



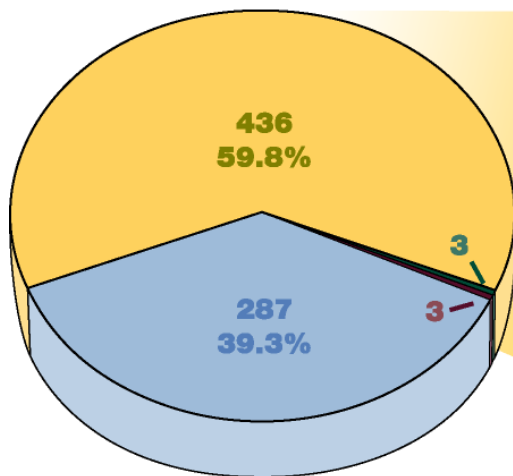
The Top Performing Buildings in America At a Glance

ENERGY STAR® is a voluntary partnership between business, government and others united to protect our environment for future generations by changing energy-efficient practices today. Businesses can use ENERGY STAR to improve efficiency, enhance profits, and create a competitive advantage. Last year alone, ENERGY STAR helped businesses and consumers save more than \$5 billion in energy costs while reducing green house gas emissions equivalent to those of 10 million cars.

EPA Administrator Christie Whitman recently announced the list of top energy performing buildings. The 729 buildings with the highest marks, which mostly include office buildings and K-12 schools, earned the right to display the ENERGY STAR label.

ENERGY STAR Labeled Buildings

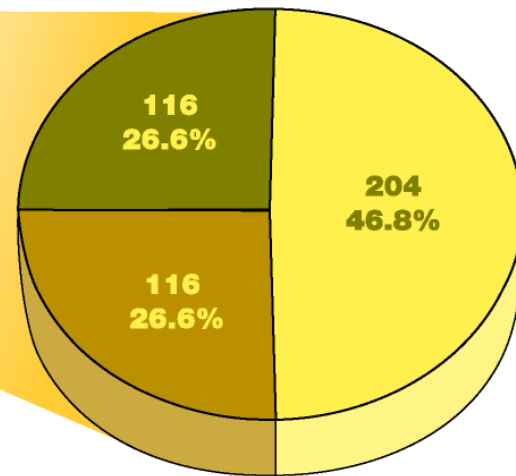
Total Labeled Buildings



729 Buildings



Labeled Office Buildings Only



436 Buildings



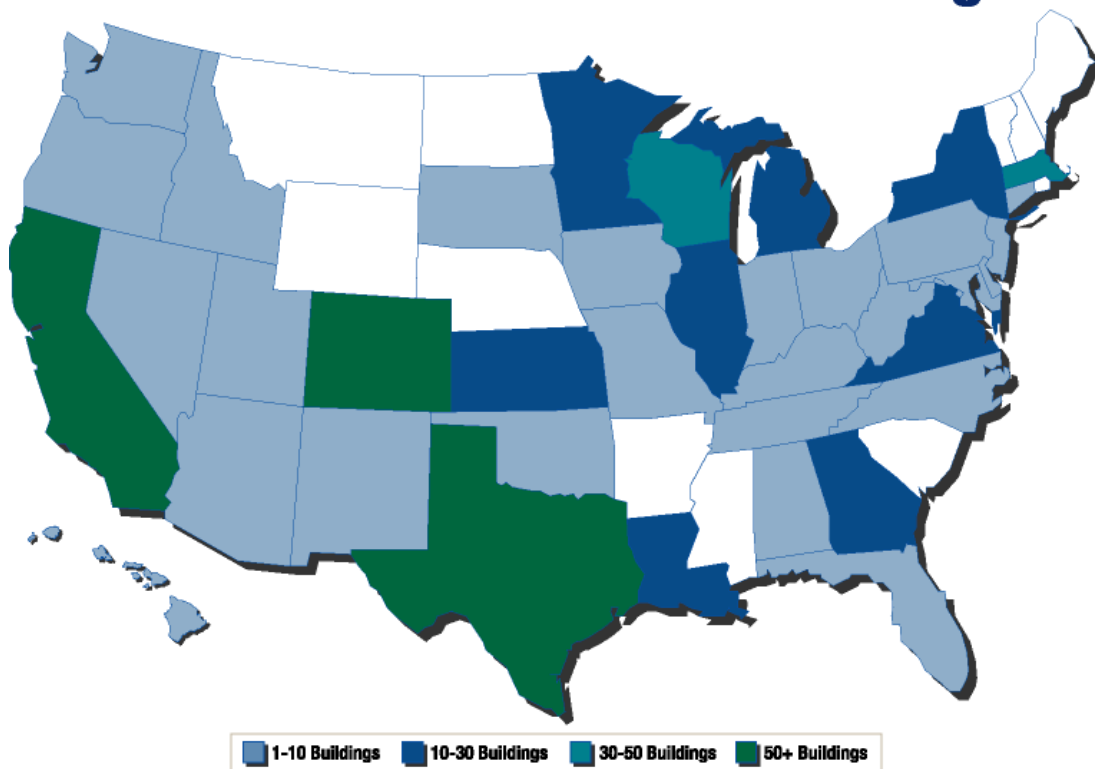
There is no single path to ENERGY STAR but common elements are:

- **Application of good practice technologies**
 - 85% utilize an energy management control system
 - Approximately 50% utilize motion sensors for lighting systems
- **Good operating practices**
 - 99% perform regular operations & maintenance
 - Organizational commitment

What types of results do ENERGY STAR labeled buildings produce?

