GREAT RIVER ENERGY

Bismarck Office

Agenda:

- Project Overview
- LEED-CS Certification
- The big questions
- Building tour

Project Overview

- GRE Regional Office
- 30,000 SF
  - 8,600 SF GRE
  - 21,000 SF Speculative
- 100% Leased
- Completed: April 2007
- Construction Cost: 3.4 Mil (not including tenant improvements)

LEED Certification

- LEED for Core and Shell Certification
  - LEED CS 2.0 (Current v3)
  - First LEED-CS project in North Dakota
  - First LEED project in ND to receive Gold or better Certification
  - Process Began in 2006 with Design
  - Process was completed with certification in 2009
  - Achieved 36 credits (34-44 required)

Certification: Topics

- Sustainable Sites: Achieved 6 of 15
  - Prerequisite: Construction Activity Pollution Prevention
  - Site Selection
  - Alternative Transportation
    - Bike Storage; Changing Rooms
    - Low-Emitting & Fuel Efficient Vehicles
    - Parking Capacity
  - Heat Island Effect, Non-Roof
  - Heat Island Effect, Roof

Certification – Topics

- Water Efficiency: Achieved 4 of 5
  - Water Efficient Landscaping
  - Water use reduction
    - Reduction of 35.4%

Certification Topics

- Energy and Atmosphere: Achieved 9 of 14
  - Prerequisite 1: Fundamental commissioning
  - Prerequisite 2: Minimum energy performance
  - Prerequisite 3: Fundamental refrigerant management
  - Optimize Energy Performance
    - 34.8% Energy Cost Savings relative to baseline bldg.
  - Enhanced Refrigerant management
  - Green Power (35% min.) 108% for this bldg.

Certification Topics

- Materials and Resources: Achieved 7 of 11
  - Prerequisite 1: Storage and collection of recyclables.
  - Construction Waste Management
    - 94.4% of site generated waste diverted
  - Recycled Content
    - 27.6% of building materials
  - Regional Materials
    - 20.2% of building material
  - Certified Wood
    - 59.9% of total wood, harvested from certified forests

Certification Topics

- Indoor Environmental Quality: Achieved 5 of 11
  - Prerequisite 1: Minimum IAQ Performance
  - Prerequisite 2: ETS Control
  - Outdoor Air Monitoring
  - Construction IAQ Management Plan
  - Low-Emitting Materials
  - Thermal Comfort and Design

Certification Topics

- Innovation and Design Process: Achieved 5 of 5
  - Education Program
  - Low Mercury Lamps
  - Exemplary Performance
    - 108% Green Power for 2 years
  - Fly ash replacement
    - 40% replacement, 49.2% reduction in cement
  - LEED AP Participation

The Big Questions

Questions	Answers
• How much more did the project cost?	• Don't know!
• How much did the certification process cost?	• Less than 1% of the total construction cost
• Did the certification process at time to the design and construction schedule?	• None.
• What is the payback?	• 5-7 years