

LEED CERTIFICATION

EXHIBIT X. C.2

The developer will submit the Sterling Forest Resort main facility for certification in the Leadership in Environmental and Energy Design v4 (LEED) program through the United States Green Building Council (USGBC). The goal is to achieve a certification level of Gold using the Building Design + Construction rating system (BD+C). This rating system is intended for new construction or major renovations.

Sterling Forest Resort will be engineered with sustainability and resource management features in mind. The development program includes strong environmental benefits that complement the Palisades region in which the facilities will reside. Through inventive measures involving storm water (see **Exhibit X. C.4**); wet utilities (see **Exhibit X. C.5**); renewable energy (see **Exhibit X. C.6**), and other means associated specifically with energy-efficient building systems, the LEED certification requirements will be tracked during the preliminary engineering phase of project development. The certification requirements specified by the USGBC include a systematic- formula based approach toward sustainability goals including the entire design team's input.

Resorts World Grand Hotel

The main gaming facility (Resorts World Grand Hotel) will be the primary target for certification. A Gold rating requires a minimum of 60 points out of 110 possible points based on nine different categories. The LEED program will seek to gather as many points as possible using as many USGBC strategies in the design and construction of the hotel as possible. The design team has developed an approach to achieve a Gold rating as identified in Table X. C.2-1. The building design elements and measures will be coordinated throughout design to promote LEED certification. Table X. C.2-1 is the current design checklist for LEED v4 for BD+C: New Construction and Major Renovation that is anticipated to be met at this time. This format is requested by USGBC and shows an estimated 67 points possible.

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**Table X. C.2-1. Current Design Checklist
for LEED v4 for BD+C: New Construction and Major Renovation**



**LEED v4 for BD+C: New Construction and Major Renovation
Project Checklist**

Project Name: Grand Hotel

Date: June 2014

Y	?	N			
1			Credit 1	Integrative Process	1
Location and Transportation Possible Points: 16					
		N	Credit 1	LEED for Neighborhood Development Location	16
1			Credit 2	Sensitive Land Protection	1
		N	Credit 3	High Priority Site	2
3			Credit 4	Surrounding Density and Diverse Uses	5
4			Credit 5	Access to Quality Transit	5
1			Credit 6	Bicycle Facilities	1
		N	Credit 7	Reduced Parking Footprint	1
1			Credit 8	Green Vehicles	1
Sustainable Sites Possible Points: 10					
Y			Prereq 1	Construction Activity Pollution Prevention	Required
	?		Credit 1	Site Assessment	1
1			Credit 2	Site Development--Protect or Restore Habitat	2
1			Credit 3	Open Space	1
3			Credit 4	Rainwater Management	3
2			Credit 5	Heat Island Reduction	2
1			Credit 6	Light Pollution Reduction	1
Water Efficiency Possible Points: 11					
Y			Prereq 1	Outdoor Water Use Reduction	Required
Y			Prereq 2	Indoor Water Use Reduction	Required
Y			Prereq 3	Building-Level Water Metering	Required
2			Credit 1	Outdoor Water Use Reduction	2
6			Credit 2	Indoor Water Use Reduction	6
		N	Credit 3	Cooling Tower Water Use	2
1			Credit 4	Water Metering	1
Energy and Atmosphere Possible Points: 33					
Y			Prereq 1	Fundamental Commissioning and Verification	Required
Y			Prereq 2	Minimum Energy Performance	Required
Y			Prereq 3	Building-Level Energy Metering	Required
Y			Prereq 4	Fundamental Refrigerant Management	Required
6			Credit 1	Enhanced Commissioning	6
5			Credit 2	Optimize Energy Performance	18
1			Credit 3	Advanced Energy Metering	1
	?		Credit 4	Demand Response	2
3			Credit 5	Renewable Energy Production	3
1			Credit 6	Enhanced Refrigerant Management	1
2			Credit 7	Green Power and Carbon Offsets	2

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**Table X. C.2-1 Current Design Checklist
for LEED v4 for BD+C: New Construction and Major Renovation**

