May 4, 2006

Washington Veterans Home, Retsil Design and Construction Team

Owner:	WA Department of Veterans Affairs
Agency Oversight:	WA Department of General Administration
Geo Technical Engineer:	Geo Engineers
Cultural Resource Management:	Historical Research Associates
Mechanical:	Keen Engineering, Inc.
Structural and Civil Engineer:	KPFF Consulting Engineers
Acoustical Engineer:	Michael R. Yantis Associates
Architect:	NBBJ
Kitchen Consultant:	Restaurant Design and Sales
Landscape Architect:	Site Workshop
Electrical:	Sparling
General Contractor & Construction Manager:	M.A. Mortenson Co.

LEED Credits Earned
The Washington Veterans Home, Retsil project earned 39 credits, receiving a LEED gold rating.

Descriptions of the credits earned are listed below:

# of Credits	Description
1	*Site Selection:* the facility site did not impact prime farmland, public parkland, or critical habitat for threatened or endangered species. The site also avoided the potential for polluting water resources because it is more than 100 feet from wetland areas.
1	*Public Transportation Access:* two bus lines located within ¼ mile of the project site
1	*Bicycle Storage & Changing Rooms:* twenty bicycle stalls and four showers located within 200 yards of facility occupants
1	*Parking Capacity:* parking does not exceed minimum zoning requirements & twelve carpool parking spaces are provided
1	*Development Footprint:* open space adjacent to the building is equal in size to the building footprint
1	*Landscape & Exterior:* 41.5% of non-roofed surfaces will be shaded within five years
1	*Landscape & Exterior:* Roofing materials for 100% of the project meet emissions and reflectivity requirements
1	*Light Pollution Reduction:* Exterior lighting was designed to Illuminating Engineering Society of North America (IESNA) standards, specifically to ensure the surrounding neighborhood and businesses are not impacted by nighttime activity
9	*Optimize Energy Performance:* Energy efficiency measures include

	natural ventilation, lower lighting power densities, improved thermal envelope and high efficiency HVAC equipment
2	*Construction Waste Management:* 88% of project construction waste was diverted from the landfill
2	*Recycled Content:* the project achieved a combined recycled content value of 12.60% of the total materials by cost
1	*Local/Regional Materials:* 21.45% of the total project materials were manufactured within 500 miles of the project site
1	*Carbon Dioxide Monitoring:* a CO2 monitoring system has been installed
1	*Increase Ventilation Effectiveness:* for the project's naturally ventilated spaces the design provides effective ventilation in at least 90% of each room or zone in the direction of airflow for 95% of the hours of occupancy
2	*Construction IAQ Management Plan:* indoor air quality was effectively monitored during construction and before occupancy of the new facility
1	*Low Emitting Materials – Adhesives & Sealants:* the project used approved adhesives and sealants
1	*Low Emitting Materials – Carpet:* carpeting in the project complies with the Green Label Program
1	*Low Emitting Materials – Composite Wood:* all composite wood and agrifiber products are free from added urea-formaldehyde
2	*Controllability of Systems:* regularly occupied spaces have operable windows & lighting control
2	*Thermal Comfort:* the project has been designed to maintain indoor comfort within established ranges and a permanent temperature & humidity monitoring system has been installed
2	*Daylight & Views:* 91% of the critical visual task areas have a daylight factor of at least 2% and 96% of visual task areas have direct access to views of the outdoors
4	*Exemplary Performance:* the project provided significantly more open space than required (129% of the building footprint is open space). The project also incorporated a significant number of natural features into the project planning, was required to request a code exemption to allow natural ventilation, and had a LEED accredited professional as a participant on the project team.
39	*TOTAL*

For additional information on the Green Building Council or LEED program, visit: http://www.usgbc.org/DisplayPage.aspx?CategoryID=19