



COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

NAIOP Sustainable Development Award Honors ProLogis and Forest City Covington

Projects to be honored at Development '09: The Annual Meeting for Commercial Real Estate

HERNDON, Va., August 25, 2009 – NAIOP, the Commercial Real Estate Development Association, the leading organization for developers, owners and related professionals in office, industrial and mixed-use real estate, today announced that it has selected two development companies as the recipients of its annual Sustainable Development Award.

ProLogis is being honored for its industrial project, the S. C. Johnson & Son, Inc., building in Sturtevant, Wis.; and Forest City Covington is being recognized for its office building that houses Fidelity Investments at Mesa del Sol in Albuquerque, N.M.

The award will be presented during a special ceremony on Thursday, October 15, at NAIOP's Development '09: The Annual Meeting for Commercial Real Estate, in Chicago.

"These projects symbolize the innovation, creativity and sustainable approach that our members are utilizing to develop model properties," said NAIOP President Thomas J. Bisacchino. "The Sustainable Development Award is one of many ways that NAIOP exemplifies its commitment to sustainable development. NAIOP and its member companies are strong proponents of energy efficiency and are committed to continuing to couple increased efficiencies with the overall prosperity of the industry."

ProLogis Develops Modern, Sustainable Distribution Center for S. C. Johnson & Son, Inc.

The S. C. Johnson & Son, Inc., building, developed by ProLogis, is a state-of-the-art, 432,000-square-foot distribution center located in Sturtevant, Wis.

The structure is certified LEED-NC Gold® and promotes energy efficiency with incorporated sustainable features through the following channels:

- Use of high-quality materials to reduce replacement and maintenance costs, including a durable roof.
- Installation of energy-efficient lighting, HVAC systems and other sustainable features that are expected to achieve 38 percent greater energy efficiency than industry standards, resulting in substantial energy cost reductions for S. C. Johnson.
- Diversion of more than 85 percent of construction debris from landfills and recycled for future use. In addition, 42 percent of the content utilized for the completed structure was recycled and more than 46 percent of construction materials were manufactured within 500 miles of the project site.

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- Inclusion of 60 clerestory windows, 42 vision panels in the dock doors and 22-foot glass storefronts in the building's design that allow employees to use natural light as a source of interior illumination.
- Constructed with a white, thermoplastic polyolefin (TPO) roof, which reduces the urban heat island effect, minimizing the load on the building's cooling/heating system and often providing a more comfortable work environment.
- Geothermal HVAC system was installed in the building's office area and has proven to be very effective in saving energy costs and improving the internal air quality at the facility.

"ProLogis continues to demonstrate its commitment to being the leading global provider of sustainable distribution facilities," said Jack Rizzo, chief sustainability officer for ProLogis. "We are pleased to be recognized by NAIOP for this project, which not only satisfies the needs of an important customer, but it will play a key role in helping us reach our multi-year sustainability goals. We'd like to thank our partners, which were an integral part of this development's success: M.E. Group, Heitman Architects and FCL Contractors LLC."

Forest City Covington's Mesa del Sol to Incorporate Best Practices in Sustainable Urban Development

Mesa del Sol is a mixed-use, master-planned community project in Albuquerque, N.M. The project is being developed on once state-owned land by a public-private partnership led by Forest City Covington, which is a joint venture between units of Covington Capital and Forest City Enterprises. The Fidelity Investments building is a two-story, 217,892 square foot office building that is targeted to be the first LEED® Gold office building within the development.

The building includes the following sustainable features:

- Use of construction materials, including concrete and steel, that were selected based on their post-industrial and post-consumer recycled content, reducing the strain on energy resources. Additionally, 94 percent of all shell construction waste material was recycled.
- A chilled water system with cooling towers for air conditioning.
- Recessed windows to provide shade from direct summer sun that feature insulated window glazing to keep out heat in the summer and cold in the winter.
- When fully operational, the building is expected to use 28 percent less energy than a typical building of similar size.
- High-efficiency fixtures throughout the entire building, resulting in a 30 percent savings in water.
- A visitor parking lot created from pervious concrete, which allows rainwater to seep into the ground, thereby recharging ground water and reducing stormwater runoff.

"We are extremely proud to have our efforts recognized by our peers at NAIOP," said Michael Daly, Mesa del Sol president. "This building showcases that sustainability is not a buzz word or a fad, but a system to develop innovative projects for our mixed-use, master-planned community."

Sustainability and green living are basic core values for the Mesa del Sol community, as they are for Forest City. It is a commitment that has grown with the company's adoption of the principals of sustainability into the projects it develops and the properties it manages, balancing environmental resources, economic objectives and social systems – the so-called triple bottom line of people, planet and profit."

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2009 Marks Fifth Annual Award for NAIOP

NAIOP established the Sustainable Development Award in 2005 to recognize the growing number of firms engaged in green development. NAIOP and its member companies are committed to developing model properties adhering to the highest standards in the industry and believe that socially conscious development is essential to the economic vitality of the industry.

Applicants were judged on a number of criteria, including company commitment to sustainability, site sustainability and materials use, innovation, water efficiency, energy efficiency, economic viability, innovation and other sustainable attributes. Entries for the award were reviewed by industry leaders, including members of the U.S. Green Building Council.

Previous recipients of the award include: (2005) Corporate Office Properties Trust for its development at 318 Sentinel in Annapolis Junction, Md.; (2006) Hines for their project at 1180 Peachtree in Atlanta, Ga.; (2007) the Georgetown Company, New York, N.Y., for their speculative project, the Lazarus Building, and Liberty Property Trust for the build-to-suit JohnsonDiversey project in Milwaukee, Wis.; (2008) Aardex LLC of Golden, Colo., for its speculative project, The Signature Centre, and Hamilton Partners its build-to-suit project, HSBC-North America Headquarters, in Mettawa, Ill.

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About NAIOP: NAIOP, the Commercial Real Estate Development Association, is the leading organization for developers, owners and related professionals in office, industrial and mixed-use real estate. NAIOP comprises 15,000 members in North America. NAIOP advances responsible commercial real estate development and advocates for effective public policy. For more information, visit www.naiop.org.

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