ROOSEVELT UNIVERSITY
SUSTAINABILITY PROFILE

SERF
Society of Environmentally Responsible Facilities™

ROOSEVELT UNIVERSITY

Vertical Campus

LOCATION
425 S. Wabash Avenue
Chicago, Illinois

Roosevelt University is at the forefront of sustainability practices by integrating measurable sustainability efforts throughout its 2 campuses: Chicago South Loop Educational Corridor and Suburban Schaumburg, Illinois. The University leads its broad community by splendid example with its iconic, new vertical campus building between Wabash and Michigan Avenues in Chicago.

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SUSTAINABLE ELEMENTS

Energy Saving

- Annual energy savings of $228,635

Efficient Heating and Cooling

- Efficient heating and cooling systems including boilers, chillers water heaters, fans and l-lighting systems are calibrated and monitored for maximum efficiency

Indoor Air Quality

- Superb indoor air quality is maintained through the use of non-toxic paints, adhesives, carpets, sealants and green cleaning product

MyBed Sustainable Mattress System

- Replace any part of the bed, mattress and cushion/ insulator pads and box spring covers with the pull of a Velcro strop. Positive environmental impact with no mattresses/box springs going to landfills

Saving Water

- Low flow plumbing devices reduce the building's annual water by 24%, of 874,698 gallons

Sustainable construction

- 95% of construction waste was recycled while 20% of the construction materials contain recycled contents
- 65% all construction materials were gathered locally, from within a 500 mile radius of Chicago
- Energy efficient elevators increase efficiency by 50%, resulting in energy saving of 35% compared to a standard elevator
- Renewable wood of recycled content flooring installed throughout the building

Visual Noise

- Flight patterns of migrating birds are protected with the use of "visual noise" created form the varying color of transparency of the buildings

The Wabash Building was designed and constructed to meet the needs of Roosevelt students now and in the future while respecting, and even elevating the presence of the adjourning Auditorium Building, a National Historic Landmark and original University 'Home'.

Spectacular views of Chicago's Grant Park and cityscape from student dorm room

At 32 stories, it is the second tallest university facility in the U.S. and sixth tallest in the world. The 414,585 SF. building was built and finished at a cost of $123 million. The dining facility on the second floor can accommodate up to 300 people at one time and utilizes a Somat Composting System to reduce waste.

The Wabash Building is an urban Vertical Campus, housing offices, classrooms, science labs, the Crown Wellness Center, the Walter E. Heller College of Business, the 300 –seat

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Natural Lighting

- Captures daylight through glass wall systems. Reduction in electrical use improves energy efficiency, offers visual comfort and stimulates academic productivity by inviting maximum daylight in the class rooms and the student residences that acts as a source of energy. Natural light and unobstructed view of Lake Michigan definitely affect the psychological impact of the space in the classrooms as well as the student residence

Recycling

- State of Illinois grant utilized to educate Roosevelt community in recycling techniques with a goal to reduce by 50% the building's landfill waste stream
- Automatic Recycling system and waste reduction chute makes recycling more efficient by waste sorting of garbage paper and co-mingles (aluminum cans and glass) into bins at the first floor recycling distribution center

Carbon Footprint Reduction

- Cycling instead of driving is encouraged through bike storage on 1st floor and showers of cyclists
- Using the CTA bus pass commute to class, work and social activities also reduces to our carbon footprint

Renewable energy

- Renewable energy credit (REC) accounts as an offset for 73% or 7.8 Million kWhs of the total power per year. Support comes from sustainable sources such as solar, wind, geothermal , and low impact hydro power for the majority of the buildings needs instead of relying on outdated renewable sources such as coal or oil, this REC also helps to save up to 8.7 Million lbs. of CO2 per year

Intensive Green Roof

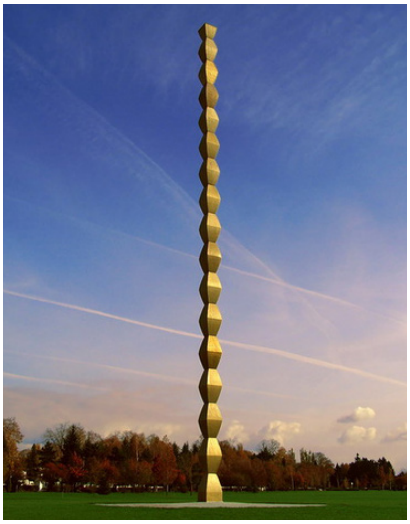
- 51% of 8000 square foot roof has planted native species
- (Floors 5,6,16, 31 & 32) reduces energy usage, removes polluted particulates in rain water

McCormick Dining Center, and a 633 bed residence hall all in one. This is contrast to the typical college campuses which require far more land for construction over a wider area.