Materials and Resources			Possible Points:	13
Y		Prereq 1 Storage and Collection of Recyclables		Required
Y		Prereq 2 Construction and Demolition Waste Management Planning		Required
	?	Credit 1 Building Life-Cycle Impact Reduction		5
	?	Credit 2 Building Product Disclosure and Optimization - Environmental Product Declarations		2
	?	Credit 3 Building Product Disclosure and Optimization - Sourcing of Raw Materials		2
	?	Credit 4 Building Product Disclosure and Optimization - Material Ingredients		2
2		Credit 5 Construction and Demolition Waste Management		2
Indoor Environmental Quality			Possible Points:	16
Y		Prereq 1 Minimum Indoor Air Quality Performance		Required
Y		Prereq 2 Environmental Tobacco Smoke Control		Required
1		Credit 1 Enhanced Indoor Air Quality Strategies		2
3		Credit 2 Low-Emitting Materials		3
1		Credit 3 Construction Indoor Air Quality Management Plan		1
2		Credit 4 Indoor Air Quality Assessment		2
1		Credit 5 Thermal Comfort		1
2		Credit 6 Interior Lighting		2
3		Credit 7 Daylight		3
1		Credit 8 Quality Views		1
1		Credit 9 Acoustic Performance		1
Innovation			Possible Points:	6
3		Credit 1 Innovation		5
1		Credit 2 LEED Accredited Professional		1
Regional Priority			Possible Points:	4
	N	Credit 1 Regional Priority: Specific Credit		1
	N	Credit 2 Regional Priority: Specific Credit		1
	N	Credit 3 Regional Priority: Specific Credit		1
	N	Credit 4 Regional Priority: Specific Credit		1
67		Total	Possible Points:	110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

Sterling Forest Gardens

The vast amount of green space that will be restored and/or created within the Sterling Forest Gardens will be significant. The developer has made a commitment to incorporate the principles of sustainable design in the mission to encourage use of parkland and outdoor space. A rebirth of the original Sterling Forest Gardens that existed more than 50 years ago is planned. Rainwater management, outdoor water reduction, water metering, and sensitivity to land are all eligible LEED credit point categories that will be sought.

Ski Village

The existing ski slopes at Tuxedo Ridge Ski Center will be converted for multipurpose use year round. The area will be transformed for warm weather uses like zip lines and an alpine slide. Although multiuse functionality does not count toward LEED credit it does show promotion of sensitivity and innovation.

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New York Renaissance Faire

The existing New York Renaissance Faire grounds will experience a complete retrofit to promote energy efficiency and modernization. Renewable energy usage, advanced energy metering, and indoor environmental quality credits will be the primary targets for this work. The faire ground will be transformed to support year round activities.

Potential Green Initiative

Green initiatives that could help achieve LEED certification include:

- Distributed (on-site) power generation: Decreases the power demand to the grid by generating electricity on site
 - Photovoltaics: Provides roof-mounted solar panels on the parking garage and possibly on the ski lift structure as well
 - Fuel cells: Cutting-edge technology allows for inexpensive and plentiful natural gas (or biogas) to efficiently generate power
- Piezoelectric doors, floor-mats, and parking garage entries: Uses the physical motion of everyday systems to generate electricity
- Distributed daylighting systems: Uses sophisticated solar-collecting lenses and fiber optics to send daylight deep into buildings
- Advanced daylighting controls: Continual dimming of day-lit spaces to maintain appropriate lighting levels and maximize efficient use of daylight
- 100 percent LED lighting: Provides good color, reliable life-spans, and extremely low maintenance. Allows for maximized energy efficiency without aesthetic compromise
- Light pollution elimination: Adheres to local dark sky initiatives and ordinances. Minimizes the ecological impact of artificial lighting at night
- Chilled-beam cooling: Reduces fan noise and power consumption by passively cooling structures at the ceiling level, allowing chilled air to sink
- Radiant floor heating: Reduces fan noise and power consumption by passively heating the flooring, allowing warmed air to rise
- Displacement air distribution: Uses efficient distribution of air in large spaces through the use of under-floor system, in this case incorporating the air flow in to the slot bases
- Localized materials sourcing: Minimizes the environmental impact of transportation by sourcing all construction materials as locally as possible
- Comprehensive recycling
- Pervious pavement systems
- Storm water capture
- Reclaimed water system
- Wetlands restoration