



Stefan Mühle, Orchard Hotels

February 2010



ORCHARD GARDEN HOTEL

SAN FRANCISCO, CALIFORNIA

LEED Certification of the Orchard Garden Hotel



Ecotourism – Redefined

- Conscientious, low-impact visitor behavior
- Sensitivity towards, and appreciation of, local cultures and biodiversity
- Support for local conservation efforts
- Sustainable benefits to local communities
- Local participation in decision-making process
- Educational components for both the traveler and local communities





The Facts

- The First LEED-Certified Hotel in California and Fourth in the World
- \$21M New Construction in 2006
- Fully Operational by March 2007
- 86 Rooms, 10 Stories
- Roots Restaurant and Bar
- 500 SF of Meeting Space
- Rooftop Garden
- Lot Size = 5,675 sf
- Building Area = 50,000 sf
- Union Square/Financial District Adjacent
- 55 Employees (including restaurant)
- Green Seal Silver certified and recognized by the San Francisco Department of the Environment as a certified Green Business.



Inspiration for Green Commitment

- Occupant Health
 - Low VOC materials, adhesives, sealants
 - Improved air quality
- ROI (Return on Involvement)
 - Lower operating costs
- Client and Market Demand
 - Market exposure, site tours, green events, educational value



Mrs. S. C. Huang



What Makes Orchard Garden Hotel Green?