The need to preserve the Auditorium Building presented design challenges from the onset. Built in 1989 and declared a National Historic Landmark, the Auditorium Building was amongst the most important buildings in the history of modern architecture designed by Louis Sullivan and engineered by Dankmar Adler. In a similar vein the Wabash Building would declare that Roosevelt was ready to take its place next to other world-class universities.

Rather than turning its back on the Auditorium Building, the Wabash Building provides a striking visual backdrop which highlights both structures and almost seamlessly embraces the space in to its own use via four separate connections.

The Chicago architectural firm VOA Associates designed the building, basing its skyline design on Romanian artist Constantin Brancusi's 1938 work The Endless Column. Chicago's famed Inland Steel Building (1957) also served as an inspiration by making Wabash visually set apart and identifiable



The Endless Column, by Constantin Brancusi served as inspiration for design--symbolizing infinite growth, stability and unique presence

Administrative offices maximize natural light for well being and productivity

by the use of precast concrete (as opposed to sheathing in the glass).

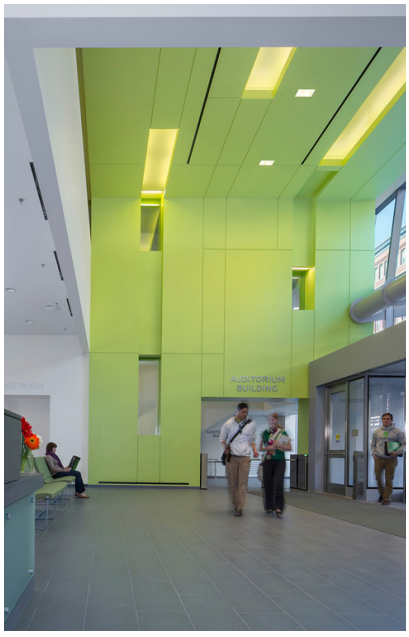
It is envisioned that the design of the Wabash Building will be a trendsetter for other universities where campuses have traditionally been comprised of low rise structures amid open spaces that almost always spread or grow out, not up.

The Wabash Building was designed to create its own neighborhoods through its dramatic two-story main lobby; open spaces linking several floors of the student union; academic areas on multiple floors connected by study spaces at the end of corridors; and breathtaking views of Lake Michigan and the city for students living in student housing.

One of the buildings previously on the building site was The Fine Arts Annex, which was in very poor structural condition and could not be saved. The University preserved its historic façade which was designed by renowned Chicago architect Andrew Rebori. The façade is incorporated into the new Wabash Building as the main entrance for the University's bookstore.

The general contractor, Power Construction, rendered the physical and functional characteristics of the building using a 3D computer program called BIM, or Building Information Modeling. The BIM produced considerable savings by allowing the construction team to identify and fix potential conflicts on the computer rather than on the work site, expediting the aggressive construction timetable.

Roosevelt vertical campus doesn't only enjoy a prime location in the loop but the fact that its close proximity to many other amenities, cultural attractions, convenience shops and restaurants makes it more attractive to the workers and residents of the building. The newly installed DIVVY Bike Rental Station by the



Inviting, spacious lobby invites students, faculty and staff to connect with the school though its color scheme

