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Due Diligence

May 10, 2017

Scott Stoudenmire, Deputy Director
Department of Sustainable Development
City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

RE: Infiniti of Coconut Creek, New Service Shop Addition/Renovation

COMM #16049

Dear Mr. Stoudenmire:

This project will be constructed in one phase. Construction of Phase I which consists of 14,767 square feet is anticipated to commence in the third quarter of 2017 and be complete by the second quarter of 2018.

The proposed scope of work includes an addition to the automotive service area of the existing dealership. It is not practical to reconfigure and tie into the existing facility to meet LEED standards, and it would be difficult to anticipate what additional requirements for the existing buildings and site would be imposed by USGBC. However, the Applicant is incorporating sustainable and energy efficient design elements into the facility.

Parking spaces will be reserved for alternative fuel vehicles and electric vehicle charging stations will be provided. A bio swale is proposed within the new car parking lot next to the vehicles for sale that is easily visible to customers looks and vehicles in stock, plus the pedestrian sidewalk is next to the bio swale. An existing pedestrian bridge spans over the swale with educational plaques describing the environmental benefits of the bio-swale and some of the plant materials.

The existing site has mature canopy trees already in place. The proposed development does not have any material effects on the existing landscaping since the proposed building is replacing the existing parking lot area. Additional trees are planted in the proposed landscape islands to improve tree canopy within the site. Any previously existing trees that have died since the dealership was constructed as shown on the original landscape plan will be planted with this building expansion.

Material that has a high reflection value will be utilized for the roof on the building expansion. The roof will be a white TPO membrane roofing material with an SRI of 94, which will minimize any additional heat-island effects on the site.

Storm water from the offsite lake is used for irrigation.

During construction, the General Contractor will segregate all construction waste generated, and recycle the appropriate materials. At least 75% of the demolition and debris will be diverted away from the landfill.

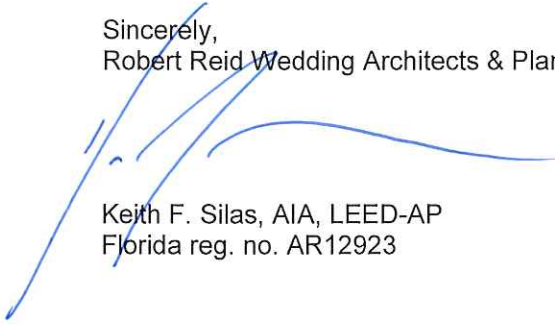
After occupancy, the Applicant will continue recycling of paper, metal, tires and oil. The Applicant will continue to implement a recycling program in the day to day operation of the dealership and during construction.

There are four bus stops within 1/4 mile of the showroom main entrance. Also, a greenway trail will be provided along Sample Road to promote pedestrian and bicycle travel. The sidewalk along Sample Road has been increased to 12' wide. A bike rack is proposed as part of the site improvements to promote bicycle mobility.

The USGBC LEED program generally has programs for renovation of existing buildings or construction of new buildings for the overall building or site to obtain the LEED certification. This particular site does not fit into one LEED certification process without renovating the entire existing buildings on the site. Certain prerequisites for LEED certification can not be met by adding the building to the existing operational facility such as Minimum indoor air quality performance and possibly fundamental commissioning and verification especially with vehicles entering the building with carbon dioxide exhaust pollution. For these reasons it is not possible to obtain the USGBC LEED certification from their current process and rules.

It is our position that this is a green-standard building project that fulfills the criteria of a "green" facility, without the formal certification from the USGBC.

Sincerely,
Robert Reid Wedding Architects & Planners, AIA, Inc.



Keith F. Silas, AIA, LEED-AP
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