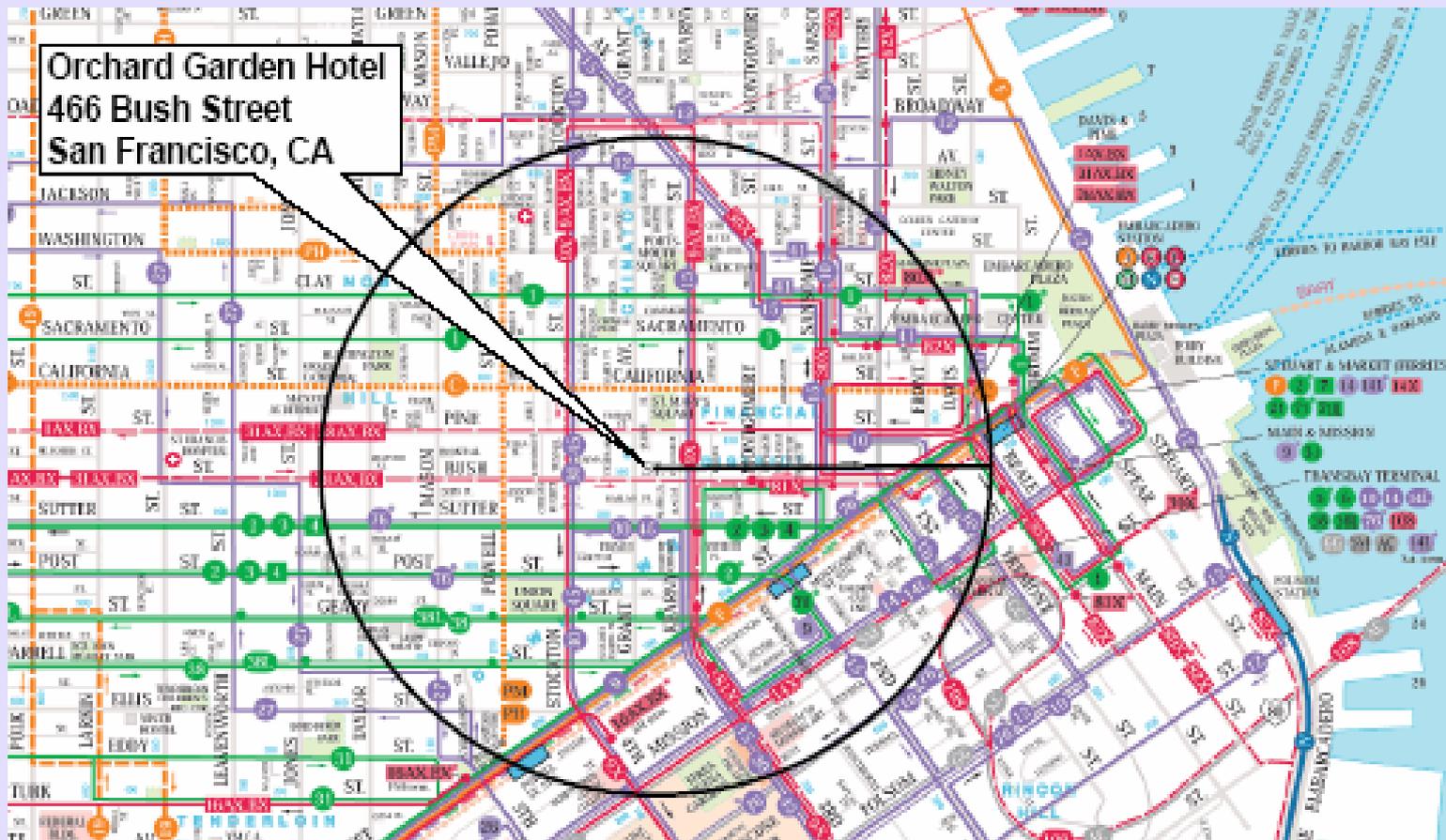
Sustainable Site Goals

- Continue to use existing sites
- Reduce need for automobile use
- Protect/restore sites



