



Exelon's Facilities: Low Carbon LEEDership

July 16, 2008

Be an Industry Leader in the Green Operations of our Facilities

Pursue LEED certification for select buildings or operate facilities under LEED guidelines

Invest in energy reduction initiatives to reduce usage at facilities by 25% from 2001 baseline

Purchase renewable energy or RECs for facility consumption

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Chase Headquarters

Reduced electricity consumption by 50%:

State of the art lighting systems (T-5 fluorescent fixtures, occupancy sensors, and dimming technology)

Energy Star equipment and appliances for over 96% of our needs

Conserved use and impact of natural resources:

Recycled or salvaged 75% of construction waste

Used recycled content in at least 20% of all materials, furniture, and finishes

Reused 31% of resources, e.g. existing private office and conference room furniture.

Electricity provided from 100% regional, Green-e certified, wind power

Selected 60% of materials and products manufactured within 500 miles

Improved our work environment :

Views for 100% of seated spaces

“Green” cleaning products, influencing Chase to do so for the rest of the building

Workplace Survey Results

57% are more comfortable in the new workspace / work environment

55% feel the lighting meets their needs better than before

42% find the new workspace better promotes spontaneous interactions, collaboration, cooperation & teamwork

87% are proud to show customers or potential recruits their workspace

52% most appreciate the views and natural daylight about the new space

But, 36% would like more of the visual privacy that they had in their previous space



PLATINUM

Exelon's Headquarters is recognized as the world's largest Platinum LEED-CI project.

Leadership in Energy & Environmental Design (LEED)

New Construction (NC)

Commercial Interiors (CI)

Existing Buildings (EB)

☒ Sustainable Sites

- ☒ Alternative Fuel Vehicles
- ☒ Flexible Workplace / Tele – commuting
- ☒ Bike Parking / Showers
- ☒ Reduce Light Pollution

☒ Water Efficiency

- ☒ Plant Native Vegetation
- ☒ Reduce Landscape Watering
- ☒ Install Low Flow Plumbing Fixtures

☒ Energy & Atmosphere

- ☒ Retro - Commission Building Systems
- ☒ Improve Energy Performance
- ☒ Use Renewable Energy

☒ Materials & Resources

- ☒ Enhance Recycling
- ☒ Use Low VOC products
- ☒ Use sustainable building materials & products in retrofits & renovations

☒ Interior Environmental Quality

- ☒ Asbestos / PCB Management Programs
- ☒ Green Cleaning Policies
- ☒ Daylighting & Views

☒ Innovation & Upgrades

- ☒ Implement Employee Education Program

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Energy Reduction Commitment

Category	Goal
Facilities	25% across all facilities
Power Plants	To be determined, across all power plants

Our recommended action plan will be delivered in two stages:

Stage One

- Establish baselines and measurement methodology
- Conduct energy audits for initial group of facilities
- Develop project timelines and IRRs for initial group of the facilities
- Initiate sub-committees to address:
 - data stewardship
 - energy management tools
 - performance standards
 - change management & communications

