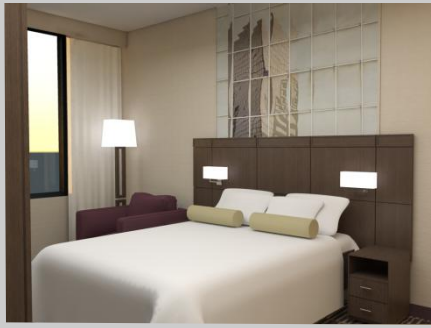
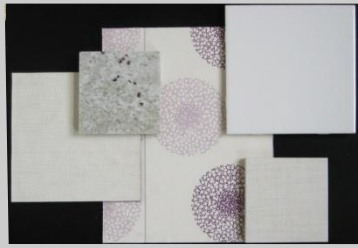
COURTYARD BY MARRIOTT PORTLAND CITY CENTER

SAGE Hospitality
LEED Gold Target





SUSTAINABLE SITES

CREDITS (10 of 14 possible)	cost premium above typical
Site Selection	$ 0
Development Density & Community Connectivity	$ 0
Brownfield Redevelopment	$ 0
Alternative Transportation, Public Transportation Access	$ 0
Alternative Transportation, Bicycle Storage & Changing Rooms	$ 2,400
Alternative Transportation, Fuel- Efficient Vehicles (operations cost per year)	$ 2,000
Alternative Transportation, Parking Capacity	$ 0
Heat Island Effect, Non-Roof	$ 0
Heat Island, Roof	$ 0
Light Pollution Reduction	$ 0
Total Cost for Category	$ 4,400

BENEFITS

Increased convenience for guests via car share program.
Reduced impacts of transportation and associated carbon emissions.
Mitigate on and off site environmental degradation.

WATER EFFICIENCY

CREDITS (3 of 5 possible)	cost premium above typical
Water Efficient Landscaping, reduce by 50%	$ 0
Water Efficient Landscaping, no potable use or no irrigation	$ 0
Water Use Reduction, 20%	$ 16,240
Total Cost for Category	$ 16,240

BENEFITS

Reduced water consumption by 28%, equivalent to 15 hotel swimming pools.
Expected water utility cost savings for property of $5,880 per year.
$124,716 reduction of City System Development Charges for efficiencies.

ENERGY & ATMOSPHERE

CREDITS (8 of 17 possible)

	cost premium above typical
Prerequisite: Fundamental Commissioning (soft cost)	$ 40,000
Optimize Energy Performance, 28% (6 points)	$ 184,800
Enhanced Systems Commissioning (soft cost)	$ 25,000
Enhanced Refrigeration Management	$ 0
Green Power, 35% for 2 year contract (operations cost)	$ 10,000
Total Cost for Category	$ 259,800

BENEFITS

Reduced energy consumption by 28%, equivalent to consumption of 42 households per year.
Expected utility cost savings for property of $57,686 per year.
Verification that systems work as designed.

MATERIALS AND RESOURCES

CREDITS (5 of 13 possible)	cost premium above typical
Construction Waste Management, Divert 75% from Landfill	$ 0
Recycled Content, 10%	$ 0
Regional Materials, 20 %	$ 0
Total Cost for Category	$ 0

BENEFITS

Diversion of material from landfill.
Reduced transportation of material.
Reduced use of virgin material.

INDOOR ENVIRONMENTAL QUALITY

CREDITS (11 of 15 possible)	cost premium above typical
Outdoor Air Delivery Monitoring	$ 23,960
Increased Ventilation	$ 0
Construction IAQ Management Plan, During Construction	$ 14,250
Low-Emitting Materials, Adhesives & Sealants	$ 0
Low-Emitting Materials, Paints & Coatings	$ 0
Low-Emitting Materials, Carpet Systems	$ 0
Controllability of Systems, Lighting	$ 0
Controllability of Systems, Thermal Comfort	$ 8,400
Thermal Comfort, Design	$ 0
Thermal Comfort, Verification	$ 0
Daylight & Views, Daylight 75% of Spaces	$ 0
Daylight & Views, Views 95% of Spaces	$ 0
Total Cost for Category	$ 46,610

BENEFITS

Comfortable & healthy indoor environment for guests and employees.

INNOVATION AND DESIGN

CREDITS (5 of 5 possible)	cost premium above typical
Green Housekeeping Policy (operations cost)	$ 800
Guest Education	$ 4,000
100% Covered Parking	$ 0
Car Share Program for Hotel Guests (operations cost)	$ 2,000
LEED Accredited Professional	$ 0
Total Cost for Category	$ 6,800

BENEFITS

Healthy environment for guests and employees.
Marketing of green efforts to guests.

TOTAL LEED CREDITS TARGETED (LEED Gold 39 to 51 points)	**43**
TOTAL COST ABOVE TYPICAL BUILDING FOR SUSTAINABLE INITATIVES	**$ 333,841**
TOTAL COST ABOVE TYPICAL BUILDING HARD COSTS ONLY	**$ 254,041**

COST FOR LEED / SUSTAINABILITY BENEFITS ANALYSIS

Courtyard by Marriott Portland City Center, Portland, OR - LEED Gold Target Opening Spring 2009

*Preliminary Numbers - Values specific to the Pacific NW

Soft Costs

Incentive Registration	$ 1,822
LEED Registration Fee	$ 6,820
Commissioning	$ 65,000
Energy model	$ 23,850
LEED credit calculation	$ 43,000
LEED process management	$ 50,400
Total Soft Costs	**$ 190,892**

Hard Cost Premiums above typical to achieve sustainability goals

Sustainable Sites	$ 2,400
Water Efficiency	$ 16,240
Energy & Atmosphere	$ 184,800
Materials & Resources	$ 0
Indoor Environmental Quality	$ 46,610
Innovation & Design	$ 4,000
Total Premiums	**$ 254,041**

Soft & Hard Cost Premium 1.2% of cons. **$ 444,933**

Incentives

State Grant Incentives	$ 57,686
State Tax Credit Incentives (pass through)	$ 189,120
Reduced City Development Charges	$ 124,176
Total Incentives	**$ 371,522**

Costs Premium Less Incentives **$ 73,411**

0.2% of construction

Utility Cost Pay Backs & Operating Expenses

Energy Cost Savings per year	$ 58,035
Water & Sewage Cost Savings per year	$ 5,880
Additional Ops Costs per year	$ 2,800
Green Power cost per year (2yrs)	$ 5,000
ROI per years 1&2	$ 56,115
ROI per year 3 >	$ 61,115
TOTAL ROI 10 years	$ 601,150

Pay Back Period to Cover Premium **16 Months**

Nationwide Resource for Incentives: Database of Incentives for Renewables & Efficiency www.dsireusa.org

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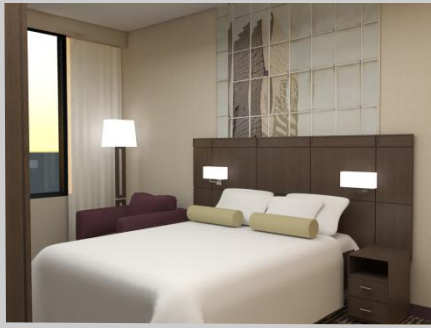
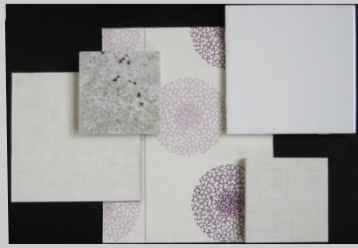
energy & water efficiency - healthy indoor environment - ability to increase market share - 3rd party verification