


Project Eligibility Report™

Property Name: Area 15 - Phase II
Address: Sirius Avenue and Rancho Drive
Las Vegas, NV 89106
Property Type: Hospitality
Property Size: 284,145 SF
Report Date: August 18, 2024
Project: LV-100007
Type: New Construction

Project Eligibility Report™ (PER)

Project Summary			
Report Date:	August 18, 2024	Reference Energy Code:	IECC 2018/ASHRAE 90.1-2016
Project Number:	LV-100007	Valuation Type:	Stabilized Value Allocation
Property Name:	Area 15 - Phase II	Project Type:	New Construction
Property Address:	Sirius Avenue and Rancho Drive	Real Property - Fair Market Value (FMV):	\$313,525,527
City, State, ZIP:	Las Vegas, NV 89106	Percentage of FMV PACE Eligible:	35%
Property Type:	Hospitality	Maximum PACE Eligibility Value:	\$109,733,934
Property Size (SF):	284,145	Appraiser: Newmark Valuation and Advisory (date)	14-Aug-2024
Eligible PACE Financing Amount		Subject Property Rendering	
<p>Percentage of FMV Eligibility:</p> <p>35.0%</p> <p>Eligible PACE Financing Amount (Updated):</p> <p>\$109,733,934</p>			
Comments:			
<p>The subject property, referred to as Area 15 - Phase II (herein), will include six buildings and a seven-story parking garage. Currently, the property is in lease-up. The subject will be anchored by NBCUniversal Media, LLC's ("Universal") 99,105 square foot House of Horror's-inspired amusement concept to be known as "Universal Horror Unleashed." The remainder of the property will feature an array of entertainment-based and food and beverage tenants. The subject will also feature a repurposed 747-airplane. Total area under consideration: 284,145 SF.</p> <p>The existing Las Vegas energy code is IECC 2018/ASHRAE 90.1-2016. The C-PACE eligible finance amount for a building that meets or exceeds the code compliant baseline will be up to a maximum of 35% of the fair market value of the building "as stabilized," as determined by an Appraiser. The Area 15 - Phase II project utilized COMcheck™ certification software (version COMcheck-Web™) to demonstrate International Energy Code Compliance (IECC). COMcheck™ Certificates (signed) were submitted for Mechanical, Envelope, and Lighting categories indicating compliance (and exceedance) with IECC 2018/ASHRAE 90.1-2016 requirements. As such, Area 15 - Phase II has satisfied PACE financing eligibility considerations.</p> <p>Efforts associated with this project entailed the review of compliance reports consisting of COMcheck Compliance Certificates (prepared by the developer using COMcheck-Web). Specifically, line item inputs associated with COMcheck: Envelope Assemblies; Proposed Interior & Exterior Lighting Power Listings; and Mechanical System Types and Descriptions were reviewed. COMcheck™ design elements were compared with available proposed design (construction documents) and equipment information, to determine congruence.</p> <p>A revised total appraised value (Aug. 14, 2024) was determined by Newmark Valuation & Advisory (NVA) to establish an updated eligible Fair Market Value (FMV) of the property. NVA prepared a detailed report of the FMV of the subject property, using three distinct methods: As-Is Value (Economic Residual), As-Complete Value (Upon Completion of Construction), and As-Stabilized Value, by individual site building. The As-Stabilized analysis indicated the highest valuation which totalled \$313,525,527 (in aggregate), as illustrated in Asset Environments evaluation report (Table 10.) Personal property line items have been excluded, as they are not eligible for PACE financing consideration, based on program guidelines. This valuation served as the basis for calculating the Eligible PACE Financing Amount at the maximum 35% threshold for new construction property designations. As such, \$109,733,934 constitutes the maximum allowable program financing value.</p> <p>Any construction period changes to the underlying assumptions may impact project cost, systems energy performance, and/or ultimate code compliance determination and energy code compliance (by state and local jurisdiction).</p>			
Investor Confidence Project (ICP) Energy Performance Protocol			
<p>This project has undergone a quality assurance (QA) review based upon data provided by the project developer. The QA review, facilitated by SRS's PACEworx™ platform (Investor Confidence Project-certified software), does not constitute a guarantee of energy savings performance, nor does it assume any responsibility for the engineering undertaken by the project developer.</p>			



PACE Evaluation for Area 15 Phase II

8/22/24

Asset Environments has evaluated the energy and economic impacts of the new construction project located at the intersection of Sirius Ave and Rancho Dr. in Las Vegas, Nevada. The project includes seven buildings that serve entertainment, retail, food service, and parking for the surrounding area. At this time only five of the seven buildings are being considered for PACE financing. Based on the scope, design, and cost information provided, we have determined: IECC compliance year, prospective market value "Upon Stabilization", eligible financing percent, eligible financing amount, and project financing period. The values for those findings are summarized below in Table 1.

Table 1: Project Summary for Area 15 Phase II

IECC Compliance Year	Prospective Market Value "Upon Stabilization" (Provided by Others)	Eligible Financing Percent	Eligible Financing Amount	Project Financing Period
IECC 2018	\$313,525,527	35%	\$109,733,934	25 Years

Evaluation Methodology

The City of Las Vegas C-PACE requirements for new construction facilities are that buildings meet or exceed the energy efficiency requirements of IECC 2018. The building was permitted under a shell and core building permit to allow for tenants to design and build out the interior spaces of the building. The building envelope as well as the common area lighting and mechanical systems are permitted separately than the tenant interior lighting and HVAC systems.

Tenant buildout designs were not available for review. As a result, the administrator has accepted the methodology that all tenant supplied building components shall be assumed to comply with energy code permitting at the time of build out and are therefore PACE eligible. Asset Environments has reviewed the available building envelope, mechanical systems, and interior & exterior lighting for the project to determine IECC compliance with the applicable baseline for the shell and core of the building.

Energy code compliance can be verified using the Department of Energy's COMcheck software to compare building components against their appropriate code requirements. Items may be verified either prescriptively such as mechanical systems or comprehensively for items such as building envelope or lighting. The COMchecks prepared for this building were evaluated by Asset Environments for energy code compliance. Those findings are summarized in the following sections.

