December 18, 2015

Mr. Thomas O’Brien

The HYM Investment Group, LLC

on behalf of Bulfinch Congress Holdings, LLC

One Congress Street, 10th Floor

Boston, MA 02114

Re: Redevelopment of the Government Center Garage –WP-B1, Residential Building

Article 37 Boston Zoning Code, Green Buildings

Dear Mr. O’Brien:

The Boston Interagency Green Building Committee (IGBC) has reviewed for compliance with Boston Zoning Article 37, Green Buildings the Expanded Project Notification Form (EPNF) submitted on October 2, 2015, which includes a LEED checklist, a Sustainability Narrative and Climate Change Preparedness and Resiliency Checklist.

The EPNF indicates that the project, now in the design stage, will use the LEED 2009 for New Construction and Major Renovations rating system and shows the intent to achieve LEED Gold with 71 points. The IGBC accepts the LEED Rating System selection and encourages the Proponent to continue to pursue additional credits and strive to achieve LEED Platinum.

The sustainability narrative states that the project is striving to achieve an energy cost savings of 14% (Energy and Atmosphere Credit 1) however, the LEED Checklist reflects an energy cost savings of 16% (3 points). Please clarify.

In support of the City of Boston's Greenhouse (GHG) emissions reduction goals, the IGBC requests that:

* The project fully utilize utility and state-funded energy efficiency and clean/renewable energy programs to minimize energy use and adverse environmental impacts.
* The project include strategies to reduce energy usage to 21% or more below the ASHRAE 90.1-2010 baseline including a feasibility study of viable renewable energy technologies and/or clean energy systems for the project. These strategies and a feasibility report should be provided to the IGBC.
* As planning proceeds, please provide through your BRA Project Manager your preliminary and then comprehensive energy modeling data and information on utility assistance and support, including technical assistance and building energy modeling, afforded to the project throughout the design process.

For projections of sea level rise, the City of Boston currently relies on the 2013 report of the Massachusetts Office of Coastal Zone Management – *Sea Level Rise: Understanding and Applying Trends and Future Scenarios for Analysis and Planning* – and suggests at least the Intermediate High or High scenarios depending upon building use.

Please note that prior to the Inspectional Services Department’s (ISD) issuance of a building permit, all projects must demonstrate compliance with Article 37 and have obtained approval of the requisite submissions from the IGBC. In order to demonstrate compliance, the IGBC requires that you submit a Draft Green Building Report (Draft Report). The Draft Report shall provide a comprehensive narrative describing in detail proposed strategies and paths that will be used to meet LEED prerequisites and achieve the selected credits.

Please follow up with your BRA Project Manager if you have questions.

Interagency Green Building Committee