

# SCHILLING GREEN II

225 Schilling Circle, Hunt Valley

Certified LEED® Platinum





Our **PHILOSOPHY**. We believe if you do the right thing, your business will prosper. Leroy Merritt, who founded our company more than four decades ago, often completed deals on a handshake and that level of trust and respect continues at our company today.

# SCHILLING GREEN II

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## Schilling Green II PROPERTY OVERVIEW

A showcase of contemporary design and state-of-the-art building technologies, Schilling Green II is a four-story office building with LEED® Platinum certification by the U.S. Green Building Council – a testament to the building’s resource conservation, energy efficiency and optimal indoor air-quality. This designation means a workplace that is healthier for the environment, healthier for employees and healthier for a company’s bottom line.



“Each and every person at Merritt with whom we have worked has performed their job in a totally professional and conscientious manner and has been a pleasure to work with. We could not be more pleased to be your partner and tenant and look forward to our partnership for many years to come.”

– CHARLES L. BURMAN  
CEO, BAKERY EXPRESS

Opening into a stunning two-story lobby, the building's interior finishes are highlighted by book-matched eucalyptus wall panels, dramatic lighting fixtures and granite flooring.

Common corridors connect the lobbies to flexible floor plans with ten-foot finished ceilings and extensive window lines to increase daylight and views to the outdoors.

Among the building's many green features – including low-VOC finishes, water-efficient restroom fixtures, and CO2 monitors – the innovative underfloor air distribution (UFAD) system offers the most tangible benefit to building occupants. Unlike traditional overhead systems, the UFAD delivers fresh air directly to the breathing zone and allows employees to independently adjust the airflow within their workspaces to provide greater thermal comfort. The UFAD's modular access flooring also facilitates data cabling and accommodates an array of workspace configurations.

Just minutes from I-83 and 695, Schilling Green II also provides tremendous access and amenities to resident businesses. Inside the building itself, employees have access to a state-of-the-art fitness center and full-service restaurant. Schilling Green II is also surrounded by a thriving business district, with close proximity to light rail as well as shopping and dining at Hunt Valley Towne Centre.

Offering an ideal combination of sophistication, innovation and accessibility, Schilling Green II provides intelligent space to leading-edge companies with corporate commitments to sustainability and improved working environments for employees.



## Schilling Green II BUILDING SPECIFICATIONS:

- Four-story, 131,360 SF Class A office building
- LEED Core & Shell Platinum Certified
- Located in a federal HUBZone
- Named 2012 Green Project of the Year by the Associated Builders and Contractors (ABC)
- Easy access to I-83 and I-695
- Close proximity to light rail station and Hunt Valley Towne Center
- Comcast service available
- 4/1000 parking ratio
- State-of-the-art fitness center
- Underfloor air distribution system
- Full-service deli



### SITE PLAN

225 Schilling Circle  
Hunt Valley, Maryland 21031



“We clearly made the right choice in selecting Merritt Properties to develop our new Mid-Atlantic Regional Service Center...Thanks for a great new home.”

– JOHN HARBORD, VICE PRESIDENT, GLOBAL PAYMENTS

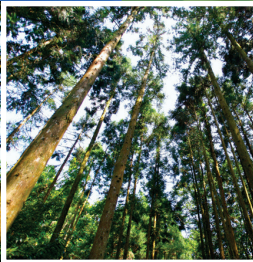


# Merritt, Building Green

## BENEFITS OF GOING **GREEN**

With numerous studies now substantiating the long-held assumption that green buildings improve worker productivity, more and more companies are factoring this return into their real estate decisions.

How does increase productivity impact your bottom line? As the example below demonstrates **even the most conservative estimate of a 1% increase in productivity can dramatically offset leasing costs** in a green building.



“It would be reasonable to assume a productivity gain of between 2 and 10% when moving from an average building to a green building that incorporates high quality natural light, exceptional ventilation, and possibly user controls.” <sup>1</sup>

### THE BOTTOM LINE

Standard Employee Base Pay:	\$50,000
Benefit/Overhead Burden (50%):	+\$25,000
Annual Employee Cost:	\$75,000
Square Feet/Employee:	300 SF
Annual Employee Cost/SF:	\$250/SF
1% Increased Productivity Value/SF:	\$2.50/SF

1% increase in productivity on a rent of \$25 PSF = **10% rent reduction**

2% increase in productivity on a rent of \$25 PSF = **20% rent reduction**

10% increase in productivity on a rent of \$25 PSF = **100% rent reduction**



## GREEN BUILDING COMPONENTS:

## BENEFITS:

Redevelopment of an existing site, salvaging 77% of the building structure.

Maximizes resource conservation by avoiding the need to develop greenspace and diminishing the level of waste and environmental impact relating to materials for the buildings' core.

Building envelope utilizing insulation with a greater R Value and Low-E glass, as well as energy-efficient boiler package and high performance lighting.

Decreases the buildings' energy consumption by more than 21%.

87% of the construction waste recycled.

Diverts construction debris from landfill disposal and reintroduces waste back into usable materials.

Water-efficient restroom fixtures such as dual flush toilets, water-free urinals and self metering faucets.

Lessens the burden on municipal water supply by approximately 44% through numerous water conserving measures.

Water bottle filling stations.

Help reduce disposable plastic bottle waste in the environment.

70% of the building's core energy use purchased from a renewable energy source and photovoltaic panels installed.

Encourages the use of renewable energy sources such as solar or wind power with a net-zero pollution basis.

Carbon Dioxide monitoring system & increased ventilation.

Enhances indoor air quality of the building, which directly impacts worker health and productivity.

Low-VOC materials used for all adhesives, sealants, paints, coatings, carpet and composite wood used in the building.