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Building Compliance

The following building components were evaluated for PACE financing. To determine the energy code compliance of the buildings on site, Asset Environments compared the design of a code-minimum building to the actual design. The City of Las Vegas's current energy code is the International Energy Conservation Code (IECC) – 2018. Table 2 below summarizes the scopes of work and associated compliance:

Table 2: Summary of building components and associated compliance:

Compliance Section	Meets or Exceeds IECC 2018	Percent Above Code	COMcheck Status
Site			
Exterior Lighting	Exceeds	59%	Available
Building 1 - Universal			
Building Shell	Exceeds	27%	Available
Interior Lighting	Exceeds	28%	Available - Dining Area
Exterior Lighting	Exceeds	70%	Available
Mechanical	Exceeds	All Exceed ²	Available - Common Areas
Building 2			
Building Shell	Exceeds	24%	Available
Interior Lighting	Exceeds	21%	Available - Common Areas
Mechanical	Exceeds	All Exceed	Available
Building 3 - Garage			
Interior Lighting	Exceeds	15%	Available
Exterior Lighting	Exceeds	74%	Available
Mechanical	Exceeds	All Exceed ²	Unavailable
Building 4AB			
Building Shell	Exceeds	21%	Available
Interior Lighting	Exceeds	21%	Available - Common Areas
Mechanical	Exceeds	All Exceed ²	Available - Common Areas
Building 4C			
Building Shell	Exceeds	21%	Available
Interior Lighting	Exceeds	1.3% ¹	Available
Exterior Lighting	Exceeds	62%	Available
Mechanical	Exceeds	All Exceed ²	Available - Common Areas
Building 6AB			
Building Shell	Exceeds	21%	Available
Interior Lighting	Exceeds	91%	Available - Airplane
Mechanical	Exceeds	All Exceed ²	Available - Common Areas

1: the COMcheck includes white boxed areas and states that the design exceeds code by 95%, when comparing only the non-white boxed areas, the building exceeds code by 1.3%.

2: Mechanical Systems are evaluated perscriptively, where each meachanical system must comply independently with the relavent code. All meachanical systems exceed code requirements.

The building components on the following pages were evaluated for PACE financing.

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 pg 2

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Building 1: Building 1 is an entertainment facility for Universal Studios. The building is 99,910 square feet with two levels. All major building components exceed the required energy performance of IECC 2018 for the building shell and core. Please see Table 3 below as a summary of building components.

Table 3: Building 1 Summary

Building Envelope				
Assembly	Description	As Designed Value	Code Minimum Value	Units
Roof Insulation	Insulation entirely above roof deck	R-30ci	R-25ci	R-Value: (ft ² ·°F·h/BTU)
Wall Insulation	Mass (with metal furred walls)	R-13 + R-9.5ci	R-7.6ci	R-Value: (ft ² ·°F·h/BTU)
Entrance Door	Entrance Door	0.28	0.77	U-Factor: BTU/(hr · °F · ft ²)
Windows	Fixed	0.28	0.46	U-Factor: BTU/(hr · °F · ft ²)
Opaque Door	Garage Door (<14% glazing)	0.09	0.31	U-Factor: BTU/(hr · °F · ft ²)
Interior Lighting (Area)				
Description	Area [ft ²]	As Designed Energy Density	Code Maximum Energy Density	Units
Dining Area	1,007	0.88	1.22	W/SF
Exterior Lighting				
Description	Length [ft]	As Designed Power	Code Maximum Power	Units
Doorway (pedestrian and Vehicular Entrances)	171	1,368	3,591	W
HVAC				
Name	Efficiency Condition	As Designed Efficiency	Code Minimum Efficiency	Serves
Electrically Operated Unitary and Applied Heat Pumps <65,000 Btu/h, Split System	Cooling	18.5 SEER	14.0 SEER	Mechanical and Electrical Rooms
	Heating	8.4 HSPF	8.2 HSPF	

Building 2: Building 2 is a 59,133 square foot entertainment/convention center with three levels. All major building components exceed the required energy performance of IECC 2018 for the building shell and core. Please see Table 4 below as a summary of building components. This building features infrastructure for solar development on site, however that is not being considered in this phase of development. Regarding building envelope and interior lighting, in areas where components do not prescriptively comply, the total efficiency of that component is evaluated for that building.

Table 4: Building 2 Summary

Building Envelope				
Assembly	Description	As Designed Value	Code Minimum Value	Units
Roof Insulation	Insulation entirely above roof deck	R-30ci	R-25ci	R-Value: (ft2·°F·h/BTU)
Wall Insulation	Mass	R-9.5ci	R-7.6ci	R-Value: (ft2·°F·h/BTU)
Door - Insulated	Insulated Metal Door	1.60	0.61	U-Factor: BTU/(hr * °F * ft2)
Garage Door	Garage door (<14% glazing)	0.09	0.31	U-Factor: BTU/(hr * °F * ft2)
Storefront	Fixed	0.24	0.46	U-Factor: BTU/(hr * °F * ft2)
Interior Lighting (Area)				
Description	Area [ft²]	As Designed Energy Density	Code Maximum Energy Density	Units
Electrical Data / Fire Pump	834	0.54	0.43	W/SF
Storage Level 1	1,693	0.38	0.46	W/SF
Stairwells 1,2, and 3	3,113	0.41	0.58	W/SF
Hallway	189	0.31	0.66	W/SF
Elevator Lobby	443	0.49	0.68	W/SF
Common Space types - Restrooms	847	0.64	0.85	W/SF
Lobby	199	0.94	1.00	W/SF
Total / Weighted Average	7,318	0.46	0.59	W/SF
HVAC				
Name	Efficiency Condition	As Designed Efficiency	Code Minimum Efficiency	Serves
Electrically Operated Unitary and Applied Heat Pumps <65,000 Btu/h, Split System	Cooling	16.6 SEER	14.0 SEER	Misc spaces
	Heating	9.1 HSPF	8.2 HSPF	
Electrically Operated Unitary and Applied Heat Pumps <65,000 Btu/h, Packaged	Cooling	17.0 SEER	14.0 SEER	Restroom
	Heating	8.2 HSPF	8.0 HSPF	
Domestic Hot Water Heater				
Name	Type	As Designed Efficiency	Code Minimum Efficiency	Units
EWB-1	Hybrid Heat Pump	3.75 UEF	2.00 EF	EF/UEF
Other Items				
Name	Description			
Solar Ready	The roof and electrical infrastructure are solar ready for future development			

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Building 4AB: Building 4 is split into two separate buildings for permitting and code compliance. Building 4AB is a two story 58,087 square foot building that serves food service, retail, and entertainment functions. All major building components exceed the required energy performance of IECC 2018. See Table 6 below as a summary of building components. Regarding interior lighting, in areas that do not prescriptively comply, the total lighting efficiency is evaluated for the building. This building features infrastructure for solar development on site but is not being considered in this phase of development.