Public Transportation Access

- 4 Bus Lines & BART within ¼ Mile

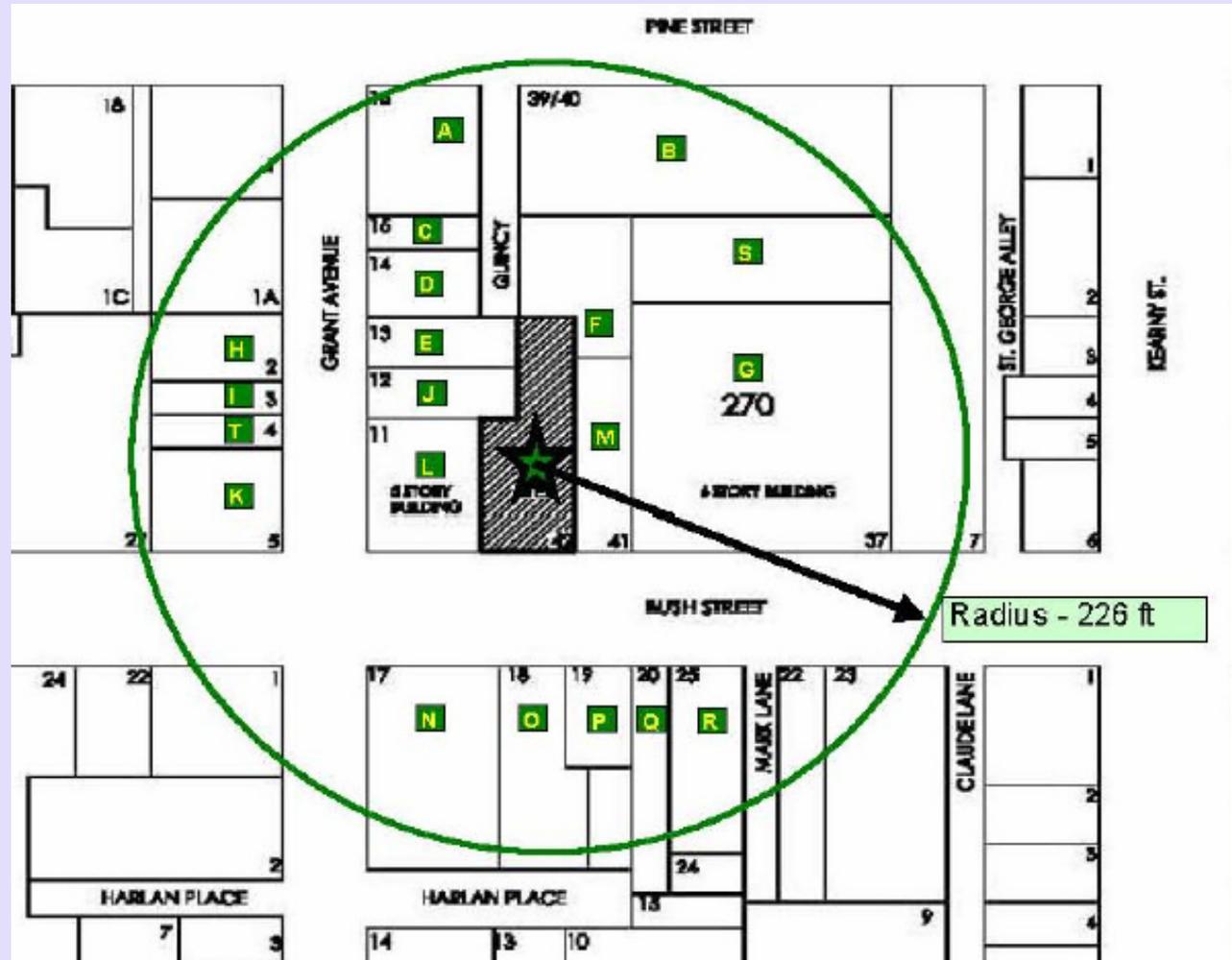


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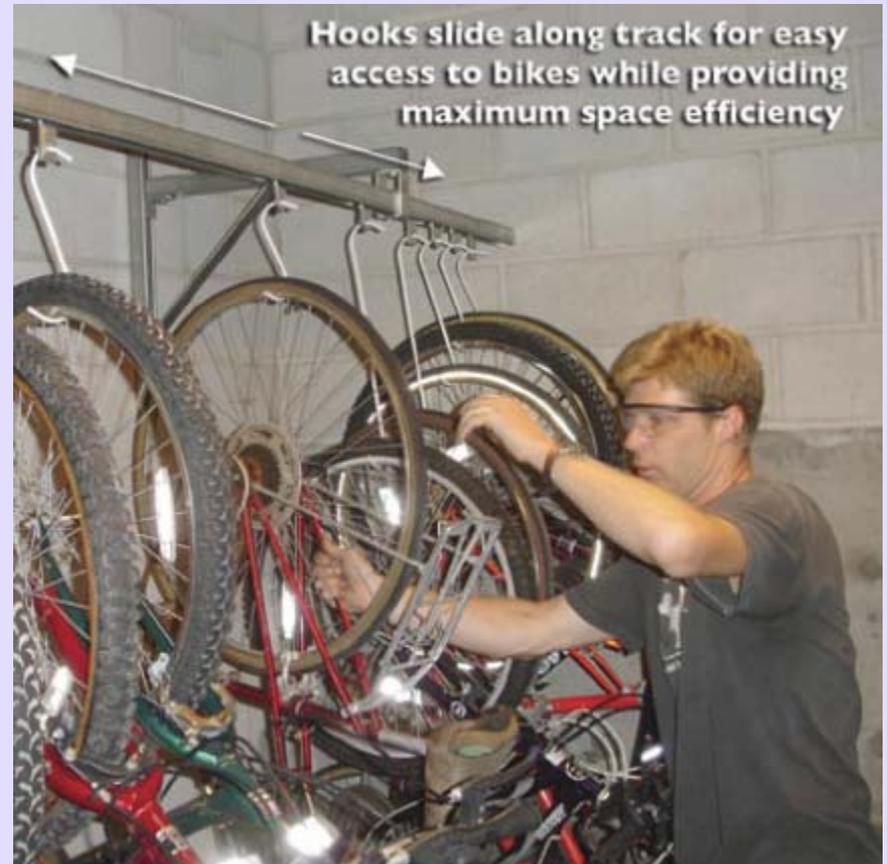
Urban Density

- Density exceeds 60,000 sf/acre by more than 3 times



Alternative Transportation

- No new parking created
- Emergency Ride Home enrollment
- Active carpool board
- Drop-off area for carpools
- Commuter check program
- Indoor bicycle storage



Landscape & Exterior Design to Reduce Heat Islands: Roof



Green/high albedo materials constitute >75% roof area



Water Efficiency Goals

- Reduce the quantity of water needed for the building
- Reduce burden on potable water supply and treatment facilities



Water Use Reduction

- No permanent irrigation
 - Planter liners with built-in irrigation
- Low-flow plumbing fixtures



Energy and Atmosphere Goals

- High levels of energy efficiency and system performance
- Support ozone protection protocols



Fundamental Building Systems Commissioning

- Develop and use a commissioning plan
- Verify installation, functional performance, training and operation and maintenance documentation



Energy Management System

- Room energy control system
- Room key card will control lighting and air conditioning
- Reduces energy use by up to 35 %





ENERGY SAVING TIPS SAVE ENERGY SAVE MONEY

Orchard Garden Hotel – Managing Energy

- When exiting the room, the guest simply takes the key card, automatically ‘turning off’ the entire room, with the exception of an outlet that guests can use to charge laptops, cell phones and other battery-powered devices.
- Similar systems are used widely throughout Europe and Asia.
- Expected to save 10 to 20 percent in energy consumption, paying for itself in two years or less.



