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New Consolidated Headquarters



In the spring 2004, Exelon embarked on a project to consolidate its Chicago office space into Chase Tower.

- Aligns with our vision of environmental leadership
- Demonstrates that green building design is good business and provides significant environmental benefits
 - Commercial buildings in the U.S.:
 - account for 60% of raw materials use
 - consume approximately 68% of the electricity produced annually
 - produce 30% of total U.S. greenhouse gas emissions
 - account for 40% of non-industrial solid waste
- Used the US Green Building Council's Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ for commercial interiors to guide the renovation

Leadership in Energy & Environmental Design (LEED)

New Construction (NC)

Commercial Interiors (CI)

Existing Buildings (EB)

☒ Sustainable Sites

- ☒ Alternative Fuel Vehicles
- ☒ Flexible Workplace / Tele – commuting
- ☒ Bike Parking / Showers
- ☒ Reduce Light Pollution

☒ Water Efficiency

- ☒ Plant Native Vegetation
- ☒ Reduce Landscape Watering
- ☒ Install Low Flow Plumbing Fixtures

☒ Energy & Atmosphere

- ☒ Retro - Commission Building Systems
- ☒ Improve Energy Performance
- ☒ Use Renewable Energy

☒ Materials & Resources

- ☒ Enhance Recycling
- ☒ Use Low VOC products
- ☒ Use sustainable building materials & products in retrofits & renovations

☒ Interior Environmental Quality

- ☒ Asbestos / PCB Management Programs
- ☒ Green Cleaning Policies
- ☒ Daylighting & Views

☒ Innovation & Upgrades

- ☒ Implement Employee Education Program

Reduced electricity consumption by 50% relative to vacated space by using:

State of the art lighting systems, including T-5 fluorescent fixtures, occupancy sensors, and dimming technology

Advanced control of the heating, cooling, and ventilation systems, including heat flux-based baseboard controls

Energy Star equipment and appliances for over 96% of our needs



Optimized the use of natural resources by:

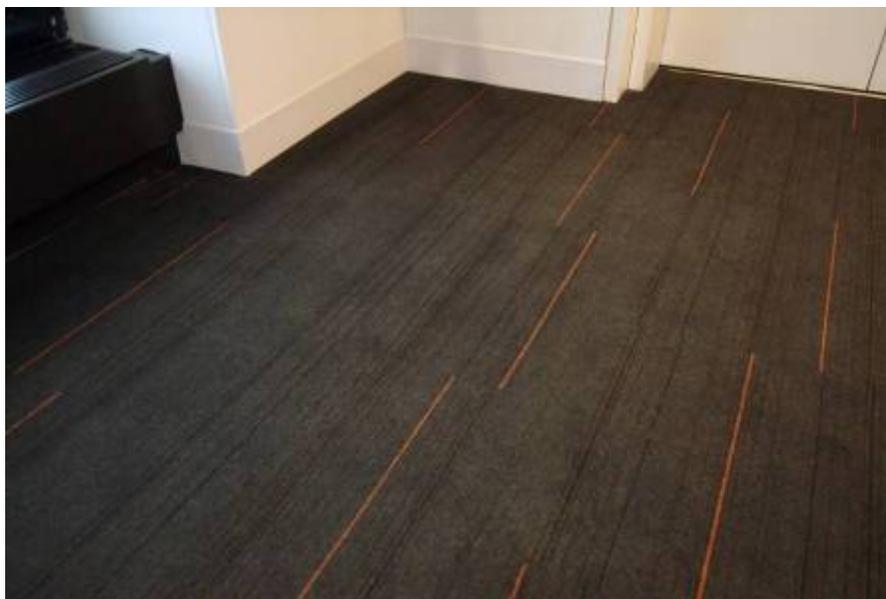
Recycling or salvaging 75% of construction waste

Using recycled content in at least 20% of all materials, furniture, and finishes

Reusing 31% of resources with considerable cost avoidance benefits

Installing restroom and kitchen fixtures and faucets that reduce water consumption by 30%

Using FSC (Forestry Stewardship Council) certified wood



Optimized the use of our natural resources by:

Locating office waste recycling areas on each floor

Buying electricity provided from 100% regional, Green-e certified, wind power

Reusing existing private office and conference room furniture

Installing movable wall systems to reduce future construction waste

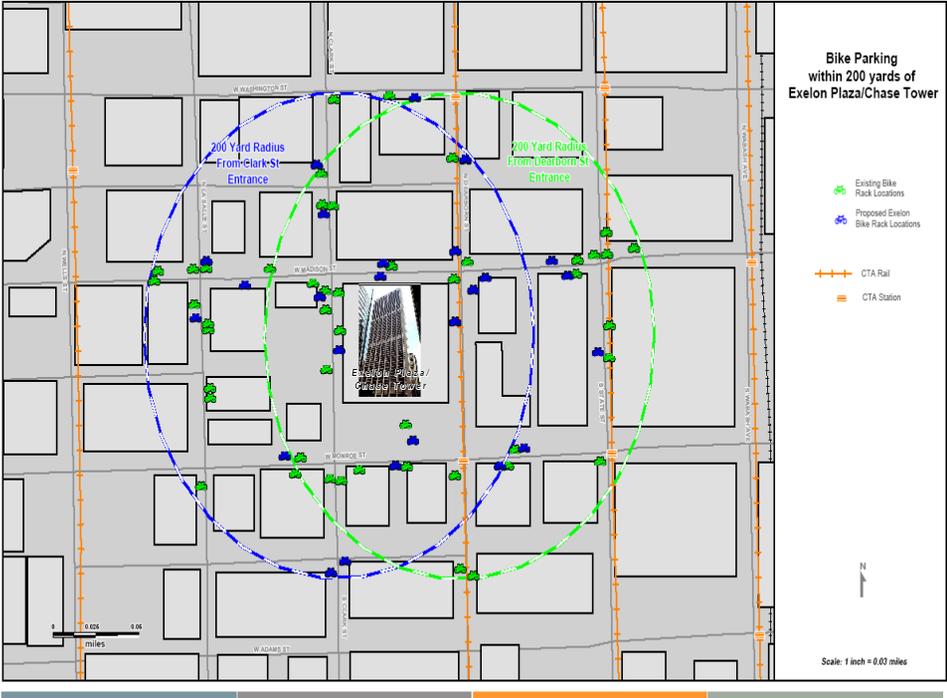


Optimized the use of our natural resources by:

Choosing an office location convenient to public transportation

Providing bike racks and showering facilities to encourage bicycle transportation

Selecting 60% of materials and products manufactured within 500 miles



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Improved our work environment by:

Installing more HVAC zones on each floor for better temperature sensing and control

Installing high density air filters in HVAC system.

Adding CO2 monitoring system to maintain good outdoor air ventilation

Providing individually controlled lighting for 90% of occupants



Improved our work environment by:

Providing views for 100% of seated spaces, including conference rooms.

Using “green” cleaning products and convincing the landlord to do so for the rest of the building

Using low-emitting materials, paints, carpeting, furniture, and finishes.



Workplace Survey Results

57% are **more comfortable** in the new workspace / work environment

55% feel the **lighting** meets their needs better than before

42% find the new workspace better **promotes spontaneous interactions**, collaboration, cooperation & teamwork

87% are **proud to show** customers or potential recruits their workspace

52% most **appreciate the views and natural daylight** about the new space

But, **36%** would like more of the **visual privacy** that they had in their previous space