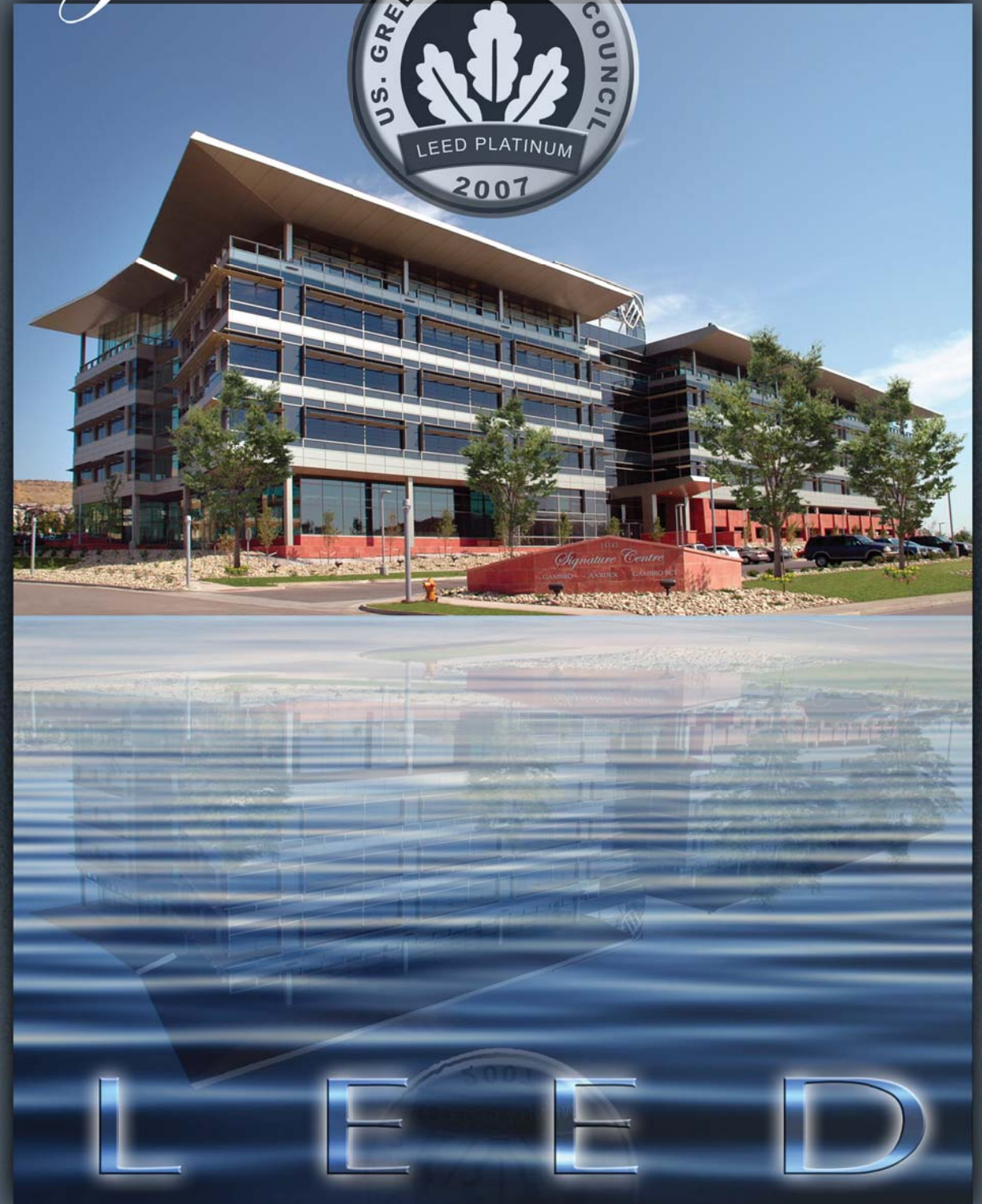


Signature Centre



Sustainable Sites

- Prereq 1 Construction Activity Pollution Prevention
- ✓ Credit 1 Site Selection
- ✓ Credit 2 Development Density and Community Connectivity
- ✓ Credit 4.1 Alternative Transportation, Public Transportation Access
- ✓ Credit 4.2 Alternative Transportation, Bicycle Storage and Changing Rooms
- ✓ Credit 4.3 Alternative Transportation, Low-Emitting and Fuel-Efficient Vehicles
- ✓ Credit 5.2 Site Development, Maximize Open Space
- ✓ Credit 6.1 Stormwater Design, Quantity Control
- ✓ Credit 6.2 Stormwater Design, Quality Control
- ✓ Credit 7.1 Heat Island Effect, Non-Roof
- ✓ Credit 7.2 Heat Island Effect, Roof
- ✓ Credit 9 Tenant Design and Construction Guidelines

Water Efficiency

- ✓ Credit 1.1 Water Efficient Landscaping, Reduce by 50%
- ✓ Credit 2 Innovative Wastewater Technologies
- ✓ Credit 3.1 Water Use Reduction, 20% Reduction
- ✓ Credit 3.2 Water Use Reduction, 30% Reduction

Energy and Atmosphere

- ✓ Prereq 1 Fundamental Commissioning of the Building Energy Systems
- ✓ Prereq 2 Minimum Energy Performance
- ✓ Prereq 3 Fundamental Refrigerant Management
- ✓ Credit 1 Optimize Energy Performance
- ✓ Credit 3 Enhanced Commissioning
- ✓ Credit 4 Enhanced Refrigerant Management
- ✓ Credit 5.1 Measurement and Verification - Base Building
- ✓ Credit 5.2 Measurement and Verification - Tenant Sub-Metering
- ✓ Credit 6 Green Power

Materials and Resources

- ✓ Prereq 1 Storage and Collection of Recyclables
- ✓ Credit 2.1 Construction Waste Management, Divert 50% from Disposal
- ✓ Credit 2.2 Construction Waste Management, Divert 75% from Disposal
- ✓ Credit 4.1 Recycled Content, 10% (post-consumer + 1/2 pre-consumer)