Table 6: Building 4AB Summary

Building Envelope				
Assembly	Description	As Designed Value	Code Minimum Value	Units
Roof Insulation	Insulation entirely above roof deck	R-30ci	R-25ci	R-Value: (ft2·°F-h/BTU)
Wall Insulation	Metal Framed	R-19 + R-8ci	R-13 + R-7.5ci	R-Value: (ft2·°F-h/BTU)
Metal Framed Window	Fixed	0.24	0.46	U-Factor: BTU/(hr·°F·ft2)
Glass Door	Entrance Door	0.24	0.77	U-Factor: BTU/(hr·°F·ft2)
Interior Lighting (Area)				
Description	Area [ft²]	As Designed Energy Density	Code Maximum Energy Density	Units
Electrical, Data, Fire Pump	1,820	0.45	0.43	W/SF
Storage	2,306	0.35	0.46	W/SF
Stairwells 1, 2, 3, 4	2,843	0.48	0.58	W/SF
Hallway	2,449	0.58	0.66	W/SF
Offices, Security, Metro	1,773	0.50	0.93	W/SF
Restrooms	1,361	0.56	0.85	W/SF
Elevator Lobbies	1,407	0.70	0.68	W/SF
Total / Weighted Average	13,959	0.50	0.64	W/SF
HVAC				
Name	Efficiency Condition	As Designed Efficiency	Code Minimum Efficiency	Serves
Electrically Operated Unitary and Applied Heat Pumps >65,000 Btu/h and <135,000 Btu/h	Cooling	14.1 EER	11.0 EER	Level 1 Lobby
	Heating	3.4 COP	3.3 COP	
Electrically Operated Unitary and Applied Heat Pumps >65,000 Btu/h and <135,000 Btu/h	Cooling	14.1 EER	11.0 EER	Level 2 Lobby, Mezzanine
	Heating	3.4 COP	3.3 COP	
Electrically Operated Unitary and Applied Heat Pumps <65,000 Btu/h, Split System	Cooling	17.5 SEER	14.0 SEER	Electrical
	Heating	9.1 HSPF	8.2 HSPF	
Electrically Operated Unitary and Applied Heat Pumps <65,000 Btu/h, Split System	Cooling	15.9 SEER	14.0 SEER	Electrical, IDF, DW Pump Rise
	Heating	9.2 HSPF	8.2 HSPF	
Electrically Operated Unitary and Applied Heat Pumps <65,000 Btu/h, Split System	Cooling	19.4 SEER	14.0 SEER	Level 2, BOH corridor
	Heating	10.3 HSPF	8.2 HSPF	
Other Items				
Name	Description			
Solar Ready	The roof and electrical infrastructure are solar ready for future development			

Building 4C: Connected to Building 4AB is Building 4C. Building 4C is a two story 50,652 square foot building that serves food service, retail, and entertainment functions on site. All major building components exceed the required energy performance of IECC 2018. See Table 7 below as a summary of building components. Regarding interior lighting, in areas that do not prescriptively comply, the total lighting efficiency is evaluated for the building. This building features infrastructure for solar development on site but is not being considered in this phase of development.

Table 7: Building 4C Summary

Building Envelope				
Assembly	Description	As Designed Value	Code Minimum Value	Units
Roof Insulation	Insulation entirely above roof deck	R-30ci	R-25ci	R-Value: (ft2·°F·h/BTU)
Wall Insulation	Mass	R-8ci	R-7.6ci	R-Value: (ft2·°F·h/BTU)
Metal Framed Window	Fixed	0.24	0.46	U-Factor: BTU/(hr * °F * ft2)
Glass Door	Entrance Door	0.24	0.77	U-Factor: BTU/(hr * °F * ft2)
Interior Lighting (Area)				
Description	Area [ft²]	As Designed Energy Density	Code Maximum Energy Density	Units
Electrical/Mechanical	910	0.50*	0.43	W/SF
Storage>=1000 SF	1,954		0.46	W/SF
Stairwell	1,544		0.58	W/SF
Corridor/Transition <8ft	437		0.66	W/SF
Total / Weighted Average	4,845	0.50*	0.51	W/SF
Exterior Lighting				
Description	Area [ft]	As Designed Power	Code Maximum Power	Units
Walkway <10 ft	284	418	1,099	W
HVAC				
Name	Efficiency Condition	As Designed Efficiency	Code Minimum Efficiency	Serves
Electrically Operated Unitary and Applied Heat Pumps <65,000 Btu/h, Split System	Cooling	15.9 SEER	14.0 SEER	Electrical, Data, Fire Pump, DW Pump, IDF
	Heating	9.2 HSPF	8.2 HSPF	
Electrically Operated Unitary and Applied Heat Pumps <65,000 Btu/h, Split System	Cooling	17.5 SEER	14.0 SEER	Storage
	Heating	9.1 HSPF	8.2 HSPF	
Other Items				
Name	Description			
Solar Ready	The roof and electrical infrastructure are solar ready for future development			

*For this component, the total wattage of designed lighting was divided by total designed area

ASSETT ENVIRONMENTS: PACE Evaluation Report

Building 6AB: Building 6AB is an entertainment facility that serves food service and retail functions. The 44,491 square foot building includes an additional outdoor patio and reclaimed hull from a Boeing 747 airplane. All major building components exceed the required energy performance of IECC 2018. See Table 8 below as a summary of building components. Regarding interior lighting, in areas that do not prescriptively comply, the total lighting efficiency is evaluated for the building. This building features infrastructure for solar development on site but is not being considered in this phase of development.

Table 8: Building 6AB Summary

Building Envelope				
Assembly	Description	As Designed Value	Code Minimum Value	Units
Roof Insulation	Insulation entirely above roof deck	R-30ci	R-25ci	R-Value: (ft ² ·°F·h/BTU)
Wall Insulation	Metal Building	R-19 + R-8ci	R-13 + R-6.5ci	R-Value: (ft ² ·°F·h/BTU)
747 Wall Insulation	Wood Frame & Other	R-30	R-20	R-Value: (ft ² ·°F·h/BTU)
Metal Frame Window	Fixed	0.24	0.46	U-Factor: BTU/(hr * °F * ft ²)
Glass Door	Entrance Door	0.24	0.77	U-Factor: BTU/(hr * °F * ft ²)
Interior Lighting (Area)				
Description	Area [ft ²]	As Designed Energy Density	Code Maximum Energy Density	Units
Elevator Lobbies	759	0.43	0.68	W/SF
Stair 1,2	2,392	0.33	0.58	W/SF
F&B Lobby	510	0.34	1.00	W/SF
Men's, Women's	1,645	0.73	0.85	W/SF
Back of House	882	0.51	0.43	W/SF
Airplane	8,004	0.10	1.06	W/SF
Total / Weighted Average	14,192	0.26	0.89	W/SF
HVAC				
Name	Efficiency Condition	As Designed Efficiency	Code Minimum Efficiency	Serves
Electrically Operated Unitary and Applied Heat Pumps <65,000 Btu/h, Split System	Cooling	19.4 SEER	14.0 SEER	Stair
	Heating	10.3 HSPF	8.2 HSPF	
Electrically Operated Unitary and Applied Heat Pumps <65,000 Btu/h, Split System	Cooling	15.9 SEER	14.0 SEER	IDF, electrical, fire pump, d pump
	Heating	9.2 HSPF	8.2 HSPF	
Electrically Operated Unitary and Applied Heat Pumps <65,000 Btu/h, Packaged	Cooling	16.5 SEER	14.0 SEER	Level 1 Lobby
	Heating	8.2 HSPF	8.0 HSPF	
Electrically Operated Unitary and Applied Heat Pumps <65,000 Btu/h, Split System	Cooling	15.9 SEER	14.0 SEER	747 Conditioned Space - Level 1
	Heating	9.2 HSPF	8.2 HSPF	
Electrically Operated Unitary and Applied Heat Pumps >65,000 Btu/h and <135,000 Btu/h	Cooling	14.1 EER	11.0 EER	747 Conditioned Space - Level 2
	Heating	3.4 COP	3.3 COP	
Other Items				
Name	Description			
Solar Ready	The roof and electrical infrastructure are solar ready for future development.			

