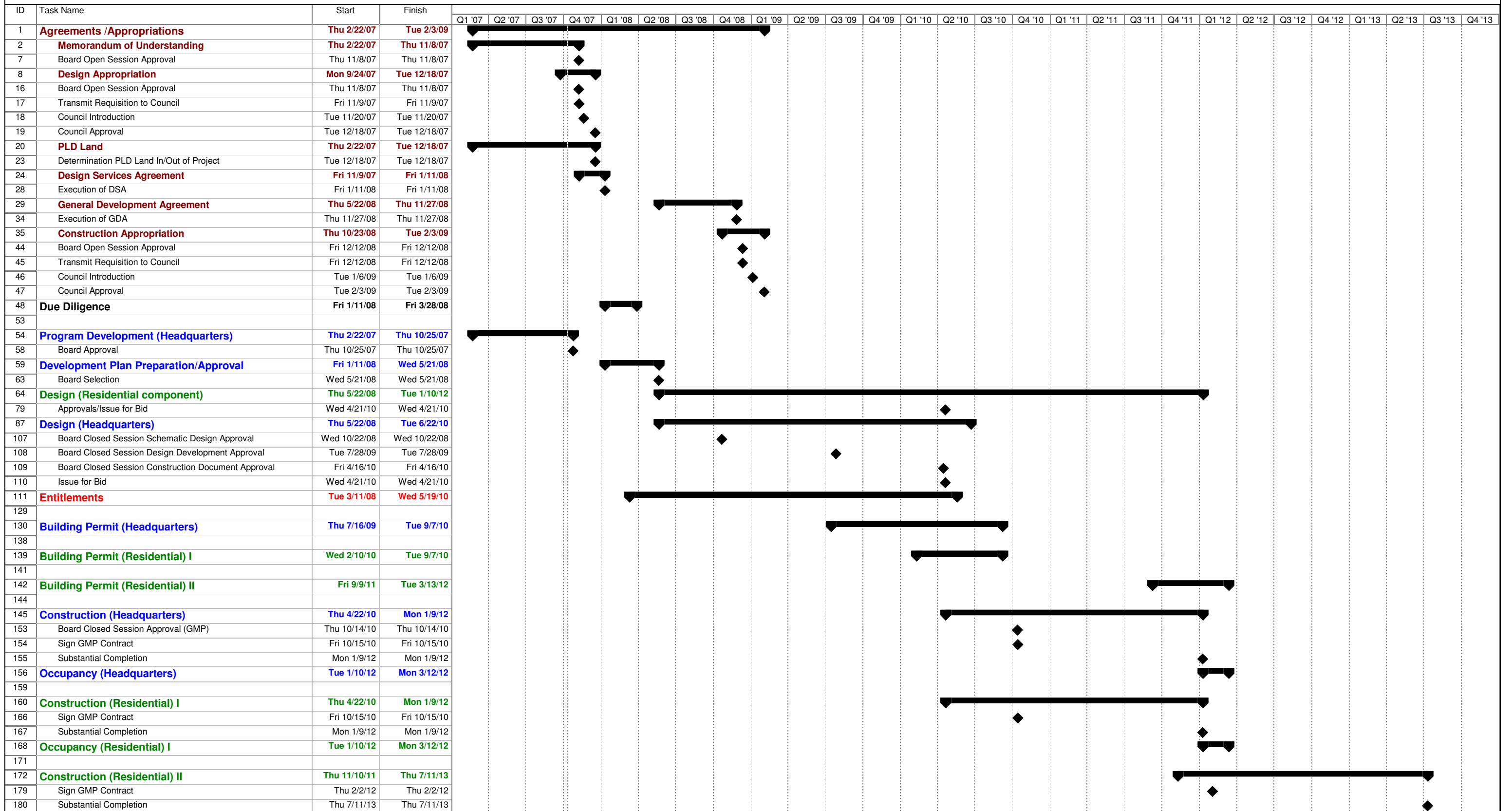
Cost Recovery Eligible Costs

<u>COST RECOVERY ELIGIBLE COSTS</u>	<u>BUDGET</u>
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)	<u>\$35,000</u>
IV. CAPPED COST RECOVERY	\$1,965,000

Preliminary Project Schedule
"Silver Place" Silver Spring, MD
10-10-2007

EXHIBIT D

Silverplace, LLC



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