- ✓ Credit 4.2 Recycled Content, 20% (post-consumer + 1/2 pre-consumer)
- ✓ Credit 5.1 Regional Materials, 10% Extracted, Processed and Manufactured Regionally
- ✓ Credit 5.2 Regional Materials, 20% Extracted, Processed and Manufactured Regionally
- ✓ Credit 6 Certified Wood

Indoor Environmental Quality

- ✓ Prereq 1 Minimum IAQ Performance
- ✓ Prereq 2 Environmental Tobacco Smoke (ETS) Control
- ✓ Credit 1 Outdoor Air Delivery Monitoring
- ✓ Credit 2 Increased Ventilation
- ✓ Credit 3 Construction IAQ Management Plan, During Construction
- ✓ Credit 4.1-4 Low-Emitting Materials
- ✓ Credit 5 Indoor Chemical and Pollutant Source Control
- ✓ Credit 6 Controllability of Systems, Thermal Comfort
- ✓ Credit 7 Thermal Comfort, Design
- ✓ Credit 8.1 Daylight and Views, Daylight 75% of Spaces
- ✓ Credit 8.2 Daylight and Views, Views for 90% of Spaces

Innovation and Design Process

- ✓ Credit 1.1 Innovation in Design: Water use reduction >40%
- ✓ Credit 1.2 Innovation in Design: User Effective Building
- ✓ Credit 1.3 Innovation in Design: Education
- ✓ Credit 1.4 Innovation in Design: Green Power Exceedance
- ✓ Credit 2 LEED® Accredited Professional

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Developer · Architect · Construction Manager · Property Services





LEED® Platinum at *Signature Centre*

User Effective® Buildings are developed with the purposeful intent to improve people's productivity, goal achievement, quality of life and satisfaction. Aardex authored the book by the same name in 2004; then, it created its first prototype of a User Effective Building, Signature Centre at Denver West. Completed in 2007, the Signature Centre became Colorado's first commercial LEED Platinum building, winning NAIOP's National "Green Development of the Year" award.

