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January 20, 2022

Mr. Nate Turner, AIA, LEED AP
Margulies Perruzzi Architects
308 Congress Street
Boston, MA 02210

Re: Paradigm Properties, 10 Washington Street, Somerville, MA

Dear Nate:

Pursuant to your application for Certification of Zoning Compliance by the City of Somerville, and on behalf of Paradigm Properties, please find attached a narrative description of the LEED goals and strategies sought and anticipated for the proposed project located at 10 Washington Street. Make note that these strategies have been reviewed and discussed by the project team and are exemplary of the LEED credits and strategies that the team have agreed are probable, and in most cases, likely. However, from experience, we know that LEED certification review and interpretation results can vary from project to project, especially in a case where the project is seeking Platinum, the highest level of certification.

The project at 10 Washington Street consists of approximately 77,000 square feet of newly constructed office and laboratory space on four floors. The land parcel currently considered for development consists of a previously developed, paved parking lot with no other notable site features, natural or otherwise.

The project is being designed to fit within the parameters of a LEED Core & Shell project under version 4 of the LEED Rating System. At the discretion of the project team, some credits may be substituted for version 4.1 interpretations, where applicable and where advantageous to the project. The project team anticipates pursuing 82 points for certification in order to achieve the minimum required points needed for a Platinum rating.

LEED CREDIT SUMMARY

Integrative Process – The project team have engaged in discussions regarding environmental sustainability from the earliest concept drawings. Considering the building's use as a lab facility, consideration for mechanical equipment loads and efficiencies have been paramount to the design, providing considerable influence to the building's size, structure, and internal layout. Other issues, such as interior and exterior water usage, the potential for reuse of grey-water, and rainwater capture have also played into the discussion and influenced many design criteria relating to the building overall. All primary members of the design team have been involved in these early discussions: Owner, Architect, MEP Engineer, Structural Engineer, Civil Engineer, and LEED Consultant.

Location & Transportation – The project is positioned exceptionally well to take advantage of a number of nearby, and in some cases, directly adjacent resources. This area of Somerville is well-appointed with neighborhood amenities such as restaurants, cafes, laundry and other services. Additionally, the site is within proximity to a major public transit hub at Sullivan Square, providing exceptional access to the building and influencing a potential reduction in overall vehicular traffic to the area. Paradigm properties has also agreed to provide changing rooms and bike storage opportunities as required by LEED. At this time, there is no provision for car parking on the site, however, Paradigm is considering a shared/partnered parking opportunity with an adjacent property which may incorporate a number of vehicle charging stations for use by occupants of the building at 10 Washington Street as well as the neighborhood at-large.

Sustainable Sites – The Civil engineer will provide all required binding documentation and legal applications for site construction which involve construction activity pollution prevention, stormwater protection, and airborne construction contamination. These criteria will become part of the project’s contract documents and followed-through by the general contractor once selected. The team will also be pursuing opportunities for outdoor recreational/open spaces where possible in the building design. Given that the building footprint will likely be built right to the property line, the team is looking for creative ways to incorporate these design features, including green walls. In coordination with local and state rainwater management requirements, the team is pursuing the LEED Rainwater Management credit. It is likely that a sizable cistern or similar structure will be utilized to mitigate rainwater runoff.

The building will incorporate a combination white roof membrane and vegetated green roof to minimize heat island effect and improve access to outdoor vegetated spaces. Considering the current use as a paved parking lot, we anticipate the local reduction to heat islands will be significant from one material to another. We also anticipate that a properly designed green roof system will mitigate roof runoff during extreme weather events.

Finally, Paradigm has agreed to incorporate binding tenant lease agreement language ensuring that future tenant build-outs will adhere to, and hopefully exceed, today’s LEED standards moving forward.

Water Efficiency – The project will incorporate high efficiency, low-flow water fixtures for all domestic water flow and flush uses. The client is reviewing options for waterless fixtures in addition to the possibility of rainwater capture and reuse within the building. There will be no provision for permanent irrigation for outdoor landscape features, which will all be designed to coordinate with seasonal New England weather. Finally, additional meters will be installed for major water use functions within the building. The exact nature of these sub-meters has not yet been determined.