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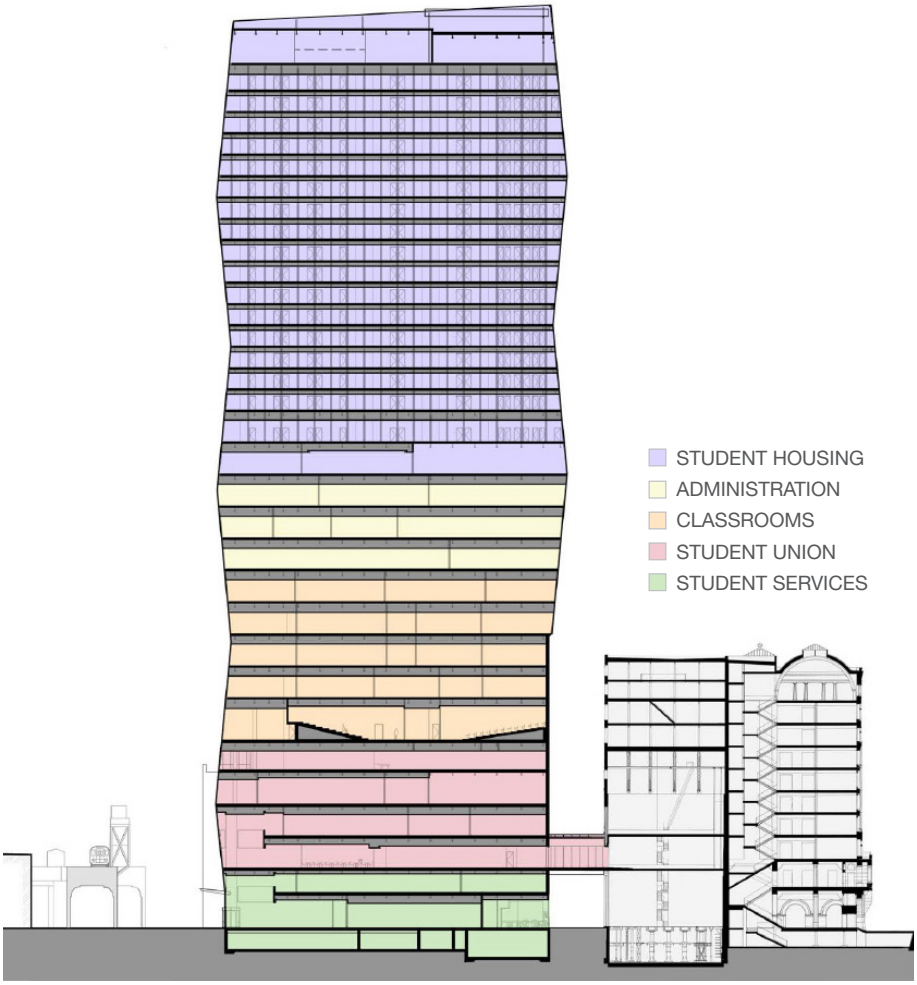
City of Chicago outside Roosevelt Auditorium Building as well as the Bike Storage room in the Wabash Building lobby encourages the campus community to embrace alternative transportation and a sustainable lifestyle.

Class room with natural light, city views and tiered seating to promote interaction and sense of space

Mass transit including CTA and METRA train stations and bus stops, nearby amenities, such as, banks, pharmacies and the City of Chicago's Harold Washington Library are well within half a mile radius. This enables students from Roosevelt University and many other schools including DePaul, John Marshal Law School, Robert Morris and Columbia College to manage their time efficiently by living on campus.

From its original vision to revitalize the urban core, through its attainment of both USGBC LEED Gold and SERF Certifications, and continuing in its operations, Roosevelt University's vertical campus has been a model of forward thinking sustainability.



SERF PROFESSIONAL (SP) FOR THIS CERTIFICATION

Nida Mehtab, SP

Roosevelt University
Architect, Graduate Student, M.S. in Real Estate

Nida has extensive experience in project & facility management, Research, Health, Safety and Environment (HS&E) in Corporate Real Estate. She has worked in the past with Barclays and Standard Chartered Banks with their local, regional and global teams from Pakistan, Dubai and London. She has research experience with European Architectural Council on a project ASIA-Link, Chicago Association of Realtors and Duke Realty.

She was part of the winning team of Harold E Eisenberg Foundation Midwest Real Estate Challenge for sustainability, research of different asset types and design and planning. She is a Goldie B. Wolfe Miller Scholar for Women Leaders in Commercial Real Estate. She is a licensed Real Estate Broker in Illinois.

Learn more about Nida and SPs in your area–and how SPs act as third-party verifiers of SERF certification–at SERFgreen.org/sp.

ADVANTAGES OF SERF CERTIFICATION

- Simple and straightforward criteria
- Significantly lower in cost for the entire process compared to other certifications
- Flexible – Adapts to different needs of facilities
- Renewals are hassle free requiring simple statement of no material change
- SERF becomes sustainability marketing partner of the owners/managers to promote the sustainable features and practices using tools such as this profile and other print and electronic media
- Faster process – Initial response within 10 business days of submitting application. Entire certification process complete within 15–18 days

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Society of Environmentally Responsible Facilities (SERF) was founded in 2010 by real estate industry professionals seeking a more streamlined, affordable and accessible path to green building certification.

SERF promotes private property rights, but holds that with rights come responsibilities — chief among them is for owners and managers to be proper stewards of their property. This is the basis of SERF's mission of Practical Environmental Stewardship.

SERF's holistic approach to environmental certification yields triple bottom line results: it's good for business, the environment and society at-large. SERF provides resources and forums to promote and share methods to cost-effectively achieve *Practical Environmental Stewardship*™

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