

# *Exelon Headquarters: **Green Works.***

## *Building a Green Office Space*

10 South Dearborn, Chicago, Illinois



### Green Highlights

Reduced electricity consumption by 50 percent relative to vacated office space through the use of:

- state-of-the-art energy-efficient lighting system, including T-5 fluorescent fixtures, occupancy sensors, and dimming technology
- advanced control of heating, cooling and ventilation systems
- Energy Star-rated equipment and appliances to meet over 96 percent of the office's needs

220,000 square feet of Platinum LEED certified remodeled commercial office space

### Project Description

In the spring of 2004, Exelon embarked on a project to consolidate its Chicago office space into an existing Chicago landmark building to increase productivity and reduce costs. The project involved the redesign and building of more than 220,000 square feet of usable office space on 10 floors.

### Rationale to Go Green

Exelon is not waiting for federal legislation to take steps to address climate change. In 2005, Exelon established a voluntary goal to reduce emissions by 8 percent from 2001 levels by the end of 2008.

Since buildings are responsible for 39 percent of CO<sub>2</sub> emissions in the U.S., Exelon wanted to demonstrate that emissions reduction could be partially realized through the redesign of its company headquarters building in Chicago. Exelon chose the highest standards through the U.S. Green Building Council's guideline, Leadership in Energy and Environmental Design (LEED) Green Building Rating System,<sup>™</sup> to guide the renovation of its office.

## More Green Achievements

### Optimized the use of natural resources by:

- purchasing over 60 percent of project materials and products from manufacturers within 500 miles to reduce emissions associated with transportation
- buying electricity provided by 100 percent regional, Green-e certified wind power

“The space and natural light is truly inspiring; it’s a great way to start the day!”

—Tom Clewett, VP, Enterprise Solutions

- choosing a location that is accessible to public transportation and encouraging bicycle riders by providing additional bike racks and shower facilities



- recycling or salvaging 75 percent of the construction waste and reusing 31 percent of furniture and other materials to reduce waste
- participating and receiving recognition in the Cool Carpet program, which enabled the carpet manufacturer to buy and retire an equal amount of certified carbon credits to offset greenhouse gas emissions associated with carpet purchase

“My team and I worked with Exelon Senior Management to create an environment that not only achieved its environmental goals but also contributes and promotes employee productivity due to an improved workplace.”

—Dennis Kluge, Interior Designer

- using Forestry Stewardship Council-certified wood in support of good forest management
- reducing water consumption by 30 percent through the use of efficient bathroom and kitchen fixtures and faucets



### Improved employees' work environment by:

- providing views for nearly 100 percent of seated spaces, including conference rooms
- providing individually controlled lighting for 90 percent of occupants
- using low-emitting materials, paints, carpeting, furniture and finishes, and installing high-density air filters in the HVAC system for improved indoor air quality
- using green cleaning products and convincing the base building to do so on the remaining floors in the building



“There is a fresher quality to the air in the new space.”

—Charisse Marsaw, Executive Administrative Coordinator

- installing more HVAC zones on each floor for better temperature sensing and control
- adding a CO2 monitoring system to ensure good ventilation



## Operating Results So Far

- Exelon achieved an attractive functional office space using the highest “green building” standards (LEED certified) at a cost premium of less than 5 percent
- The expected reduction in operating cost will recover this premium in under 5 years, based on energy savings alone

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