Tenant Spaces: Many areas on site have the shell and core design completed, however the internal lighting and supplemental HVAC systems will be provided and installed by the tenants under their own energy code permits. Because of the confidential nature of the buildings, energy code permits and compliance checks were not made available and are assumed to comply with all local and state energy code requirements. Per administrator guidance, this assumption is appropriate and allows the owner to adopt the appraised values of the tenant spaces. Table 9 below shows the scope of the undefined areas to be fit out by tenants.

Table 9: Summary of Tenant Improvement Anticipated Design

Compliance Section	Design
Building 1	
Tenant Lighting	99,910 ft ² of Lighting not included in the core and shell design.
Tenant HVAC	(11) 30 ton Rooftop units not included in the core and shell design.
Building 2	
Tenant Lighting	46,670 ft ² of Lighting not include in the core and shell design.
Tenant HVAC	(12) 10 ton Rooftop Units not included in core and shell design.
Building 4AB	
Tenant Lighting	49,907 ft ² of Lighting not included in the core and shell design.
Tenant HVAC	(21) 10 ton rooftop units not included in core and shell design.
Building 4C	
Tenant Lighting	44,486 ft ² of Lighting not defined in the core and shell designs.
Tenant HVAC	(12) 10 ton rooftop units not included in core and shell design.
Building 6AB	
Tenant Lighting	19,890 ft ² of lighting not included in the core and shell design.
Tenant HVAC	(14) 10 ton rooftop units not included in the core and shell design.

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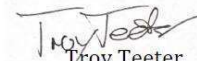
Using the defined scopes of work above, Asset Environments has determined that the new construction project will meet the relevant requirements of IECC 2018 and is therefore PACE eligible for 35% of the prospective market value 'Upon Stabilization'. The prospective market value 'Upon Stabilization' value is \$319,100,000 as prepared by the Newmark Valuation and Advisory Company on August 14, 2024. Building 5 and the parking garage are not being considered for PACE financing at this time as a result, the total appraised property value would be reduced by \$5,574,473. This would result in a total eligible financing amount of \$109,733,934. Please refer to Table 10 below for a breakdown of project financing by building.

Table 10: Project Financing Building Summary

Building	Building / Parcel Considered For Financing	Building Area [ft ²]	Prospective Market Value "Upon Stabilization"	Maximum Eligible CPACE Financing (35%)
1	Yes	99,105	\$ 111,379,583	\$ 38,982,854
2	Yes	50,390	\$ 54,591,791	\$ 19,107,127
3	No	358,753	\$ -	\$ -
4AB	Yes	48,195	\$ 52,037,752	\$ 18,213,213
4C	Yes	51,387	\$ 56,356,851	\$ 19,724,898
5	No	5,000	\$ -	\$ -
6AB	Yes	35,068	\$ 39,159,549	\$ 13,705,842
Total		289,145	\$ 313,525,527	\$ 109,733,934

Please contact us with any questions or concerns regarding the development of this report.


 Jonathan Fletcher – PE
 Engineering Manager


 Troy Teeter
 Energy Engineer

Attachments:

- 1) Project Budget Summary
- 2) COMcheck Package: Site
- 3) COMcheck Package: Building 1
- 4) COMcheck Package: Building 2
- 5) COMcheck Package: Building 3
- 6) COMcheck Package: Building 4AB
- 7) COMcheck Package: Building 4C
- 8) COMcheck Package: Building 6

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 pg 10

COMcheck Compliance Certificates: Building 1



COMcheck Software Version 4.1.5.5
Envelope Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: AREA 15: DISTRICT 2 GREY SHELL BUILDING
Location: Las Vegas, Nevada
Climate Zone: 3b
Project Type: New Construction
Vertical Glazing / Wall Area: 4%

Construction Site:
2900 SIRIUS AVE
LAS VEGAS, NV 89102

Owner/Agent:

Designer/Contractor:
Jason Ehrlich
Moser architecture studio
5975 Edmond St
Las Vegas, NV 89118
702.322.1177
jason@moserarchitecture.com

Additional Efficiency Package(s)

Credits: 1.0 Required 1.0 Proposed
Enhanced Envelope Performance: 1.0 credit

Building Area	Floor Area
1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL) (Retail) :	88509
Nonresidential	

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor _{max}
Floor 1: Slab-On-Grade/Unheated, [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)] (d)	1311	---	---	0.730	0.730
Roof 1: Insulation Entirely Above Deck: High Albedo Roof Required, 3-Year-Aged Solar Reflectance Index = 85.00 (e), [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)]	88509	---	30.0	0.032	0.039
NORTH					
EXTERIOR WALL (NORTH): Solid Concrete 9" Thickness, Medium Density, Furring: Metal, [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)]	8769	12.0	9.5	0.059	0.123
SINGLE ENTRY DOOR: GLAZING: Glass (> 50% glazing); Metal Frame, Entrance Door, Perf. Specs.: Product ID ARCADIA TC 470; SOLARBAN 70 (2) SOLARBronze +CLEAR, SHGC 0.20, [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)] (c)	144	---	---	0.280	0.770
DOUBLE ENTRY DOOR: GLAZING: Glass (> 50% glazing); Metal Frame, Entrance Door, Perf. Specs.: Product ID ARCADIA TC 470; SOLARBAN 70 (2) SOLARBronze +CLEAR, SHGC 0.20, [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)] (c)	48	---	---	0.280	0.770
FOLL DOWN DOOR: STEEL: Other Door, Garage door 14% glazing, [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)]	120	---	---	0.090	0.310
WINDOW: DOOR TRANSOM (SINGLE): Metal Frame with Thermal Break Fixed, Perf. Specs.: Product ID ARCADIA TC 470; SOLARBAN 70 (2) SOLARBronze +CLEAR, SHGC 0.20, [Bldg. Use 1 - AREA 15	72	---	---	0.280	0.460

Project Title: AREA 15: DISTRICT 2 GREY SHELL BUILDING
Data filename: C:\Users\Jason\Desktop\AREA-15_GREY SHELL_TENANT X.cck