Aspects of the office environment that influence the performance of tenants include indoor air quality, access to daylight, quality of lighting, noise, temperature, open office plans, access to shared equipment and other elements that are tied to the age, efficiency and quality of design and materials.

In today's highly-competitive global market, organizations are increasingly scrutinizing their staffs, work processes and strategies. Often overlooked is the role of the office structure itself. Although building leases represent roughly 2% of a business's total operating cost, they have the potential to greatly improve productivity, with an appropriate positive boost to net profits.

In just about any component of an office building, something can be done to improve workflow, communications, employee satisfaction and other variables that impact profits.

The "Return on People," targeting the success of the workforce, is the key to a structure's success. Removing barriers that impede workflow provides a solid, measurable return on investment.



Indoor Environmental Quality

Daylight and views

Reaching into the building up to 40 feet beyond the perimeter. Outside views from 90% of occupied space

Underfloor air

Ensures "one time pass-through" delivery

Ventilation control

Users actually control their indoor environment

Indoor pollution control

MERV-13 filters remove air particulates

Solar shades and light shelves.

Control glare and lower surface temperatures

Low emitting materials

Guaranteeing all adhesives/paints/sealants are low VOC

Outdoor air delivery monitoring

Checks the status of outdoor air

Energy and Atmosphere

Underfloor air delivery system

Reduce energy usage by 28% by supplying warmer air than traditional system

Daylighting and photocell lighting controls

Reduce lighting power usage by up to 30%

Chill beam and radiant heat

Eliminate heat load effect at glazing

Enhanced commissioning, measurement and verification

Ensures systems run as efficiently as possible

Green Power

100% of building's power comes from wind power

Sustainable Sites

Community Connectivity

Urban Environments, nearby bus routes, Hybrid friendly

Maximized Open Space

Exceeds Local Code by more than 25%

Stormwater Control

Keeping local water supplies pollution free

Water Efficiency

Efficient landscaping, irrigation reduced by 50%

Water Use Reduction

Waterless urinals, dual flush water closets and low flow fixtures reducing water consumption by more than 50%

Materials and Resources

Recycled Content

More than 20% of the materials in this building project are recycled

On Site Recycling

More than 100% of the waste from building construction is recycled

Regional Materials

More than 30% of the materials used are from the local region

The Business of LEED®

LEED is not only about Energy and Environmental Design, it is about Economics and Efficiency too.



It is no secret in the business world that people's salaries and benefits represent 75%-85% of the cost of doing business. It is a secret for many, however, just how much of that expense can be better managed when you design a building around you and your staff. By investing in building features that increase productivity, you are investing in a structure that pays you back year after year, literally an earnings-driven building, not just a real estate commodity.



Colorado Governor Bill Ritter joins Aardex principals Ben Weeks and Rick Butler at the Grand Opening of Signature Centre, 2007's largest speculative LEED Platinum project in the U.S.

Aardex LLC is a developer, designer, builder and manager of quality medical, office, multi-use, hospitality and government.

In 2004, Mr. Butler authored the book User Effective Buildings, an innovative approach to building structures that contribute to improved human performance. Strategies in healthcare development and build-to-suit quickly followed and the company had tripled in size by 2007.

Absence, churn, recruiting and re-training are huge liabilities that are considered by many a "cost of doing business." This notion not only chains a business to repetitive and unnecessary expenses, but it also tugs at the very heart of a community, disrupting and even uprooting employees and families. In nearly every office building, something can be done to improve communications, workflow and employee satisfaction which are all a part of the pursuit of profits.

