



April 23, 2009

Mr. Christopher Dean
FHP-USA
Director of Operations – NAFTA

Dear Chris:

Per your request, I put together an executive summary outlining the following:

- What is LEED?
- LEED and the New Aurora FHP Facility
- Specific Areas of Emphasis for the FHP Project
- Potential Energy Savings (*Under separate cover*)

The new FHP facility at 2188 E. Diehl Road is projected to be included on a very short list of LEED®-Certified warehouse, distribution, and manufacturing buildings in the Chicago market. According to the U.S. Green Building Council, only these projects have received LEED certification as of April 2009:

<u>Project Name</u>	<u>Owner</u>	<u>Location</u>	<u>LEED Rating</u>
• Anixter Inc. Distribution Center	ProLogis	Alsip, IL	Certified
• FHP	IDI	Aurora, IL	Certified*
• BCC4 – Spec Building	IDI	Bolingbrook, IL	Silver
• Tri-State – Spec Building	CenterPoint Properties	Gurnee, IL	Silver
• JohnsonDiversey Distribution Center	Liberty Property Trust	Sturtevant, WI	Gold
• Kraft Foods, Inc.	ProLogis	Morris, IL	Gold

* Projected

If you should have any further questions surrounding LEED efforts and how it relates to FHP, please do not hesitate to contact me. I am available via phone (630) 919-1040 or email: mkurucz@idi.com

Kind regards,

Matt Kurucz, LEED AP
Development Manager

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cc: Jeff Lanaghan, IDI
Paul Wiese, KBD Construction Services
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What is LEED®?

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ encourages and accelerates global adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted tools and performance criteria.



LEED is a third-party certification program and the nationally accepted benchmark for the design, construction and operation of high performance green buildings. LEED gives building owners and operators the tools they need to have an immediate and measurable impact on their buildings' performance. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

Who uses LEED®?

Architects, real estate professionals, facility managers, engineers, interior designers, landscape architects, construction managers, lenders and government officials all use LEED to help transform the built environment to sustainability. State and local governments across the country are adopting LEED for public-owned and public-funded buildings; there are LEED initiatives in federal agencies, including the Departments of Defense, Agriculture, Energy, and State; and LEED projects are in progress in 41 different countries, including Canada, Brazil, Mexico and India.

How is LEED® Developed?

LEED Rating Systems are developed through an open, consensus-based process led by LEED committees. Each volunteer committee is composed of a diverse group of practitioners and experts representing a cross-section of the building and construction industry. The key elements of USGBC's consensus process include a balanced and transparent committee structure, technical advisory groups that ensure scientific consistency and rigor, opportunities for stakeholder comment and review, member ballot of new rating systems, and a fair and open appeals process.



The New Aurora Facility – 2188 E. Diehl Road

The new FHP facility in Aurora is targeting LEED certification by promoting all five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. To achieve the goals outlined by the LEED rating system, a greater emphasis must be placed on the design process whereby the architect, civil engineer, general contractor, MEP (Mechanical, Electrical & Plumbing) subcontractors and developer must work hand-in-hand to consider the impacts of all design decisions. Once the final building design is complete, LEED requires certain care be taken during the construction process. Consideration is given to materials selection, construction waste recycling, indoor air quality and overall construction activities on the site.

Specifically, the FHP project is incorporating the following:

Sustainable Site Development	<ul style="list-style-type: none">• Utilize native prairie-style dry-bottom detention ponds to slow the rate of stormwater runoff and improve the quality of the water leaving the site• Provide substantially more green space (non-paved areas) than the City of Aurora requires• Provide preferred parking for car pools as well as for low-emitting & fuel-efficient vehicles (i.e. hybrids)• Provide secure bicycle storage in addition to shower & changing facilities
Water Savings	<ul style="list-style-type: none">• Install native, drought-resistant plantings in lieu of high-water demanding species• Install high-efficiency fixtures in the toilet rooms to reduce overall water usage
Energy Efficiency	<ul style="list-style-type: none">• 99% efficient direct-fired, make-up air units installed in the warehouse• VAV (Variable-air-volume) heating/cooling unit installed in the main office in lieu of a constant volume• Zero use of CFC-based refrigerants in any HVAC&R systems• T-5 fluorescent lighting fixtures with motion controls installed in the warehouse
Materials Selection	<ul style="list-style-type: none">• Use materials with high recycled content (i.e. precast concrete wall panels, structural steel, etc)• Use materials that are extracted, processed and manufactured within 500 miles of the project site (i.e. precast concrete wall panels, structural steel, etc)• Divert at least 50% of all construction waste from disposal in a landfill• Use only FSC-certified wood
Indoor Environmental Quality	<ul style="list-style-type: none">• None of HVAC&R systems will be turned on during construction and all units have temporary filters to protect units from construction dust & debris; filters will be replaced before occupancy• Utilize low-VOC (volatile organic compound) paints, adhesives, sealants, coatings, carpets and flooring systems