Report date: 04/20/23
Page 1 of 12

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pg 18

COMcheck Compliance Certificates: Building 1



Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U- Factor _(e)
DISTRICT 2: BUILDING 1 (SHELL)] (c)					
WINDOW: DOOR TRANSOM (DBL DOOR): Metal Frame with Thermal Break-Fixed, Perf. Specs.: Product ID ARCADIA TC 470: SOLARBAN 70 (2) SOLARBronZE -CLEAR, SHGC 0.20, [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)] (c)	24	---	---	0.280	0.460
WINDOWS: LEVEL 1: Metal Frame with Thermal Break-Fixed, Perf. Specs.: Product ID ARCADIA TC 470: SOLARBAN 70 (2) SOLARBronZE +CLEAR, SHGC 0.20, [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)] (c)	216	---	---	0.280	0.460
WINDOWS: LEVEL 2: Metal Frame with Thermal Break-Fixed, Perf. Specs.: Product ID ARCADIA TC 470: SOLARBAN 70 (2) SOLARBronZE +CLEAR, SHGC 0.20, [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)] (c)	222	---	---	0.280	0.460
EAST					
EXTERIOR WALL (EAST): Solid Concrete:9" Thickness, Medium Density, Furring: Metal, [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)]	16565	12.0	9.5	0.059	0.123
ROLL DOWN DOOR: STEEL: Other Door, Garage door 14% glazing, [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)]	360	---	---	0.090	0.310
SINGLE ENTRY DOOR: GLAZING: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID ARCADIA TC 470: SOLARBAN 70 (2) SOLARBronZE +CLEAR, SHGC 0.20, [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)] (c)	168	---	---	0.280	0.770
DOUBLE ENTRY DOOR: GLAZING: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID ARCADIA TC 470: SOLARBAN 70 (2) SOLARBronZE +CLEAR, SHGC 0.20, [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)] (c)	144	---	---	0.280	0.770
WINDOW: DOOR TRANSOM (SINGLE): Metal Frame with Thermal Break-Fixed, Perf. Specs.: Product ID ARCADIA TC 470: SOLARBAN 70 (2) SOLARBronZE -CLEAR, SHGC 0.20, [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)] (c)	84	---	---	0.280	0.460
WINDOW: DOOR TRANSOM (DBL DOOR): Metal Frame with Thermal Break-Fixed, Perf. Specs.: Product ID ARCADIA TC 470: SOLARBAN 70 (2) SOLARBronZE -CLEAR, SHGC 0.20, [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)] (c)	72	---	---	0.280	0.460
EXHAUST FAN: ROUND SIDE WALL: Steel-Framed, 24" o.c., [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)]	72	12.0	9.5	0.053	0.064
SOUTH					
EXTERIOR WALL (SOUTH): Solid Concrete:9" Thickness, Medium Density, Furring: Metal, [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)]	8769	12.0	9.5	0.059	0.123
SINGLE ENTRY DOOR: GLAZING: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID ARCADIA TC 470: SOLARBAN 70 (2) SOLARBronZE +CLEAR, SHGC 0.20, [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)] (c)	24	---	---	0.280	0.770
DOUBLE ENTRY DOOR: GLAZING: Glass (> 50% glazing):Metal Frame, Entrance Door, Perf. Specs.: Product ID ARCADIA TC 470: SOLARBAN 70 (2) SOLARBronZE +CLEAR, SHGC 0.20, [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)] (c)	144	---	---	0.280	0.770
ROLL DOWN DOOR: STEEL: Other Door, Garage door 14% glazing, [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)]	120	---	---	0.090	0.310
WINDOW: DOOR TRANSOM (SINGLE): Metal Frame with Thermal Break-Fixed, Perf. Specs.: Product ID ARCADIA TC 470: SOLARBAN 70 (2) SOLARBronZE -CLEAR, SHGC 0.20, [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)] (c)	12	---	---	0.280	0.460
WINDOW: DOOR TRANSOM (DBL DOOR): Metal Frame with Thermal Break-Fixed, Perf. Specs.: Product ID ARCADIA TC 470: SOLARBAN 70 (2) SOLARBronZE -CLEAR, SHGC 0.20, [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)] (c)	72	---	---	0.280	0.460

Project Title: AREA 15: DISTRICT 2 GREY SHELL BUILDING
 Data filename: C:\Users\jason\Desktop\AREA-15_GREY SHELL_TENANT X.cck

Report date: 04/20/23
 Page 2 of 12

Asset Environments
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 pg 19



COMcheck Compliance Certificates: Building 1



Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U- Factor ₁₆
WEST					
EXTERIOR WALL (WEST): Solid Concrete: 9" Thickness, Medium Density, Furring: Metal, [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)]	16565	11.0	9.5	0.059	0.123
ROLL DOWN DOOR: STEEL: Other Door, Garage door 14% glazing, [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)]	240	---	---	0.090	0.310
SINGLE ENTRY DOOR: GLAZING: Glass (> 50% glazing): Metal Frame, Entrance Door, Perf. Specs: Product ID ARCADIA TC 470: SOLARBAN 70 (2) SOLARBONZE +CLEAR, SHGC 0.20, [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)] (c)	168	---	---	0.280	0.770
DOUBLE ENTRY DOOR: GLAZING: Glass (> 50% glazing): Metal Frame, Entrance Door, Perf. Specs: Product ID ARCADIA TC 470: SOLARBAN 70 (2) SOLARBONZE +CLEAR, SHGC 0.20, [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)] (c)	48	---	---	0.280	0.770
WINDOW: DOOR TRANSOM (SINGLE): Metal Frame with Thermal Break-Fixed, Perf. Specs: Product ID ARCADIA TC 470: SOLARBAN 70 (2) SOLARBONZE -CLEAR, SHGC 0.20, [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)] (c)	84	---	---	0.280	0.480
STOREFRONT WINDOW: DETAIL: Metal Frame with Thermal Break-Fixed, Perf. Specs: Product ID ARCADIA TC 470: SOLARBAN 70 (2) SOLARBONZE -CLEAR, SHGC 0.20, [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)] (c)	240	---	---	0.280	0.480
EXHAUST FAN: ROUND SIDE WALL: Steel-Framed, 24" o.c., [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)]	72	11.0	9.5	0.053	0.064
OPENING: FAUX WINDOWS: Steel-Framed, 24" o.c., [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)]	224	11.0	9.5	0.053	0.064
OPENING: MAIN ENTRY (CONST TEMP WALL INFILL): Steel-Framed, 24" o.c., [Bldg. Use 1 - AREA 15 DISTRICT 2: BUILDING 1 (SHELL)]	727	11.0	9.5	0.053	0.064

- (a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
 (b) "Other" components require supporting documentation for proposed U-factors.
 (c) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
 (d) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.
 (e) High albedo roof requirement options: 1) 3-year aged solar reflectance index ≥ 55.0 thermal emittance ≥ 0.75 , 2) 3-year aged solar reflectance index ≥ 64.0 , 3) Initial year aged solar reflectance ≥ 0.70 thermal emittance ≥ 0.75 , 4) Initial year aged solar reflectance index ≥ 82.0 .

