

InterChange Business CenterSM

UNIVERSITY PARKWAY AT I-215
SAN BERNARDINO, CALIFORNIA



USGBC LEED[®] SILVER CERTIFICATION



Environmentally Responsible, Profitable and a Healthy Place to Live and Work

InterChange BusinessCenterSM

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What is LEED[®]?

The Leadership in Energy and Environmental Design (LEED[®]) Green Building Rating System for Core & Shell Development (LEED-CS) is a set of performance criteria for certifying the sustainable design and construction of speculative and core and shell buildings. It has been developed as part of the U.S. Green Building Council's (USGBC) ongoing effort to provide a national standard for what constitutes a "green building" and to assist in the creation of high performance, healthful, durable, affordable and environmentally sound buildings.



What was Done to Make the InterChange Business Center a Green Development?

50% Less Water Use for Irrigation

30% Less Interior Water Use

50% Reduction in Construction Waste Going to Landfill

30% of Site in Open Space or Landscaping

100% Daylighting of Occupied Spaces



The InterChange Business Center Incorporates a Range of Green Features. These are Described Below, By the Categories Used by LEED[®]:

Sustainable Site

Brownfield Remediation: Fifty acres of the southern end of the InterChange Business Center project site is a former U.S Army facility. During World War II, the site was used for storage, packing and testing of six-pound incendiary bombs. The site is part of the US Army Corps of Engineers' Formerly Used Defense Site (FUDS) program. Based on the results of a detailed investigation, the California Department of Toxic Substances Control cleared the site for development. Cleaning and reusing this site helps conserve land resources by reducing development pressure on undeveloped land.

Community Connectivity: The InterChange Business Center is located within an existing urban area, which reduces the need for new infrastructure and services and helps decrease auto use. The Business Center is located in close proximity to one of the denser residential areas in San Bernardino, which provides housing opportunities for employees in the InterChange Business Center. A range of nearby services, like dry cleaners and restaurants, are within walking distance of Business Center employees. Other strategies have also been incorporated to reduce impacts from automobile use, including preferred parking spaces near entrances for low-emitting and fuel-efficient cars as an incentive for employees.





Stormwater Management: The InterChange Business Center project includes several design features to reduce impacts on natural hydrology, minimize stormwater runoff, and protect water quality. These include landscaping ten percent of the developed site, conserving large natural areas to reduce impervious surfaces, and providing a vegetated swale and detention basin for stormwater to promote infiltration into the ground. Natural treatment systems like these are low maintenance and don't require energy to operate. In addition, trash racks and filters are included at storm drain inlets to keep any floating trash from leaving the site.

Tenant Guidelines: A set of guidelines is provided to all building tenants in the InterChange Business Center with recommendations for use of recycled, renewable, and local materials during buildout and modification of their spaces.

Water Efficiency

Water Efficient Landscaping: The InterChange Business Center project is designed cut potable water use in half, saving thousands of gallons of water each day. For the landscaping, only plants with low to moderate water needs were selected. The irrigation system will deliver water to the plants very efficiently by using "smart" irrigation controllers that determine when the plants actually need water, so over-watering does not occur.

Indoor Water Use Reduction: All tenant leases require installation and use of low-flow sinks and showers and dual-flush toilets (which use a "full flush" only with solid waste). This will reduce water use by over 30 percent.



Energy and Atmosphere

Tenant Sub-Metering: Each individual tenant space in each building is separately metered by individual utility electric meters so the monthly electrical energy use in their space is measured and reported by the utility company directly to the tenant. This important feature allows each tenant to track their own energy use, implement their own energy efficiency measures, and benefit from the resulting cost savings.

Materials and Resources

Construction Waste Recycling: The construction company recycled or reused over 50 percent of non-hazardous construction and demolition waste. For example, concrete from old buildings that were demolished was reused on site for fill material. Construction debris such as wood, metal and cardboard were sorted on-site and taken to the nearest recycler. The recycling prevented many tons of waste from ending up in a landfill.

Recycled Content: The InterChange Business Center has been constructed with over 10 percent recycled materials, including concrete. This helps increase demand for building products that incorporate recycled content materials, thereby reducing impacts resulting from extraction and processing of virgin materials.

Regional Materials: Over 10 percent of the materials used to construct the InterChange Business Center were extracted and manufactured within 500 miles of the project. Using regional materials supports the use of indigenous resources and reduces the environmental impacts resulting from transportation of construction materials over long distances.

Indoor Environmental Quality

Indoor Air Quality: The InterChange Business Center was constructed using low-emitting caulking compounds and interior paints. Ventilation rates are significantly greater than required. Tenants are provided with guidelines to help them select low-emitting carpets and other finishing materials. These measures reduce indoor air contaminants and help support the comfort and well-being of building occupants.

