



January 26, 2015

ENERGY MANAGEMENT PLAN

AC Hotel by Marriott
W. Rosemary & Church Streets
Chapel Hill, North Carolina

The AC Hotel will pursue USGBC LEED certification. The Energy & Atmosphere credit with energy modeling will be a point actively pursued. On past hotel projects, the Developer has achieved 10% improvements on ASHRAE energy efficiency standards. Heat pump technology used to heat and cool hotel guestrooms is the limiting factor preventing further gains. An energy management system will be installed in each guestroom. The energy management system is a combination of a motion sensor and door contact to determine when a room is occupied or unoccupied. Unoccupied rooms are allowed to drift further from the set point saving energy. Energy efficient lighting will be used throughout the hotel. Lighting is a combination of LED and compact florescent though LED is quickly replacing compact florescent bulbs of all types.

Sustainable energy will not be utilized on site. The hotel's roof will encompass approximately 10,000 sq ft of green roof for storm water management and solar heat gain mitigation. Mechanical equipment and maintenance access will consume the balance of roof space.

A contribution to NC Greenpower will be made to help offset the carbon footprint.

Indoor air quality will follow the USGBC LEED model. During construction ductwork will be sealed to prevent dust from settling in the duct. High efficiency filters will be used in the primary HVAC units. The Marriott brand requirements exceed ASHRAE and USGBC standards by requiring 100% outside makeup air to all guestrooms and corridors while achieving positive pressurization. Natural day lighting will utilize. Each guestroom has an exterior window and the ends of corridors will have windows. The ground floor lobby is designed around a large expanse of window walls. Windows are high efficiency with a low E coating.

The developer who is also the operator is committed to energy efficiency. An energy efficient building reduces the carbon foot print and reduces energy cost. A LEED point the developer typically pursues is continual monitoring of energy consumption and reporting to USGBC. By using this point as part of LEED certification, the developer is forcing the hotel to manage energy consumption.

An important point of the AC Hotel is its location as part of Franklin/Downtown Imagined. The hotel is accessible to UNC's campus and downtown. To encourage hotel guests to leave cars parked in the hotel garage, an interactive information board will be placed in the lobby. The board provides information on local attractions such as dining and direction for walking to a desired restaurant.

Sincerely,

Dennis Mitchell
Development Manager
OTO Development, LLC