Envelope PASSES: Design 27% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

JASON EHRLICH - PM
 Name - Title Signature Date 5/5/2023

Project Title: AREA 15: DISTRICT 2 GREY SHELL BUILDING Report date: 04/20/23
 Data filename: C:\Users\jason\Desktop\AREA-15_GREY SHELL_TENANT X.cck Page 3 of 12

Asset Environments
 11313 Chicago Circle
 Omaha, NE 68154

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 pg 20



COMcheck Compliance Certificates: Building 1



COMcheck Software Version 4.1.5.5

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
 Project Title: AREA 15 DISTRICT 2 SHELL BUILDING
 Project Type: New Construction

Construction Site: LAS VEGAS BLVD
 LAS VEGAS, NV 89102
 Owner/Agent:
 Designer/Contractor:

Additional Efficiency Package(s)

Credits: 1.0 Required 1.0 Proposed
 High Performance HVAC, 1.0 credit

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts (B X C)
1-DINING (Retail/Sales Area)	1007	1.22	1229
Total Allowed Watts =			1229

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
1-DINING (Retail/Sales Area)				
LED 1: F4E: STRIP: Other:	1	6	41	246
LED 2: F5E: STAIRWELL STRIP: Other:	1	8	80	640
Total Proposed Watts =				886

Interior Lighting PASSES: Design 28% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title _____ Signature _____ Date _____

Project Title: AREA 15 DISTRICT 2 SHELL BUILDING Report date: 04/26/23
 Data filename: H:\22256.00 District 2 Tenant X\CALCS\ELECTRICAL\IECC\IECC Tenant X.cck

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 pg 21

COMcheck Compliance Certificates: Building 1



COMcheck Software Version 4.1.5.5

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: AREA 15 DISTRICT 2 SHELL BUILDING
Project Type: New Construction
Exterior Lighting Zone: 4 (High activity metropolitan commercial district (LZ4))

Construction Site:
LAS VEGAS BLVD
LAS VEGAS, NV 89102

Owner/Agent:

Designer/Contractor:

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Doorway (Pedestrian and vehicular entrances and exits)	171 ft of	21	Yes	3591
Total Tradable Watts (a) =				3591
Total Allowed Watts =				10773
Total Allowed Supplemental Watts (b) =				900

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.

(b) A supplemental allowance equal to 900 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Building Facade (Illuminated area of facade wall or surface 47880 ft2): Non-tradable Wattage				
Doorway (Pedestrian and vehicular entrances and exits 171 ft of door width): Tradable Wattage				
LED 1: WS1E: WALL PACK: Other:	1	36	38	1368
Total Tradable Proposed Watts =				1368

Exterior Lighting PASSES: Design 70% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title

Signature

Date

Project Title: AREA 15 DISTRICT 2 SHELL BUILDING

Report date: 04/26/23

Data filename: H:\22256.00 District 2 Tenant X\CALCS\ELECTRICAL\IECC\IECC Tenant X.cck

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pg 22

COMcheck Compliance Certificates: Building 1



COMcheck Software Version COMcheckWeb
Mechanical Compliance Certificate

Project Information

Energy Code: 2018 IECC
 Project Title: 22256.00 District 2 Tenant X Shell
 Location: Las Vegas, Nevada
 Climate Zone: 3b
 Project Type: New Construction

Construction Site:
 3002 Rigel Ave.
 Las Vegas, Nevada 89102

Owner/Agent:

Designer/Contractor:
 Christopher Lombardo
 FEA Consulting Engineers
 2821 W. Horizon Ridge Pkwy. STE
 200
 Las Vegas, Nevada 89052
 702-269-6060
 clombardo@fealasvegas.com

Additional Efficiency Package(s)

Credits: 1.0 Required 0.0 Proposed

Mechanical Systems List

Quantity System Type & Description

- 4 HVAC System (Single Zone):
 Split System Heat Pump
 Heating Mode: Capacity = 35 kBtu/h,
 Proposed Efficiency = 8.40 HSPF, Required Efficiency = 8.20 HSPF
 Cooling Mode: Capacity = 36 kBtu/h,
 Proposed Efficiency = 18.50 SEER, Required Efficiency = 14.00 SEER
 Proposed Part Load Efficiency = 0.00, Required Part Load Efficiency = 0.00
 Fan System: FAN SYSTEM 1 -- Compliance (Motor nameplate HP and fan efficiency method) : Passes
 Fans:
 FAN 1 Supply, Constant Volume, 1200 CFM, 1.0 motor nameplate hp, 75.0 fan efficiency grade, 0.0 total fan
 efficiency, 0.0 design fan efficiency, fan exception: Single fan <= 5HP
- 1 HVAC System (Unknown w/ PerimeterSystem):
 Heating: 4 each - Unit Heater, Electric, Capacity = 17 kBtu/h
 No minimum efficiency requirement applies

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2018 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Christopher Lombardo - Mechanical EIT

Name - Title

Signature

04/27/2023

Date

Project Title: 22256.00 District 2 Tenant X Shell
 Data filename:

Report date: 04/27/23
 Page 1 of 9

Asset Environments
 11313 Chicago Circle
 Omaha, NE 68154

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 pg 23

COMcheck Compliance Certificates: Building 2



COMcheck Software Version COMcheckWeb
Envelope Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: A15 D2 Bldg 2 (Shell) 2018
Location: Las Vegas, Nevada
Climate Zone: 3b
Project Type: New Construction
Vertical Glazing / Wall Area: 5%

Construction Site: 2900 Sirius
Las Vegas, Nevada 89102
Owner/Agent: Designer/Contractor:

Additional Efficiency Package(s)

Credits: 1.0 Required 1.0 Proposed
Reduced Air Infiltration, 1.0 credit

Building Area	Floor Area
1-Building 2 Shell (Convention Center) : Nonresidential	56306

