

E P S T E I N

ARCHITECTURE

ENGINEERING

CONSTRUCTION

INTERIOR DESIGN

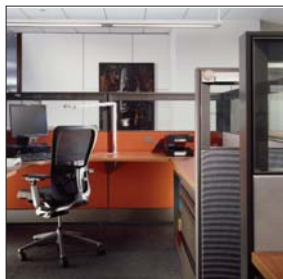
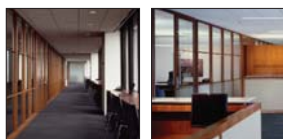
GRAPHIC DESIGN

Design Profile

MARCH/APRIL 2007

"Green & Certified Platinum"

EXELON CORPORATE HEADQUARTERS



E P S T E I N

“Green & Certified Platinum”

Exelon Corporate Headquarters certified LEED-CI Platinum - Largest Facility of its Kind in the United States

In the spring of 2004, Exelon embarked on a project to consolidate its Chicago office space into an existing Chicago landmark building. The project involved the redesign and building of over 220,000 usable square feet of office space on ten floors. ISI, Epstein's interior design subsidiary, used the USGBC's LEED Green Building Rating System for commercial interiors to guide the renovation. The rationale for this project was twofold - it aligned with Exelon's vision of environmental leadership and demonstrated that green building design is good business and provides significant environmental benefits.

Exelon's former space had a traditional corporate layout with window offices and workstations in the core. There were offices of varying sizes and inconsistently assigned with disparate finishes, colors, and furnishings. There was poor cellular reception and no wi-fi accessibility, inefficient stairwell access at Chase Tower and a general shortage of poorly equipped conference rooms, with too many small rooms and not enough large assembly rooms.

ISI's vision for the new space included workstations along the perimeter and offices in the core bringing natural light to all employees. Every general office floor has the same layout and features – a café and coffee bar, private phone rooms, and convenience centers for printing, faxing, and copying. The workstations are at least 33% larger and directly on the window and every floor conveys a unified Exelon image with consistent finishes and color palettes. The floors are wi-fi enabled and reception has been improved for cellular and wireless communication devices. There are five conference rooms on each general office floor for groups of 8 – 14, including one video conference on each floor. The 48th floor conference center has several large assembly rooms – increasing the downtown conference room capacity by an additional 8,000 square feet to 27,000 square feet. The conference center has three dedicated video-conferencing rooms and three dedicated presentation rooms with easy-to-use, state-of-the-art technology.

Some of the major achievements of this project included the optimized 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



Exelon Corporate Headquarters
CHICAGO, ILLINOIS
Interior view of boardroom



considerable cost avoidance benefits, installing restroom and kitchen fixtures and faucets that reduce water consumption by 30% and using FSC (Forestry Stewardship Council) certified wood. Additionally, the project further utilized 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 and installing movable wall systems to reduce future construction waste.



ISI helped improve Exelon's 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, and by using low-emitting materials, paints, carpeting, furniture, and finishes.



The final product created an attractive, highly functional office space using the highest “green building” standard which was accomplished using commercially available, high performance products and technology. The improved building performance was achieved at a cost premium of less than 5% and based on energy cost savings alone, will recover the premium in less than 5 years.

What is LEED? - LEED is an acronym for The Leadership in Energy and Environmental Design program that the USGBC uses for building owners to certify their buildings as a sustainable facility. The program applies not only to New Construction and Major Renovations (LEED-NC) , but also to Commercial Interiors (LEED-CI), Core and Shell Developments (LEED-CS), and Existing Buildings (LEED-EB). The program allocates credits to different categories of sustainable design and provides a Certified, Silver, Gold, or Platinum rating based on the number of credits obtained.

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Culture Statement

Epstein strives to be recognized as the best employee-owned architecture, design, engineering and construction organization with a strong sense of passion, creativity, professionalism and trust.

