

## THE COMPASS GROUP

222 N. Midvale Boulevard, Suite 25  
Madison, WI 53705

January 25, 2016

Daniel Brinkman  
DSi Real Estate Group, Inc.  
2800 Royal Avenue, Suite 101  
Madison, WI 53713

RE: Grandview Commons Town Center Sustainability Actions

Dear Mr. Brinkman,

After careful review of the Grandview Commons Town Center in regards to Leadership in Energy and Environmental Design (LEED) for Building Design and Construction (BD+C): Core and Shell The Compass Group determined that certification is not practical for the project due to a variety of factors; however, aspects of sustainability are being integrated and there are opportunities to integrate additional sustainable practices into the project.

The Compass Group has developed the attached summary of sustainability activities that could be implemented in the proposed development, items that require further investigation to determine the feasibility of implementation based on the current phase of construction, and items that are not feasible.

The Compass Group looks forward to working with DSI in implementing the sustainability actions for Grandview Commons Town Center.

Please do not hesitate to contact us should you have additional questions.

Sincerely,



Dirk Mason, LEED AP  
Principal and Co-Founder  
The Compass Group, LLC  
[dmason@thecompassgroup.net](mailto:dmason@thecompassgroup.net) | [www.thecompassgroup.net](http://www.thecompassgroup.net)  
USGBC® Technical Committee – member  
USGBC® Water Efficiency TAG – Chair  
USGBC® Wisconsin Advocacy Committee – Chair



# Grandview Commons Town Center Sustainability Integration Summary

The following is a list of sustainability strategies that could be incorporated into the Grandview Commons Town Center retail development or may be viable but require further investigation to determine the feasibility of each action. These strategies are based on the LEED rating system and would follow the rating system requirements to the maximum extent practical.

## **Implement:**

The following actions could be incorporated into the proposed project. Several of these actions should be reviewed to confirm they are economic feasible based on the project budget.

### **Location & Transportation**

#### Sensitive Land Protection

Preserve and protect existing 250 year old Oak

#### Bicycle Facilities

Provide bicycle racks located throughout the site in close proximity to building entrances and project entrances.

Provide a bicycle maintenance stand along Sharpsburg Drive

### **Sustainable Sites**

#### Construction Activity Pollution Prevention

Create and implement an erosion and sedimentation control plan for all construction activities associated with the project.

#### Light Pollution Reduction

Utilize dark sky compliant lighting throughout project.

#### Tenant Design & Construction Guidelines

Develop a tenant specification and guidance booklet for tenant improvement build-outs relating to the following:

- Indoor Water-Use Reduction
- Refrigerant Management
- Advanced Energy Metering
- Minimum Indoor Air Quality Performance
- Construction Indoor Air Quality Management Plan
- Enhanced Indoor Air Quality Strategies
- Interior Lighting
- Thermal Comfort
- Daylight
- Quality Views
- Low-Emitting Interiors
- Acoustic Performance
- Storage and Collection of Recyclables

## **Water Efficiency**

### Water Metering

- Building-Level
- Tenant space water metering

### Outdoor Water Use Reduction

- No outdoor landscape irrigation for site

## **Energy & Atmosphere**

### Energy Metering

- Install a main building energy meter and install individual tenant space energy metering to allow tracking of energy use.

## **Materials & Resources**

### Storage and Collection of Recyclables

- Provide dedicated areas accessible to waste haulers and building occupants for the collection and storage of recyclable materials for the entire building.

### Construction & Demolition Waste Management

- Develop & implement a construction waste and demolition management plan for shell construction and tenant finishing.

## **Indoor Environmental Quality**

### Environmental Tobacco Smoke Control

- Prohibit Smoking on site and place no-smoking signs in outdoor gathering spaces

### Quality Views

- Maintain vision glass per approved design and coordinate interior tenant finishes to maintain access to views and daylighting.

## **Investigate:**

The following actions should be investigated further to determine the practical and economic feasibility of inclusion into the proposed project.

## **Location & Transportation**

### Bicycle Facilities

- Encourage tenant installation of shower facilities if appropriate

### Green Vehicles

- Initiate discussions with MG&E regarding potential electric vehicle charging stations

## **Sustainable Sites**

### Rainwater Management

- Investigate feasibility of stormwater management infiltration and on-site storage options

## **Water Efficiency**

### Indoor Water Use Reduction

- Work with tenants to identify opportunities for indoor water use reduction through installation of low flow fixtures & fittings during construction of tenant spaces.

## **Energy & Atmosphere**

### Optimize Energy Performance

Investigate opportunities for enhanced energy performance for the shell of the building

### Renewable Energy Production

Investigate renewable energy source options with Madison Gas and Electric.

### Green Power and Carbon Offsets

Investigate green power & carbon offset options with a renewable energy credit firm such as Renewable Choice Energy

### **Exclude:**

All LEED elements not specifically raised for inclusion or exploration are not feasible due to elements outside of the control of the project or financial infeasibility.