

Energy Design Assistance

1800 LARIMER RAISES THE BAR FOR BUILDING GREEN

Westfield Development Company

1800 LARIMER STREET – DENVER, COLORADO

1800 Larimer, Denver’s newest LEED Platinum certified high-rise office building, offers a next generation business environment using innovative energy efficiency strategies, wind power, exceptional tenant amenities, and a strong focus on the local community and environment.

Developed by Westfield Development Company and designed by RNL architects, this 977,536 square foot multi-tenant, high-rise sets the bar high for a new class of commercial office buildings in the Denver market.

Big Savings and LEED Platinum Notoriety Through EDA

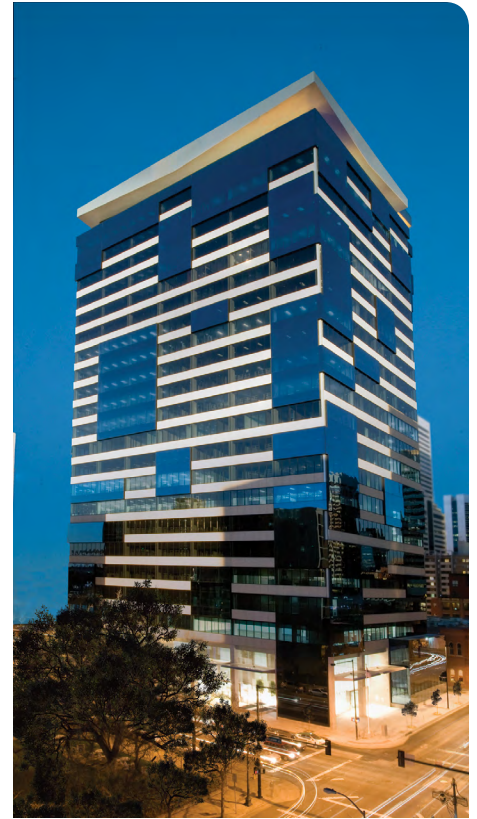
The building project joined Xcel Energy’s Energy Design Assistance (EDA) program, which gave Westfield free energy optimization building modeling, advice and tracking to reach their high energy savings goals and certification status. The building achieved over 3.5 GWh of energy savings, with an annual energy cost savings of approximately \$212,000. These savings represent 100% of the original, ambitious goal as established by Westfield, who received a rebate check of \$147,645 for these savings.

LEED Platinum Achieved—The EDA Program enhanced track also provided additional modeling and analysis towards garnering 1800 Larimer a LEED Platinum certification status. Now, this energy-efficient building can take its place as one of the first high-rise buildings in America to obtain this top certification status, awarded by the U.S. Green Building Council.

Preferential Financing

Westfield wanted it all—to reach the LEED platinum rating and serve as an excellent investment vehicle for Westfield’s equity investors—and they got it. It turned out that both these goals worked well together. Early in the planning stages, Westfield discovered that most institutional investment firms consider a green building to be “future proof” with a higher intrinsic value than one built simply to current building code.

This finding facilitated the raising of equity which in turn facilitated obtaining the loan—one of the last, large commercial loans of its kind in the country in May of 2008, at the front of the economic downturn. This made 1800 Larimer a reality when many other building projects failed to launch due to lack of funding.



1800 LARIMER PROJECT TEAM:

Architect	RNL
Engineers	Swanson Rink
General Contractor	Mortenson Construction
Developer	Westfield Company, Inc.
LEED Consultant	Ambient Energy & RNL

The Bottom Line

1800 Larimer's revolutionary engineering design and technology systems cut operating expenses and created bottom-line efficiencies not found in other buildings. Here's some impressive numbers:

- **30%** – How much energy use will be reduced
- **35%** – How much of the building's core and shell electricity will be obtained from renewable energy sources
- **38%** – How much more fresh air circulation than required by code
- **43.6%** – How much water use will be reduced compared to traditional Denver office buildings

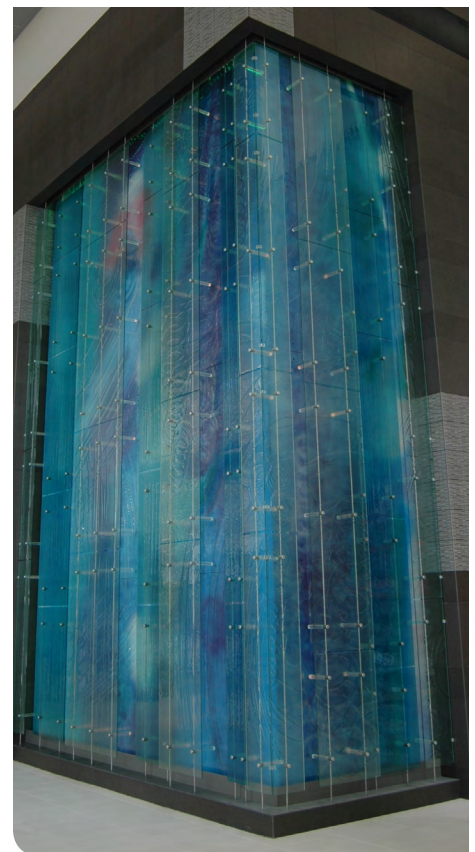
Energy Strategy Highlights

This new regional office at 1800 Larimer is an extension of Xcel Energy's commitment to the environment. Not only does it save energy and use renewable power, it offers employees a healthier, more collaborative and productive work environment. Here are some highlights of how the building reached its high energy savings:

- LEED Core and Shell building that uses 21% less energy than a typical building by employing efficiency elements into the structure, space envelope, and the heating, ventilation and air conditioning systems.
- Under floor air distribution system allowing for individual employee control, and a reduction of chiller use of up to 29%.
- High performance glazing and upgraded insulation.
- Efficient lighting, occupancy sensors, daylight controls plus emphasis on increased natural daylight to help reduce the need for electric lighting by 35%.
- Green power with the use of the Windsource® program for 35% of energy needs.
- ENERGY STAR® rated refrigerators, microwaves and computer monitors.

How Can YOU Get These Kinds of Savings with Xcel Energy?

The Energy Design Assistance Program offers FREE design assistance to Xcel Energy business customers building a new building, adding an addition and/or completing a major renovation. Projects that are 50,000 square feet or more, and in the early design stage are eligible to apply. For projects less than 50,000 square feet, Xcel Energy offers an Energy Efficient Buildings program.



To find out more about how these programs can help you reduce energy costs or to apply for the program: Call your Xcel Energy account manager. Call or email our energy efficiency specialists at **1-855-839-8862**; energyefficiency@xcelenergy.com or visit us at xcelenergy.com/BusinessNewConstruction for more information.