The World’s Going Green ... Are you?

November 13, 2007

Don Slack
Executive Vice President
Westfield Development Company, Inc.
- 22 Stories
- 500,000 SF
- LEED CS - Gold/UFAD
- Design/Construction Team
  - RNL Design
  - Swanson Rink Engineering
  - Mortenson Construction
  - Enermodal Engineering
- Delivery Fall 2009
17,000 SF Landscaped Terrace
SUSTAINABLE SITE
• Adjacency to Transit
• 17,000 SF Landscaped Terrace
• 100 Year Flood Storm Detention and Water Quality Storage Tank

WATER EFFICIENCY
• 38% Water Consumption Savings
• Waterless Urinals
• Dual Flush Valve Water Closets

ENERGY AND ATMOSPHERE
• Energy Consumption Savings over traditional office buildings of 30%
• UFAD reduces chiller use up to 29%
• Measurement and Verification System
• Tenant Power is Submetered
• Green Power through Xcel’s Windsorce

MATERIALS AND RESOURCES
• 20% Recycled Content in C&S Materials
• 20% Locally Obtained Materials
• FSC Certified Wood Doors

INDOOR ENVIRONMENTAL QUALITY
• UFAD System provides for 38% more fresh air than traditional overhead system
• UFAD System allows for individual control of air flow through floor diffusers

INNOVATION AND DESIGN PROCESS
• Green Housekeeping
• 100% Covered Parking
• Double Term Contract for Green Power
• Restoring 77% of non-footprint site to native or adaptive vegetation
Benefits

- Energy Savings over traditional systems
- Individual control over indoor air comfort
- Reduced Mechanical Tenant Finish Cost.
- Less churn cost
- Enhanced indoor air quality
- Increased productivity
Assumption: 100,000 SF space with 1:250 SF employees at average salary/benefits of $65,000

Potential Green Building Savings

Sources:
“Greening the Building and the Bottom Line,” Rocky Mountain Institute
“The Costs and Financial Benefits of Green Buildings,” a report to CA’s Sustainable Building Taskforce
Why Build Green?

Simply.... A Better Building
- Improved Indoor Environment
- Energy Use Reduction
- Water Use Reduction
- Intelligent Engineering Practices

A Clear Marketplace Advantage
- Occupant Satisfaction and Productivity
- Reduced occupancy cost

Investment Value
- Offers Competitive Advantage
- More and More tenants want green
- Higher Market Value
Lessons Learned

- Use the energy model as a tool
- Be deliberate about the LEED points
- Keep the tenant’s LEED needs in mind
- There will be trade-offs
- Productivity gains trump everything