

Putting
sustainable
development
to work

RioTinto



Daybreak Corporate Center

The installation of ground-source heating and cooling helped the Daybreak Community Center and Elementary School earn Silver LEED certification.

▼ *Daybreak Community Center and Elementary School*



LEED® certified buildings and neighborhoods

Our goal is to design and build a portfolio of assets in a sustainable manner. Ultimately, by doing this, we hope to make a positive impact on the environment and the people who work in these buildings. The Leadership in Energy and Environmental Design (LEED) Green Building Rating System is the internationally accepted benchmark for the design, construction and operation of high-performance green buildings. The LEED ratings are Platinum, Gold, Silver and Certified.

- *Kennecott Land has embraced this rating system. LEED provides building owners and operators with the tools they need to have an immediate and measurable impact on their buildings' performance.*
- *Commercial buildings at Daybreak, built by Rio Tinto, will be built to LEED specifications.*
- *LEED certification is based upon meeting specific criteria relating to the following five areas: water efficiency, energy and atmosphere, indoor environmental quality, materials and resources, and sustainable sites.*

Kennecott Land's vision means enjoying the benefits of economic growth while preserving our unique quality of life and protecting our environment. In order for this vision to take hold, businesses that recognize the value of this balance are invited to join us for cutting-edge sustainable building and exceptional industrial and office architecture in the heart of Daybreak.

Water efficiency

Daybreak Corporate Center benefits from a highly-efficient water utilization system.

- *Water efficient landscaping, including the use of secondary water for irrigation purposes, and the implementation of cutting-edge, water-reducing systems inside the building contribute to a significant reduction in water usage.*
- *The interior use of water is reduced through the installation of low-flow faucets, dual flush toilets and waterless urinals.*
- *The land around the site is designed to hold all storm water onsite (up to a 100-year event), allowing it to recharge the groundwater and minimize the need to convey the water through other neighborhoods.*



◀ *Rio Tinto Distribution Center*

Glass walls and large ceiling fans in the Rio Tinto Distribution Center are used to bring in natural light and eliminate the need for air conditioning, except in office areas.



We purchase 100% Blue Sky Power generated from renewable sources such as solar or wind.



◀ *Daybreak Corporate Center*

At Daybreak Corporate Center, there will be plenty of places for people to store bikes, walk or conveniently take TRAX light-rail.



Energy and atmosphere

Kennecott Land has a number of energy initiatives underway that impact the way we use power.

- *100% of the electric power being used is purchased through the Blue Sky program where the energy is generated from renewable sources such as solar and wind.*
- *Commercial buildings at Daybreak include energy-saving solutions. In the Information Pavilion and the Daybreak Community Center and Elementary School, the heating and cooling systems use underground geothermal exchange wells to help cool and heat these buildings.*
- *Reducing energy use makes the buildings more sustainable, less expensive to operate and kinder to the environment.*

Indoor environmental quality

Kennecott Land strives to provide indoor spaces that are functional and healthy.

- *In compliance with LEED, Daybreak Corporate Center utilizes materials that have low-emission chemicals (VOCs) in paints, carpets, wood and sealants. This creates a place that is free from harmful chemical smells.*
- *LEED emphasizes daylighting and outside views for most of the office and work spaces. Daybreak Corporate Center will have daylighting and views for more than 90% of the space, enhanced by high ceilings and an open-plan interior layout.*
- *Kennecott Land also works with tenants to find ways to achieve the LEED interior certifications and create a healthier work environment for their employees.*



Rio Tinto has built, owns and operates five LEED buildings in the Salt Lake Valley.

Materials and resources

Kennecott Land has policies for the wise use of other resources.

- *We recycle construction waste to ensure that our landfills are not being burdened. At the construction sites of the Rio Tinto Distribution Center and Daybreak Corporate Center, more than 90% of all waste generated has been recycled. This has diverted hundreds of tons of concrete, steel, aluminum and insulation from landfills.*
- *We endeavor to purchase materials made with recycled content for use in construction of new buildings.*
- *We buy locally whenever possible to prevent greenhouse gas emissions from unnecessary transportation.*



Sustainable sites

SoDa Row, the new retail center at Daybreak, is a prime example of a sustainable site with water and energy efficiency, and wise use of resources.

- *LEED requirements for sustainable sites include alternative transportation, bicycle programs, storm-water design and other miscellaneous site requirements.*
- *The layout of the site is designed to maximize open space.*
- *The buildings are constructed to minimize heat capture (heat island) on the roof tops and surface areas. Roofs incorporate designs to reflect rather than absorb heat, reducing the overall impact on the environment.*
- *The brownfield site is landscaped by an abundance of drought tolerant plants, trees and grasses.*
- *High-tech communication systems are designed into the buildings. For example, video conferencing systems will allow employees to work efficiently without additional car or air travel.*

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