Stage Two

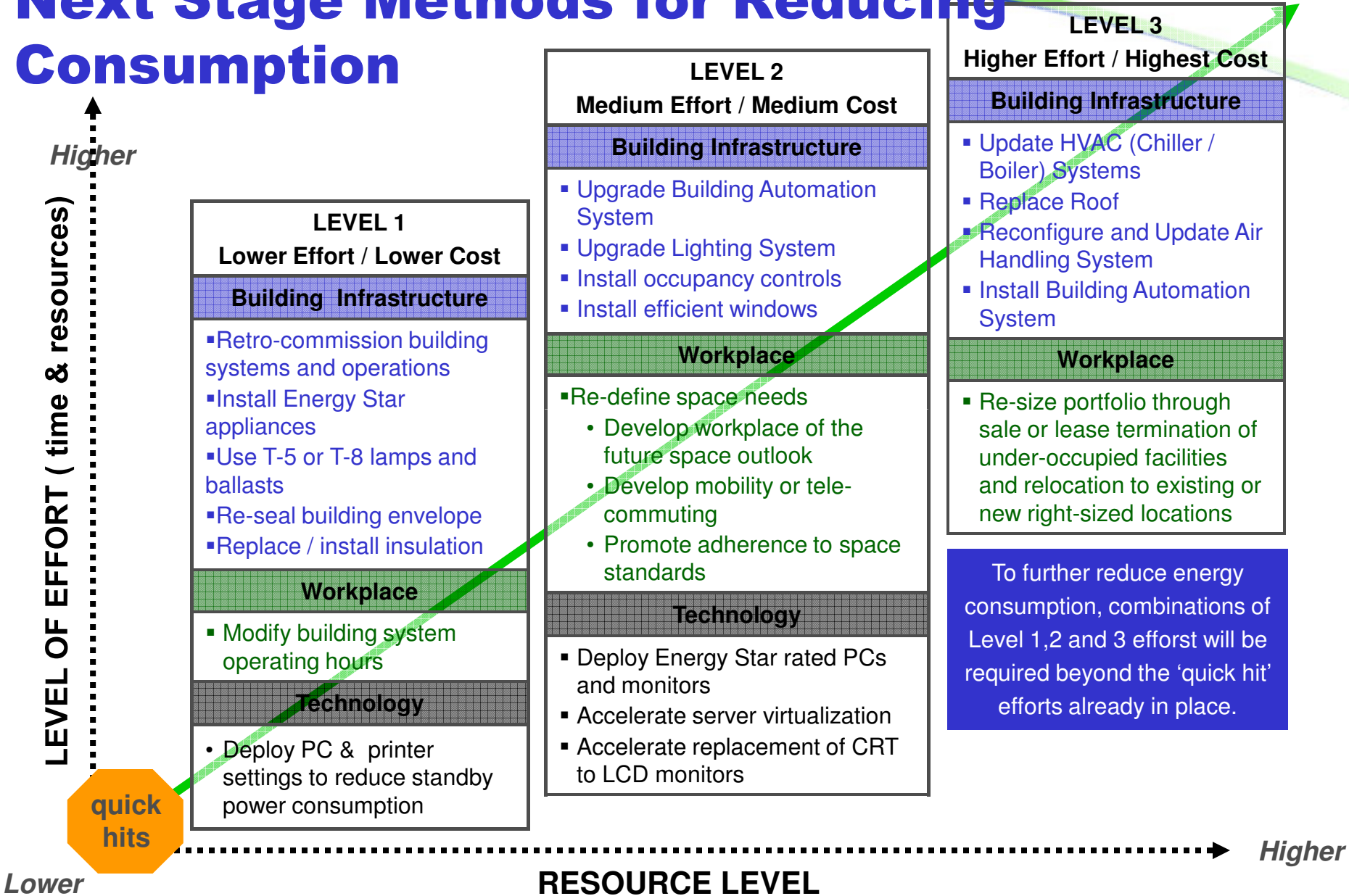
- Establish target reduction for power plants
- Conduct building assessments and energy audits for remaining facilities and power plants
- Develop building exit / demolition / consolidation plans
- Establish performance standards and operating models for each Operating Company

Energy Reduction To Date

Since 2001, we have reduced energy consumption across the facilities portfolio through no- and low-cost 'quick hit' actions:

- ✓ Installing parking lot lighting photocells
- ✓ Shutting off kitchen exhaust fans during non-use hours
- ✓ Shutting off lights in spaces when not in use
- ✓ Changing temperature set-points in HVAC equipment
- ✓ Changing controls for sidewalk ice melt systems
- ✓ Repairing / recalibrating building mechanical equipment
- ✓ Re-programming building automation systems to reduce off-peak consumption

Next Stage Methods for Reducing Consumption



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