Daylight and Views: The buildings in the InterChange Business Center include skylights throughout to provide natural light. Areas of the buildings to be used for offices and break rooms have large windows to provide light and views and a connection between indoor spaces and the outdoors to workers.



How Can I Find Out More About Green Building?

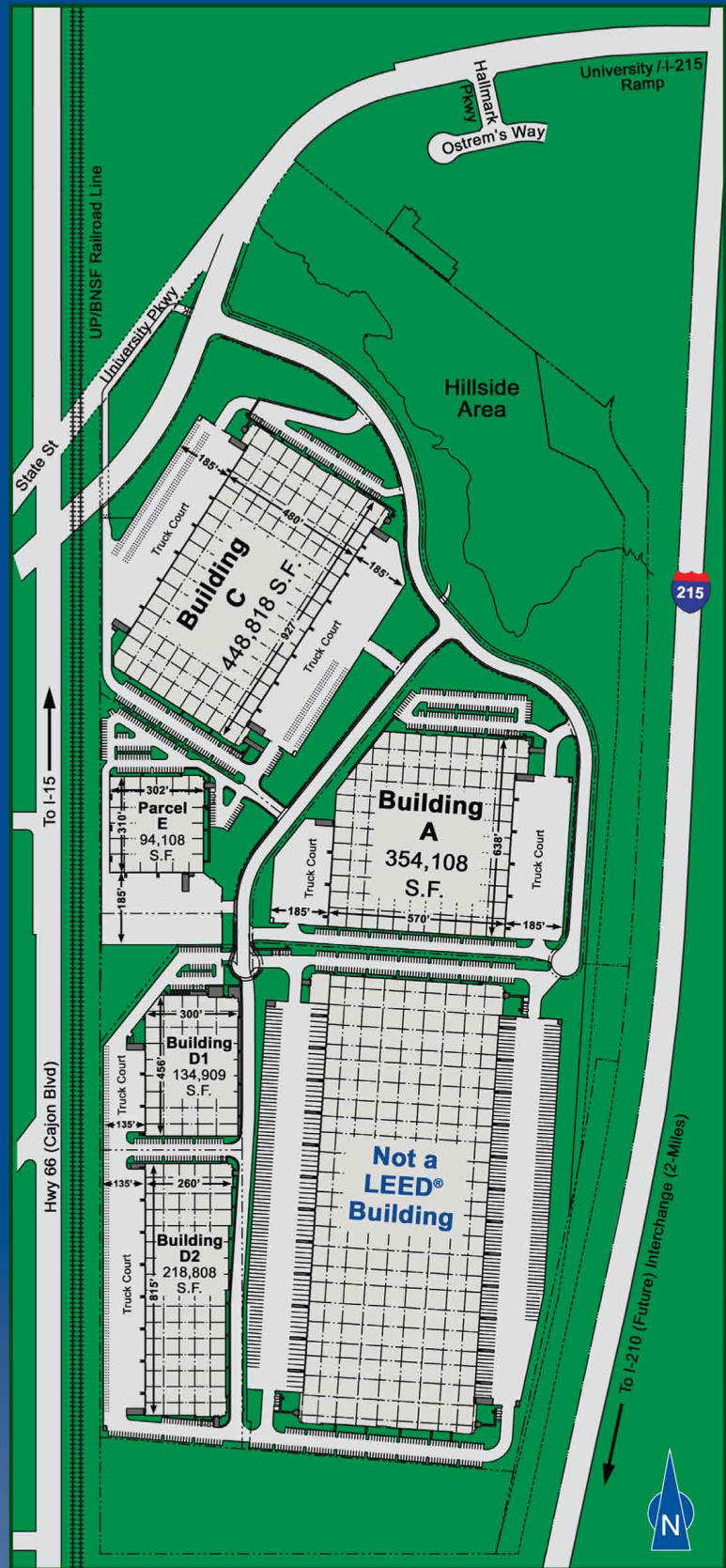
A broad range of resources on green building is available on the U.S. Green Building Council's website at www.usgbc.org. Consider joining your local USGBC chapter to network with architects, engineers, planners, and other people interested in green building.



For a tour of the InterChange Business Center, please contact:

Peter McWilliams, Ruben Goodsell, Mike McCrary
 Colliers International
 909.605.9400

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A PEROT COMPANY®

Brian Wilson, brian.wilson@hillwood.com
 909.382.0033

For Leasing Information:



3401 Centrelake Drive, Suite 150
 Ontario, California 91761
 909.605.9400 909.937.6229 (fax)
 Peter B. McWilliams, peter.mcwilliams@colliers.com
 Ruben V. Goodsell, ruben.goodsell@colliers.com
 Mike McCrary, mike.mccrary@colliers.com

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