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor _{min}
Roof: Insulation Entirely Above Deck, 3-Year-Aged Solar Reflectance Index = 65.00 (d), [Bldg. Use 1 - Building 2 Shell]	28153	---	30.0	0.032	0.039
Floor: Unheated Slab-On-Grade, [Bldg. Use 1 - Building 2 Shell] (c)	718	---	---	0.730	0.730
NORTH					
Ext. Wall: Solid Concrete, 9in. Thickness, Normal Density, Furring: Metal, [Bldg. Use 1 - Building 2 Shell]	11640	0.0	9.5	0.082	0.123
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Building 2 Shell]	28	---	---	1.600	0.610
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Building 2 Shell]	28	---	---	1.600	0.610
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Building 2 Shell]	28	---	---	1.600	0.610
Door: Insulated Metal, Garage door 14% glazing, [Bldg. Use 1 - Building 2 Shell]	144	---	---	0.090	0.310
EAST					
Ext. Wall: Solid Concrete, 9in. Thickness, Normal Density, Furring: Metal, [Bldg. Use 1 - Building 2 Shell]	6938	0.0	9.5	0.082	0.123
Door: Glass (over 50% glazing): Metal Frame, Entrance Door, Perf. Specs.: Product ID Solar Ban 70 (2) Solar Bronze + Clear, SHGC 0.20, [Bldg. Use 1 - Building 2 Shell] (b)	53	---	---	0.240	0.770
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Building 2 Shell]	28	---	---	1.600	0.610
Window: Metal Frame: Fixed, Perf. Specs.: Product ID Solar Ban 70 (2) Solar Bronze + Clear, SHGC 0.20, [Bldg. Use 1 - Building 2 Shell] (b)	210	---	---	0.240	0.460
Window: Metal Frame: Fixed, Perf. Specs.: Product ID Solar Ban 70 (2) Solar Bronze + Clear, SHGC 0.20, [Bldg. Use 1 - Building 2 Shell] (b)	210	---	---	0.240	0.460
Ext. Wall: Solid Concrete, 9in. Thickness, Normal Density, Furring: Metal, [Bldg. Use 1 - Building 2 Shell]	2007	0.0	9.5	0.082	0.123
Window: Metal Frame: Fixed, Perf. Specs.: Product ID Solar Ban	375	---	---	0.240	0.460

Project Title: A15 D2 Bldg 2 (Shell) 2018
Data filename:

Report date: 01/29/24
Page 1 of 12

Asset Environments
11313 Chicago Circle
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pg 25

COMcheck Compliance Certificates: Building 2



Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U- Factor ^(a)
70 (2) Solar Bronze + Clear, SHGC 0.20, [Bldg. Use 1 - Building 2 Shell] (b)					
SOUTH					
Ext. Wall: Solid Concrete, 9in. Thickness, Normal Density, Furring: Metal, [Bldg. Use 1 - Building 2 Shell]	5762	0.0	9.5	0.082	0.123
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Building 2 Shell]	28	---	---	1.600	0.610
Window: Metal Frame: Fixed, Perf. Specs.: Product ID Solar Ban 70 (2) Solar Bronze + Clear, SHGC 0.20, [Bldg. Use 1 - Building 2 Shell] (b)	415	---	---	0.240	0.460
Window: Metal Frame: Fixed, Perf. Specs.: Product ID Solar Ban 70 (2) Solar Bronze + Clear, SHGC 0.20, [Bldg. Use 1 - Building 2 Shell] (b)	415	---	---	0.240	0.460
Ext. Wall: Solid Concrete, 9in. Thickness, Normal Density, Furring: Metal, [Bldg. Use 1 - Building 2 Shell]	5877	0.0	9.5	0.082	0.123
Window: Metal Frame: Fixed, Perf. Specs.: Product ID Solar Ban 70 (2) Solar Bronze + Clear, SHGC 0.20, [Bldg. Use 1 - Building 2 Shell] (b)	375	---	---	0.240	0.460
WEST					
Ext. Wall: Solid Concrete, 9in. Thickness, Normal Density, Furring: Metal, [Bldg. Use 1 - Building 2 Shell]	8944	0.0	9.5	0.082	0.123
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Building 2 Shell]	28	---	---	1.600	0.610
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Building 2 Shell]	28	---	---	1.600	0.610
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Building 2 Shell]	28	---	---	1.600	0.610
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Building 2 Shell]	28	---	---	1.600	0.610
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Building 2 Shell]	28	---	---	1.600	0.610
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Building 2 Shell]	53	---	---	1.600	0.610
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Building 2 Shell]	53	---	---	1.600	0.610
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Building 2 Shell]	53	---	---	1.600	0.610

- (a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
 (b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
 (c) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.
 (d) High albedo roof requirement options: 1) 3-year aged solar reflectance index ≥ 55.0 thermal emittance ≥ 0.75 , 2) 3-year aged solar reflectance index ≥ 64.0 , 3) Initial year aged solar reflectance ≥ 0.70 thermal emittance ≥ 0.75 , 4) Initial year aged solar reflectance index ≥ 82.0 .

Envelope PASSES: Design 24% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed envelope systems have been designed to meet the 2018 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Paul J Alvarez - Assistant Director of Architecture
 Name - Title

Signature

01/29/2024
 Date

Project Title: A15 D2 Bldg 2 (Shell) 2018
 Data filename:

Report date: 01/29/24
 Page 2 of 12

COMcheck Compliance Certificates: Building 2



COMcheck Software Version 4.1.5.3

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: District 2: Building 2
Project Type: New Construction

Construction Site:
3010 Rigel Ave.
Las Vegas, NV 89102

Owner/Agent:

Designer/Contractor:
FEA Consulting Engineers
2621 W. Horizon Ridge Pkwy
Suite 200
Henderson, NV 89052
(702) 269-6060

Additional Efficiency Package(s)

Credits: 1.0 Required 0.0 Proposed

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts (B X C)
1-Electrical, Data, Fire Pump (Common Space Types:Electrical/Mechanical)	834	0.43	359
2-Storage Level 1 (Common Space Types:Storage >=1000 sq.ft.)	1693	0.46	779
3-Stairwells 1, 2, and 3 (Common Space Types:Stairwell)	3113	0.58	1806
4-Hallway (Common Space Types:Corridor/Transition <8 ft wide)	189	0.66	125
5-Elevator Lobby (Common Space Types:Lobby For Elevator)	443	0.68	301
7-Common Space Types:Restrooms	847	0.85	720
6-Lobby (Common Space Types:Lobby - General)	199	1.00	199
Total Allowed Watts =			4288

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
1-Electrical, Data, Fire Pump (Common Space Types:Electrical/Mechanical) LED 3: F4/F4E: 1x4 STRIP: LED Linear 33W:	1	11	41	451
2-Storage Level 1 (Common Space Types:Storage >=1000 sq.ft.) LED 2: F2/F2E: 2x4 TROFFER: LED Linear 33W: LED 3: F4/F4E: 1x4 STRIP: LED Linear 33W:	1 1	4 13	29 41	116 533
3-Stairwells 1, 2, and 3 (Common Space Types:Stairwell) LED 4: F5/F5E: STAIRWELL STRIP: Other:	1	16	80	1280
4-Hallway (Common Space Types:Corridor/Transition <8 ft wide) LED 2: F2/F2E: 2x4 TROFFER: LED Linear 33W:	1	2	29	58
5-Elevator Lobby (Common Space Types:Lobby For Elevator) LED 5: F15/F15E: 1x4 STRIP: LED Linear 33W:	1	6	36	216
7-Common Space Types:Restrooms LED 6: F14/F14E: 6" DOWNLIGHT: Other:	1	26	21	546
6-Lobby (Common Space Types:Lobby - General)				

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
LED 8: LF-02: LED Other Fixture Unit 80W:	1	47	4	188
Total Proposed Watts =				3388

Interior Lighting PASSES: Design 21% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.3 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title

