

PORT OF SEATTLE
MEMORANDUM

COMMISSION AGENDA

Item No. 7a

STAFF BRIEFING

Date of Meeting April 24, 2012

DATE: April 16, 2012
TO: Tay Yoshitani, Chief Executive Officer
FROM: Michael Ehl, Director Airport Operations
George England, Program Leader, Project Management Group
SUBJECT: LEED Silver Star Plaque Presentation to the Consolidated Rental Car Facility (RCF) for Leadership in Environmental and Energy Design (LEED)

SYNOPSIS:

Mr. Joel Sisolak, a local representative from the United States Green Building Council (USGBC), will attend this meeting to present the Consolidated Rental Car Facility (RCF) with a plaque awarding the project a LEED silver certification. The RCF obtained a silver rating under the LEED New Construction version 2.2 rating system, with a total of 34 credits achieved. Minimum certification for LEED requires 26 points. The project has now joined a select group of sustainable and state-of-the art projects worldwide that manifest design and construction practices that meet specified standards to reduce the negative impact of buildings on their occupants and the environment. There will be two LEED plaques showcased at the north and south elevator cores at the RCF facility on level five. Currently, this facility is the largest RCF in the nation to achieve LEED silver certification.

BACKGROUND:

The RCF project was designated the Aviation Division's sustainable demonstration project in 2005 during the preliminary engineering phase. The goal of the project was to implement a 'total cost of ownership' decision-making framework during design that would positively impact construction and operation of the facility in a non-LEED format. The project used lifecycle cost analyses as evaluation criteria for major equipment and systems, eco-charrettes, and guiding principles of 'right sizing' the facility as strategic measures. A LEED checklist was used as a guideline during the preliminary and final design. In addition to operations and maintenance, the team also considered any impacts to rental car operations.

After the 60% design submittal, the project team recommended to Aviation Division Senior Management that the Port consider pursuing a 'Certified' rating (minimum 26 credits) under the LEED New Construction 2.2 system. The recommendation was approved shortly thereafter, and the project team vigorously began incorporating sustainable features into the final design of the RCF. As the design was completed and construction began, the team realized the project could possibly obtain up to 36 points, enough to exceed a LEED silver certification.

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Upon completion of the major construction, and due to the efforts of the project team and contractor, the project received a final total of 34 credits out of the 36 being pursued. The project beat the original LEED 'Certified' goal of 26 credits.

Some sustainable features implemented are:

- Natural ventilation strategies on the floorplates
- Lowering the Customer Service Building (CSB) roof by 11 feet reduced the space to continually mechanically heat/cool by approximately 33%
- High efficiency lighting throughout facility
- Day lighting strategies in the CSB
- Bike racks for employees who commute to work
- Painting floor plate ceilings white to reduce the number of light fixtures installed
- Forest Stewardship Council (FSC) certified wood
- Regionally sourced construction materials
- Construction materials with increased recycled content

A snapshot of the LEED credit highlights are:

- 97.27% construction waste management resulting in 3 credits
- 29.23% regional materials resulting in 2 credits
- 30.37% recycled material content resulting in 2 credits
- 67.72% FSC certified wood resulting in 1 credit

Currently, the Port's facility is the largest consolidated rental car facility in the nation to receive a LEED silver rating. The Santa Barbara Airport rental car service facility, significantly smaller than the RCF, obtained a LEED New Construction 2.2 gold rating in 2010.

OTHER DOCUMENTS ASSOCIATED WITH THIS BRIEFING:

- USGBC Letter of Certification dated February 17, 2012.

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS:

- Monthly RCF updates, April 22, 2008, through March 27, 2012.