- Buildings that have earned the ENERGY STAR label are 40% more energy efficient than average buildings.
- Office buildings earning the ENERGY STAR label cost \$0.86 per square foot less per year to operate as compared to average buildings.
- K-12 schools that have earned the ENERGY STAR label cost \$0.40 per square foot less per year to operate as compared to average schools.

729 ENERGY STAR Labeled Buildings



www.energystar.gov

ENERGY STAR Hotline: 1-888-STAR-YES



What are some accomplishments of ENERGY STAR Labeled Buildings?



The Ridgehaven Green Building in San Diego, CA, was the first building in the nation to qualify for the ENERGY STAR Label – achieving an energy performance score better than 90 percent of similar use buildings. The 73,700-square foot structure was renovated by the City of San Diego's Environmental Services Department in 1996 to demonstrate that green buildings can be developed within municipal guidelines and budgets. The energy-efficiency upgrades that helped qualify the building for the ENERGY STAR Label were part of a project developed in partnership with San Diego Gas & Electric. The Building's success motivated the City of San Diego

to adopt a Council Policy establishing the City's commitment to green building practices.

Williams Tower, Houston, TX, developed by Hines in 1982, serves as home to Hines' corporate headquarters. Rising 64 stories from the flat Gulf Coast plain, Williams Tower is one of the most distinctive and recognizable high-rise office towers in Houston. In addition to its striking design, Williams Tower possesses the components of energy efficiency and management of an ENERGY STAR labeled building. Those components include a comprehensive upgrade of lighting to T8 lamps and electronic ballasts, the installation of a computerized building management system, and the installation and use of multi-zoned air handling units with modulating chilled water valves, allowing zone-by-zone control of building cooling. In addition, hot- and chilled-water flow through cooling tower coils was balanced, for maximum efficiency.

The Foley Square Federal Office Building in New York City opened in 1994 and was designed to be among the most energy efficient buildings in its class. Due to the diligence of the General Services Administration (GSA) project team, the building has met the objectives of the project team. Located in downtown Manhattan, the Foley Square Federal Office Building is 30 stories tall and contains 1.2 million gross square feet. The building houses the Environmental Protection Agency, Internal Revenue Service, and the Federal Bureau of Investigation. The equipment and products implemented throughout the building have enabled GSA to realize an annual cost savings of \$1.3 million compared to similar buildings.





Arden Realty's 8383 Wilshire Building in Los Angeles, CA, a 417,463 square foot building, achieved an energy performance score of 100 percent in 2001, making it one of the most efficient buildings in the nation. As part of the company's ongoing energy efficiency program, 8383 Wilshire installed an energy management system, a building-wide lighting retrofit, carbon monoxide monitoring system, and the installation of variable frequency drives on major equipment. The payback in energy savings for the upgrades took only 3.5 years and was marked with an increase in tenant satisfaction and comfort. *Energy User News* awarded the building

with the 2000 Efficient Building Award of the Year in the Office building division.

Monticello High School, in Monticello, IL, was the first school in Illinois to receive this designation. The label recognized the demands the school faced from a growing student body, aging equipment and poor lighting conditions. A performance contract with Johnson Controls guaranteed that the school would achieve \$3.8 million dollars of energy and operational savings over the course of 10 years. Under this arrangement, Monticello replaced the heating system and installed upgraded lighting, insulation, windows, and a new roof. Monticello added to the effectiveness of these investments by using the ENERGY STAR power management features on the school's computers. In all, the district saved about 30 percent on its energy costs in 2000 and maintained those savings during the record-breaking winter of 2000-2001 in the Midwest.

What do ENERGY STAR's partners have to say about the program?

Hines

"ENERGY STAR continues to provide Hines with measurable validation of our strategic energy management practices, as well as providing important tools and incentives to improve the energy performance across our portfolio."

Jeffrey C. Hines
President
Hines



"The ENERGY STAR program has virtually set the standard for outstanding energy practices for the commercial real estate industry. At Arden, our energy initiatives have achieved many objectives, including reducing cost; providing better environments for our tenants and setting an example as responsible corporate citizens. We are committed to the ENERGY STAR program and to encouraging all of our peers to pursue its standards."

Victor J. Coleman
President and Chief Operating Officer
Arden Realty, Inc.



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