Signature

Date

COMcheck Compliance Certificates: Building 2



COMcheck Software Version 4.1.5.5
Mechanical Compliance Certificate

Project Information

Energy Code: 2012 IECC
 Project Title:
 Location: Las Vegas, Nevada
 Climate Zone: 3b
 Project Type: New Construction

Construction Site: Owner/Agent: Designer/Contractor:

Additional Efficiency Package(s)

Credits: 1.0 Required 0.0 Proposed

Mechanical Systems List

Quantity	System Type & Description
1	HVAC System 1 (Single Zone): Single Package Heat Pump Heating Mode: Capacity = 20 kBtu/h Proposed Efficiency = 8.20 HSPF, Required Efficiency = 7.70 HSPF Cooling Mode: Capacity = 31 kBtu/h Proposed Efficiency = 17.00 SEER, Required Efficiency: 13.00 SEER Fan System: None
4	HVAC System 2 (Single Zone): Split System Heat Pump Heating Mode: Capacity = 40 kBtu/h Proposed Efficiency = 9.10 HSPF, Required Efficiency = 7.70 HSPF Cooling Mode: Capacity = 36 kBtu/h, No Economizer, Economizer exception: High Efficiency Equipment Proposed Efficiency = 17.50 SEER, Required Efficiency: 14.95 SEER Fan System: None
3	HVAC System 3 (Single Zone): Split System Heat Pump Heating Mode: Capacity = 23 kBtu/h Proposed Efficiency = 9.20 HSPF, Required Efficiency = 7.70 HSPF Cooling Mode: Capacity = 34 kBtu/h, No Economizer, Economizer exception: High Efficiency Equipment Proposed Efficiency = 15.90 SEER, Required Efficiency: 14.95 SEER Fan System: None

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2012 IECC requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

ELLIOT PLEITEZ - MECHANICAL
 Name - Title Signature Date 12/14/2023

Project Title:
 Data filename: H:\22246.00 Vegas Rising District 2\REVIT 2022 BIM360
 [KGA]\CAD\MECHANICAL\COMcheck\22246.00_2_COMcheck.cck

Report date: 12/14/23
 Page 1 of 8

Asset Environments
 11313 Chicago Circle
 Omaha, NE 68154

402.990.5506
www.assetenvironments.com
 pg 29

COMcheck Compliance Certificates: Building 4A/B (condensed)

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U- Factor _(a)
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Building 4A / 4B Shell]

- (a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
 (b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
 (c) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.
 (d) High albedo roof requirement options: 1) 3-year aged solar reflectance index ≥ 55.0 thermal emittance ≥ 0.75 , 2) 3-year aged solar reflectance index ≥ 64.0 , 3) Initial year aged solar reflectance ≥ 0.70 thermal emittance ≥ 0.75 , 4) Initial year aged solar reflectance index ≥ 82.0 .

Envelope PASSES: Design 21% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.3 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Paul J Alvarez - Assistant Director of Arch

Name - Title

Signature

04-02-2024

Date

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
4-Restrooms (Common Space Types:Restrooms)				
LED 5: F14/F14E: 6" Downlight: Other:	1	33	21	693
LED 6: F15/F15E: 1x4 STRIP: LED Linear 33W:	1	2	36	72
7-Elevator Lobbies (Common Space Types:Lobby For Elevator)				
LED 6: F15/F15E: 1x4 STRIP: LED Linear 33W:	1	8	36	288
LED 8: LF-02: 2' Strip in ACT: Other:	1	27	16	421
LED 9: LF-01: Strip: Other:	1	3	86	259
Total Proposed Watts =				7005

Interior Lighting PASSES: Design 21% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.3 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title

Signature

Date

Quantity System Type & Description

- 19 HVAC System 6 (Single Zone):
 Heating: 1 each - Radiant Heater, Electric, Capacity = 17 kBtu/h
 No minimum efficiency requirement applies
 Fan System: None

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.3 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

ELLIOT PLEITEZ - MECHANICAL

Name - Title

Signature

03/06/2024

Date

COMcheck Compliance Certificates: Building 4C (condensed)

Envelope PASSES: Design 21% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.3 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Paul J Alvarez - Assistant Director of Architecture
 Name - Title

Signature

01/29/2024
 Date

Interior Lighting PASSES: Design 95% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.3 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title

Signature

Date

Exterior Lighting PASSES: Design 62% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.3 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title

Signature

Date

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.3 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

ELLIOT PLEITEZ - MECHANICAL

Name - Title

Signature

12/18/2023

Date

COMcheck Compliance Certificates: Building 6 (condensed)

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U- Factor(s)
Window: Metal Frame: Fixed, Perf. Specs.: Product ID Solar Ban 70 (2) Solar Bronze - Clear, SHGC 0.20, (Bldg. Use 1 - Dining: Bar Lounge/Leisure) (b)	96	---	---	0.240	0.490

- (a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
 (b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
 (c) Slab-On-Grade proposed and budget U-factors shown in table are R-factors.
 (d) High albedo roof requirement options: 1) 3-year aged solar reflectance index ≥ 55.0 thermal emittance ≥ 0.75 , 2) 3-year aged solar reflectance index ≥ 64.0 , 3) Initial year aged solar reflectance ≥ 0.70 thermal emittance ≥ 0.75 , 4) Initial year aged solar reflectance index ≥ 82.0 .

Envelope PASSES: Design 21% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.3 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Paul J Alvarez - Assistant Director of Architecture
 Name - Title

Signature

02/01/2024
 Date

Credits: 1.0 Required 0.0 Proposed

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts (B X C)
1-747 Airplane (Retail)	8004	1.06	8484
Total Allowed Watts =			8484

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
1-747 Airplane (Retail) LED 1: F15/F15E: 4x1 Wraparound; Other:	1	22	36	792
Total Proposed Watts =				792

Interior Lighting PASSES: Design 91% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.3 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title

Signature

Date

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

ELLIOT PLEITEZ - MECHANICAL DESIGNER

Name - Title

Signature

04/03/2024

Date

Project Title:

Data filename: H:\22246.00 Vegas Rising District 2\REVIT 2022 BIM360
 [KGA]\CAD\MECHANICAL\COMcheck\22246.00_6_COMcheck.cck

Report date: 04/02/24

Page 1 of 13

Fair Market Value (FMV) Determination - NEWMARK VALUATION & ADVISORY:

NEWMARK VALUATION & ADVISORY

Area 15 Phase II

3000 South Rancho Drive
Las Vegas, Clark County, NV 89102

Newmark Job No.: 24-0209188-1

Restricted Appraisal Report Prepared For:

Corey Goodstein
Vice President
ACORE Capital
1177 Avenue of the Americas, Suite #0200
New York, NY 10036

Ms. Laura Rapaport
CEO
NORTH BRIDGE
Office: 917-747-5474
Email: laura@northbridgeops.com

Prepared By:

Newmark Valuation & Advisory
1300 East 9th Street, Suite 105
Cleveland, OH 44114

NEWMARK