Energy & Atmosphere – A Commissioning Authority (CxA) will be brought onto the project team to review design documents and specifications, as well as equipment submittals, as needed to satisfy the requirements for both Fundamental and Enhanced Commissioning. A separate Building Envelope Commissioning Authority (BECxA) will be engaged to review building structure, air sealing, and glazing & fenestration for completeness and consistency with design intent.

The building will be modeled for energy usage and compared to ASHRAE 90.1-2010 standards. The team is anticipating an overall energy cost reduction of 35-40% over this ASHRAE standard. At this time, all members of the project team are providing feedback and input to the systems engineers to ensure that all energy cost factors are considered.

The building will utilize advanced energy metering and will potentially be Demand Response “ready” vis-à-vis the BAS controls. This will allow the building to shed certain loads when the grid requires it.

Finally, Paradigm Properties is reviewing options for portfolio-wide green energy and carbon offset purchases which will incorporate this building as part of those calculations. The final documentation needed for the LEED credit will be determined once the energy model is complete.

Materials & Resources – As required by the City of Somerville, the building will provide for the recycling of ongoing consumables through a third-party service. Regarding construction practices, the general contractor will provide a comprehensive Construction & Demolition Waste Management Plan. The results of this plan will be shared with the

project team and reviewed against the team's internal goal of a minimum rate of 90% CDW landfill diversion.

New materials used in the construction of the building will adhere to LEED's requirements for material transparency. Building Product Disclosures will be provided for both Environmental and Health Declarations. The team will incorporate these documents as part of the submittal review process in order to effectively capture and catalog all building materials. It is anticipated that this project will be able to maximize the LEED points available for all BPDO categories, with potential for Exemplary Performance.

Indoor Environmental Quality – As a Core & Shell project, the primary focus of this credit category is to provide equipment and maintenance procedures that allow for the most successful ongoing operation of the building to promote indoor environmental health.

Smoking/vaping of any kind will not be permitted on the property.

The building will be designed to exceed minimum ASHRAE standards for indoor air quality, including the introduction of additional outside air, the use of the building automation system to monitor and act on IAQ events, and the separation of any potentially hazardous gases or particulates from supplied occupant air.

As with material transparency disclosures, all materials that have off-gassing potential will be submitted with documentation supporting low-emitting criteria for both VOC testing, and anticipated VOC emission levels. This two-part approach ensures that new materials will not degrade interior air quality over the life of the project.

Finally, the team is looking into ways to introduce as much controlled natural light as possible into the interior of the building's workspaces, and combine that natural light with properly adjusted artificial light. Proper lighting contributes greatly toward occupant physical and mental health. The team will work to find the right balance between lighting types and intensities to ensure that lighting becomes a health feature of the building.

Innovation & Regional Priority – The team will continue to look for opportunities for Innovation. At this time the team is targeting two allowed points for Exemplary Performance, most likely derived from BPDO documentation. The team is also considering two Innovation points dealing with ongoing consumable purchasing and community outreach. Finally, we will be petitioning for the Walkable Project Pilot Credit.

In addition, we anticipate achieving four Regional Priority credits by meeting or exceeding thresholds in other areas of the LEED evaluation.

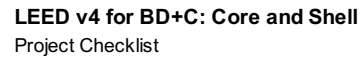
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I, Brian Salazar, do hereby affirm that I have thoroughly reviewed the supporting documents for LEED for Core & Shell Construction v4 for the 10 Washington Street project, and confirm that the project is on target for Platinum Certification. I hope that the preceding narrative explains in general terms how the team will plan to meet LEED requirements. Please let me know if you have any additional questions or concerns.

Sincerely,



Brian Orlando Salazar, LEED AP BD+C, ID+C, WELL AP
President
Entegra Development & Investment, LLC



Project Name: Paradigm Properties - Somerville
Date: 12/31/2021 - High Level PLATINUM Strategies

82	9	15	TOTALS	Possible Points:	110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110					