

LEED-NC

LEED® FOR NEW CONSTRUCTION

PFPC, Inc.

PNC Financial Services Group, Inc
J. Richard Carnall Center, Wilmington, DE
Office Building and Data Center
LEED® Gold

BUSINESS BENEFITS

- Meets PNC's ROI criteria of 2 years or less.
- Exceeded ASHRAE 90.1, 1999 by 21%, and the value of energy savings is being quantified through a multi-year study.
- Anticipate improved employee retention based on past LEED green building performance.

PFPC uses green building momentum to drive down costs.

PROJECT BACKGROUND

PFPC, Inc., a member of The PNC Financial Services Group, Inc., developed the J. Richard Carnall Center to consolidate offices and serve as PFPC's new worldwide headquarters. The building was named for PFPC's former Chief Executive Officer, who served for 32 years with PNC and PFPC.

The J. Richard Carnall Center joins a growing list of LEED® certified buildings owned by PNC, which has more green buildings than any other U.S. financial services firm. PNC's green building portfolio began with the Firstside Center in downtown Pittsburgh, which was among the first LEED Certified Projects. In 2003, PNC applied LEED green building standards to their retail branches under development in New Jersey.

Owner: PFPC Worldwide, a member of the PNC Financial Services Group, Inc.

Developer: PNC Realty Services for the PNC Financial Services Group, Inc.

Architect/Mechanical Engineer: Astorino

Contractor: Dick Corp.



THE CASE FOR GREEN BUILDING

Green building supports PFPC's commitment to being the best in its industry and a valued corporate citizen in the communities in which the company operates. Led by the vision of Gary Saulson, Director of Corporate Real Estate for The PNC Financial Services Group, Inc., the J. Richard Carnall Center built upon PNC's previous success with green building on the Firstside Center by using the same development team and taking full advantage of their accumulated knowledge. The J. Richard Carnall Center is the first certified LEED® Gold building in both Delaware and in the U.S. financial services industry.

Many of the business goals that applied to the Firstside Center drove the design of the J. Richard Carnall Center. PFPC sought to create an employee-friendly, interactive and functional working environment. As a financially conservative organization, PFPC also sought to lower operating costs—leading to an increase in shareholder value.

PROJECT GOALS AND RESULTS

The J. Richard Carnall Center is located on the edge of Bellevue State Park in Wilmington, Delaware. The state park is a historic estate that covers 328 acres and was previously owned by William H. du Pont, Jr.

PFPC was able to strengthen its relationship with local government agencies, as well as the community, by adopting a development plan that respected the community's history and sense of place. During construction, the site disturbance was limited, and the natural resources removed to make way for the building were recycled into the project.

PFPC was able to protect the woodlands and wetlands by locating parking under the building structure—a strategy that also made the project financially viable. Saulson worked directly with the local permitting agency to address municipal regulations that would have required the removal of 400 trees to be replaced with surface parking. His approach resulted in the jurisdiction allowing a structured subterranean garage to avoid extensive site disturbance and expansive surface parking.

Inside, many strategies are used to create a productive work environment. A raised access floor system delivers 100% fresh air at occupant level and provides

employees with individual control over the air flow at their workspace. Ample natural light is introduced into the building with an integrated daylighting design that features taller floor-to-ceiling heights. Portions of the building are designed with an open floor space plan, where 90% of employees enjoy natural light and views. After just 10 months of operations, PFPC is experiencing lower operation costs and improved employee retention.

The raised access floor system is combined with a hybrid HVAC system and a plug-and-play electrical system. By exceeding ASHRAE 90.1, 1999 guidelines by 21%, PFPC anticipates significant energy savings. The raised access floor system and plug-and-play strategy also increase PFPC's flexibility to respond to technology and organizational changes, and reduce operating costs associated with churn.

PNC leveraged its purchasing power to drive down market prices for green products, and to work with their suppliers to develop new products that met higher environmental standards. For example, PNC encouraged their regular furniture company to develop low-VOC furnishings. The furniture company answered the challenge and developed a product that met both the specifications and budgetary requirements.

The J. Richard Carnall Center also features regional and recycled-content materials. 47% of products were sourced locally or regionally, and 50% contained recycled materials. To meet a portion of the building's energy needs, PNC is purchasing units of wind energy from Renewable Choice Energy, a Colorado firm, from whom PNC receives "renewable power certificates" as evidence of its purchase. Saulson is finding that the growth of the green building industry is leading to higher quality and lower-priced green building products and materials.

ABOUT PFPC, INC.

As a leader of global fund services for more than a quarter of a century, PFPC, Inc. (a member of The PNC Financial Services Group, Inc. NYSE: PNC) is the largest full-service mutual fund transfer agent and the second-largest provider of mutual fund accounting and administrative services in the U.S. With domestic and international offices, PFPC offers a comprehensive array of innovative financial solutions.



LEED-NC Build green. Everyone profits.



City of Seattle



King County



BETTERBRICKS

LEED® IS THE NATIONALLY RECOGNIZED VOLUNTARY STANDARD FOR GREEN BUILDING FROM THE U.S. GREEN BUILDING COUNCIL.

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