



LEED®/GREEN BUILDING



CORPORATE INTERIORS



COMMERCIAL/OFFICE



URBAN RESIDENTIAL



HOSPITALITY



MULTIFAMILY



RETAIL

### *How we are different...*

Let's begin with our company structure. Cox Schepp is a company of specialized divisions each operated by a group president. Each division uses a set of core and value enhanced services provided by the parent company that create a seamless process of construction from the initial concept to the sale or lease of the final product. The advantages this creates for the owner are many. First, the entire real estate development process is handled through one single entity... Cox Schepp. From an owner's vantage point, this eliminates the need to create a patchwork of companies each handling one of the pieces of the development puzzle. Second, many of the core and value enhanced services come to you with no cost attachments if Cox Schepp handles the entire process. For the owner this becomes a source of cost savings through a seamless development process.

So whether you're a national developer using all our services or a firm comfortably using just a few, Cox Schepp has the ability to customize our services to fit your company's needs.

A unique way to approach a centuries old process.



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# :: BUILDING A BETTER WAY ::



**COX SCHEPP** INC  
CONSTRUCTION

:: sustainable construction ::


AT COX SCHEPP  
GREEN BUILDING  
IS SECOND NATURE.

Cox Schepp has quickly become one of the nation's fastest growing green builders. Our experienced and proven leadership in green building provides turn-key solutions for LEED® and sustainable projects, along with expert project management and support staff.

COX SCHEPP...  
A VERY GREEN  
FOOTPRINT.

At Cox Schepp, 100% of construction power is offset with the purchase of Renewable Energy Certificates (REC). This is to promote production of sustainable sources of energy and mitigate our carbon footprint during construction.

## COX SCHEPP LEED® GREEN BUILDING PROCESS

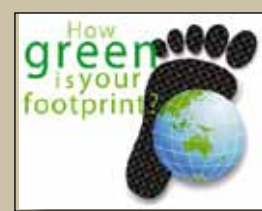
<p><b>CONCEPT/DISCOVERY</b></p> <p><b>1</b> Cox Schepp will work with the owner and design team to discover and set LEED® goals for the project. During this process we will analyze each credit and how it applies to the project at its current status.</p>	<p><b>DESIGN STRATEGIES</b></p> <p><b>2</b> Cox Schepp will establish design strategies with the team for each target LEED® prerequisite and point, and determine a suitable path to compliance. We will then develop a matrix of responsibility that delegates each credit to a specific team member.</p>	<p><b>DOCUMENTATION</b></p> <p><b>3</b> Cox Schepp will provide close technical support to each team consultant in getting required elements into the construction documents to achieve the path to compliance. This includes advanced energy modeling through BIM software platform and Energy Life Cycle Cost Analysis (ELCCA).</p>	<p><b>SUBMITTAL CHECKLIST</b></p> <p><b>4</b> Cox Schepp will prepare a list of necessary information to be included in all subcontractor submittals.</p>
<p><b>TECHNICAL SUPPORT</b></p> <p><b>5</b> Cox Schepp will be available throughout the project to assist with any technical issues relating to the LEED® certification process.</p>	<p><b>APPLICATION SUBMITTAL</b></p> <p><b>6</b> Cox Schepp will compile all documentation, calculations, and submittals as required for LEED® certification and draft and submit the LEED® certification application (write-up and documentation descriptions) to the USGBC.</p>	<p><b>CERTIFICATION</b></p> <p><b>7</b> Finally, Cox Schepp will manage the USGBC review process to closure and certification.</p>	

## GREEN HIGHLIGHTS

- Nationally ranked in Engineering News Record (ENR) Magazine's Top Green Contractors
- Over 1 million square feet of LEED® Certified space completed in 2008
- Over 80% LEED® AP Project Manager ratio
- EPA Climate Leader
- USGBC Member, nationally and regionally
- Pioneer in "Carbon Neutral Construction"

## Green Building Construction :: BASED ON THESE ELEMENTS ::

<p><b>Sustainable Development</b></p>  <p>Choose projects which connect communities rather than create urban sprawl.</p>	<p><b>Energy Efficiency</b></p>  <p>Design buildings which result in lower energy usage and operations costs.</p>	<p><b>Resource Conservation</b></p>  <p>Select responsible materials and finishes which promote environmental stewardship.</p>	<p><b>Healthy Indoor Environments</b></p>  <p>Promote the health, safety, and well-being of all building occupants and guests.</p>
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*:: We do not inherit the earth from our ancestors, we borrow it from our children. ::*  
- Native American Proverb