Materials and Resources Goals

- Reduce the amount of materials used
- Use materials with less environmental impact
- Reduce and manage waste



Storage and Collection of Recyclables



Construction Waste Management

- Over 75% of the construction, demolition and land-clearing wastes were diverted from landfill

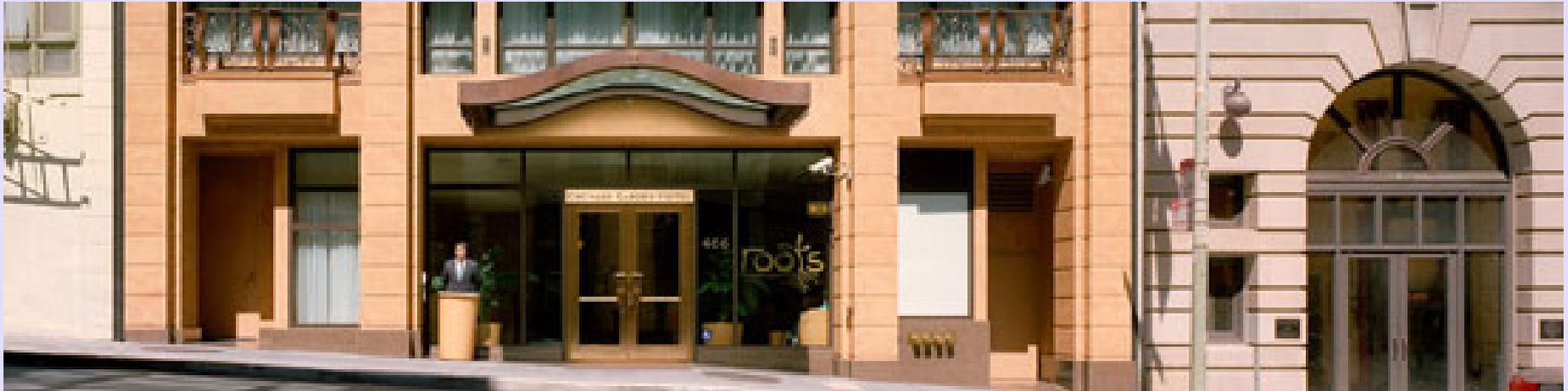


Recycled Content

- Up to 30% Fly Ash in Concrete
- 100% Recycled Carpet Pad and Backing
- 30% Recycled Ceiling Tiles
- 25% Recycled Window Glass
- 25% Recycled Steel
- 40% Recycled Louvers
- 53% Recycled Curtain Sheers
- 86% Recycled Shower Curtains
- 49% Recycled Bed Coverlets



Local Materials



- 21% Regionally Manufactured Products
- 55% Regionally Extracted Materials



Certified Wood

- Use of certified wood in accordance with Forest Stewardship Council (FSC) guidelines
- More than 50% of the wood-based materials on the project are FSC-Certified



Indoor Environmental Quality Goals

- Maintain good indoor air quality
- Eliminate, reduce, manage sources of indoor pollutants
- Ensure thermal comfort and system controllability
- Provide for occupant connection to the outdoor environment



Environmental Tobacco Smoke (ETS) Control



Innovation and Design



PROJECT PROFILE

**ORCHARD GARDEN HOTEL
SAN FRANCISCO, CA**

22% of building materials manufactured within 500 miles

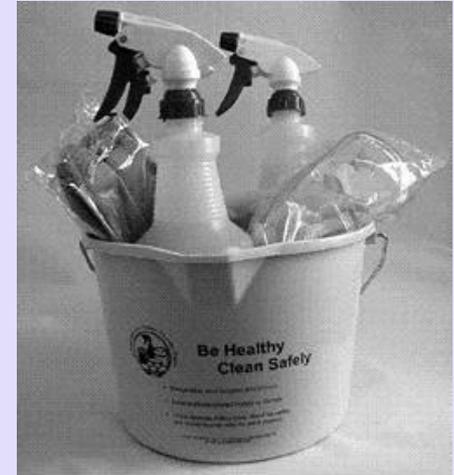
77% of construction waste diverted from the landfill

100% of interior spaces designated tobacco-free

LEED® Facts
Orchard Garden Hotel
San Francisco, CA

LEED for New Construction Certification awarded May 31, 2007	
Certified	26*
Sustainable Sites	5/14
Water Efficiency	2/5
Energy & Atmosphere	1/17
Materials & Resources	7/13
Indoor Environmental Quality	7/15
Innovation & Design	4/5

*Out of a possible 69 points



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Contact Information



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