



BRA Article 37 Sustainability Narrative

*101 Seaport Boulevard (Parcel L1 at Seaport Square).
February 12, 2014*

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Introduction to the Project

SCD L1 Seaport Square LLC, c/o Skanska USA Commercial Development, is pleased to submit the Final Article 37 Green Building Report associated with 101 Seaport (Parcel L1 at Seaport Square). This report is required under Article 37 and is intended to supplement the LEED check list.

101 Seaport is slated to be a 17-story signature office tower that will maximize tenant efficiency and flexibility of use by providing a combination of large and small floor plates and nearly column-free space on the tower floors. The 455,300 square-foot project will feature ground floor retail and office space on floors 2 through 17. Located at the corner of Seaport Boulevard and Boston Wharf Road, across from Boston's District Hall and the future Seaport Square Green, the building will provide tenants with unique brand visibility and accessibility. Additionally, 101 Seaport offers tenants several common spaces to meet and recharge. Harbor Way is a pedestrian retail corridor on the eastside of 101 Seaport featuring green space and seating. The building also offers a roof terrace and a fitness facility.

Sustainability has been an important design priority for 101 Seaport. The exterior façade will feature a floor to floor high-performance glass curtainwall. This glazing system when coupled with the 10-foot interior ceilings will provide tenants with unique opportunities for daylight harvesting and views to the exterior. The building will also feature a variety of sustainable materials, including locally sourced stone and reclaimed wood piles from Boston Harbor. The reclaimed wood piles are aimed to pay homage to adjacent historic Fort Point district.

LEED Project Scope

101 Seaport will be a new construction project on a previously developed site, consisting of the design and construction of a building core and shell with space for retail and commercial office tenants. From conception through construction and future occupancy, the project team has incorporated many aspects of sustainability to ensure the longevity of the project while reducing the overall ecological footprint of the facility. Particular emphasis has been placed on urban connectivity, reduced carbon footprint, reduction of virgin material use, overall energy and water conservation, and occupant well-being, among other concentrations.

The project team is currently targeting a total of 76 out of a possible 110 points in the LEED 2009 Green Building Design and Construction rating system specific to Core and Shell projects. An additional 12 points are undergoing study to determine the project's eligibility and the feasibility of attainment; final inclusion of these strategies will be dependent on the outcome of calculations, material procurement, and project team decisions. The final total of points should place the project safely in the range of Gold certification.

Sustainable Site LEED Strategy

The project team identified 23 achievable points of the 28 possible points within Sustainable Sites. Additionally, the project team identified 4 feasible credits which require further evaluation to determine if the credits are achievable. The project team will continue to track and evaluate the feasible credits which relate to stormwater treatment and retention, and parking capacity.

The 23 credits within Sustainable Sites are being achieved through a combination of rehabilitating the site and restoring habitat, selecting a site in an amenity-dense urban environment, providing alternative transportation options, maximizing open space (by employing a roof garden and integrating pedestrian-oriented hardscape), and by minimizing the heat island effect of roofing materials.

Water Efficiency LEED Strategy

For the Water Efficiency category, the project team was able to identify 8 points that are attainable out of the 10 points available. The designers are working together to integrate an efficient landscaping irrigation strategy using collected rainwater for irrigation in place of potable water. Currently, the project team anticipates earning 2 points for this credit, with an additional 2 points possible, pending final strategies.

By collecting and utilizing rainwater in lieu of potable water for some functions, the facility also anticipates earning 2 points for innovative wastewater technologies. Further, the remaining 4 points associated with reducing potable water use by at least 40 percent should be achievable based on the installation of water-saving fixtures in the restrooms and locker facilities.

Energy and Atmosphere LEED Strategy

The project team currently indicates that 20 points out of the total 37 points available for the Energy and Atmosphere category are likely to be achieved. Of those 20 points, 10 are targeted for achievement through the implementation of various energy-saving strategies, as will be documented in the project's energy model. An additional 2 points currently remain as possible, pending final energy model calculations. The remaining 10 points are targeted based on energy-saving methods, such as implementing commissioning and refrigerant management measures above those required by the prerequisites, and through the installation and intended monitoring of both base building and tenant energy and water use. A final 2 points are reserved as possible, pending purchase of renewable energy certificates supporting the production of off-site renewable energy.

Materials and Resources LEED Strategy

Out of a possible 13 points in the Materials and Resources category, the design and construction teams are working to attain 3 points, with another 2 points possible, through the specific selection of building materials and products touting a high amount of recycled content that were additionally extracted/harvested and manufactured within 500 miles of the project site. Further, wherever possible and cost-effective, the new wood permanently installed in the project shall be FSC certified for an additional 1 point.

An additional 2 points are being targeted as achievable through the diversion of construction waste from landfills. The construction team is working with the waste management provider for the project to collect single-stream waste on-site, which will then be transported and sorted for diversion to various recycling, repurposing, and reuse facilities in the surrounding areas.

Indoor Environmental Quality LEED Strategy

The project team anticipates earning 10 out of a possible 12 points related to the implementation of indoor air quality measures. These measures include (but are not limited to): monitoring outdoor air delivery to interior spaces to counter high concentrations of indoor air pollutants; increasing ventilation rates to spaces throughout the building; managing indoor air quality during construction for the construction team as well as future occupants; and, specifying, selecting, and installing materials that contain low amounts of volatile organic compounds (VOCs), including those related to adhesives, sealants, paints, coatings, and flooring systems, as well as confirming that there are no composite wood products containing added urea formaldehyde.

For the future occupied indoor environmental quality, the project team designed the ventilation system to sufficiently and specifically exhaust any areas that could house the storage or use of chemicals, and additionally is including measures to prevent pollutants from entering the building through the use of trapping systems at all major entry points.

Innovation and Design LEED Strategy

The project team has established numerous strategies for acquiring the points associated with both exemplary performance of some of the credits in other categories, as well as innovative ways to address sustainability not covered by existing credits in the Core and Shell rating system. The final strategies chosen for implementation will be determined based on final calculations and decisions from the project team, and will include a combination of approaches to earn all 6 points offered in this category.

The exemplary strategies may include (pending final calculation numbers): minimum of 30 percent recycled content in building materials; minimum of 30 percent of the building products are regional materials; 95 percent of the new wood permanently installed in the project is FSC certified; or, 95 percent of the construction waste is diverted from landfills. Similarly, the innovative strategies implemented may include: a green education campaign for occupants and visitors; a green housekeeping policy for base building services; commissioning of the building envelope; monitoring based commissioning for the building's internal systems; or, enhanced acoustical performance as related to exterior noise control. Additionally, the project will earn 1 of the 6 points through the inclusion of a LEED Accredited Professional on the core project team.

Regional Priority Credits LEED Strategy

The 4 points available in this category are contingent upon meeting certain thresholds for credits in other categories, as determined by the USGBC. Out of 6 possibilities considered especially significant for the project location (based on zip code), the project has targeted 4 options for the Regional Priority category related to the following strategies: quantity control of stormwater management; non-roof heat island effect mitigation; roof related heat island effect mitigation, and brownfield redevelopment.

The 4 points in this category are automatically awarded pending award of the original credits to which they are linked.