Reduces the possibility of indoor air pollutants that are potentially odorous and irritating to building occupants.

Preferred parking spaces for hybrid vehicles and Electric Vehicle Charging Stations..

Promotes the use of fuel efficient vehicles in an attempt to reduce pollution produced from automobiles and helps reduce net CO2 generated by automotive transportation as well as lowers operating costs.

Green Housekeeping.

Ensures that cleaning products and chemicals are used properly and reduces the indoor air contaminants produced by cleaning chemicals.

Landscaping with native, drought-tolerant plant species, efficient irrigation heads and weather station.

56% reduction in irrigation water use.

<sup>1</sup> Heschong Mahone Group Inc (California), *Windows and Offices: A Study of Office Worker Performance and the Indoor Environment*, October 2003. <sup>2</sup> Kats, Greg, "The Costs & Financial Benefits of Green Buildings," *Capital E*, 2003. <sup>3</sup> Lucuik (Mark) et al, "A Business Case for Green Buildings in Canada," 2005. <sup>4</sup> Miller, Norm G. and Dave Pogue (et al), "Green Buildings and Productivity," *Journal of Sustainable Real Estate*, 2009. <sup>5</sup> Milton, Glencross and Walters, "Risk of Sick Leave Due Associated with Outdoor Air Supply Rate, Humidification and Occupant Complaints," *Indoor Air* 10(4), 2000. <sup>6</sup> "What Office Tenants Want: 1999 BOMA/ULI Office Tenant Survey Report," 1999. <sup>7</sup> Wyon (D.P.), "Indoor Air Quality Handbook: Thermal Effects on Performance," 2000: Referenced in: US DOE, "The Business Case for Sustainable Design in Federal Facilities," August 2003.

## Merritt, Building Green

# BENEFITS OF GOING GREEN (CONTINUED)

### Healthier & More Sustainable Work Environments

Developers, building owners and architects face a complex challenge today: build buildings that are not only pleasing aesthetically but are also efficient, flexible and smart. Designers and builders must create structures that can be constructed economically, operated efficiently and be flexible to accommodate the changing needs of growing businesses.

To meet this challenge, Merritt's Schilling Green II at Schilling Circle has been designed with an innovative combination of underfloor air distribution (UFAD) coupled with perimeter variable refrigerant flow (VRF) heating and cooling systems. Fully integrated via the building's Energy Management System, the dual components will provide our customers with an optimal indoor environment while maximizing energy efficiency. The result is an intelligent HVAC design that provides for the efficient use of time, energy and materials.

### Underfloor Air Distribution (UFAD)

Popular in Europe and Japan for many years, underfloor air distribution is now making inroads in North America as a flexible and efficient service distribution system that provides optimal thermal control while facilitating power, voice and data cabling.

- Provides effective delivery of fresh air to the breathing zone to support the comfort and health of building occupants.
- Allows for individual thermal control via floor mounted air diffusers, which can be located anywhere on the floor plate.
- Floor-mounted power, voice and data outlets can be located anywhere throughout the space, eliminating the need for expensive powered panel systems.
- Modular cable and wiring system means shorter cable run lengths, no cable trays and reduced installation costs.



## SINGLE-STREAM RECYCLING SERVICE

The single-stream recycling service allows you to add commingled recyclables to your cardboard and paper container. Once collected, the material is taken to a recycling site where it is sorted and processed appropriately.

### Acceptable Recycling Items

- Cans (aluminum, tin, steel, empty aerosol, etc.)
- Brown paper bags
- Cardboard
- Catalogs, magazines and phone books
- Chipboard (cereal boxes, shoe boxes, etc.)
- Paper (colored, computer, white ledger, etc.)
- Newspapers, envelopes and junk mail
- Plastic bottles and jugs
- Glass bottles and jars

### Non-Acceptable Recycling Items

- Aluminum foil
- Paper towels
- Plastic grocery bags (please return to your supermarket)
- Plastic wrap
- Light bulbs
- Porcelain or ceramics
- Batteries
- Film canisters
- Styrofoam
- Painted or treated wood

- Access to service pathway facilitates future technology updates without extensive disruption to your daily operations.
- Offers maximum flexibility to add or reconfigure workspaces quickly.
- Reduces HVAC energy usage by up to 20%.
- Works with nearly any floor finish, and ceiling design is not restricted by overhead services.

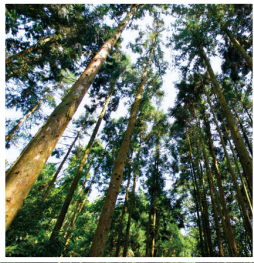
### Perimeter Variable Refrigerant Flow (VRF)

- Enables the use of multiple compressors and evaporators, which allows for variable temperature control throughout the building
- Provides zoning capability to heat one area of the building while simultaneously cooling another area.
- Facilitates the transfer of heat from one area to another, helping to maintain consistent temperature throughout the building.
- Requires minimal space above the ceiling, compared to it overhead distribution counterparts.

### Energy Management System (EMS)

- Delivers workplace comfort and energy savings via full automation and control over the building's multiple HVAC systems.
- Provides powerful energy management features such as optimizing start and stop, demand control ventilation and flexible scheduling.
- Web-based remote access allows building manager to monitor system performance and make appropriate adjustments.

# LEED SCORE CARD FOR CORE & SHELL v2.0



Yes No

11		4	Sustainable Sites	15 Points
Y		Prereq 1	Construction Activity Pollution Prevention	Required
1		Credit 1	Site Selection	1
	1	Credit 2	Development Density & Community Connectivity	1
1		Credit 3	Brownfield Redevelopment	1
1		Credit 4.1	Alternative Transportation: Public Transportation Access	1
1		Credit 4.2	Alternative Transportation: Bicycle Storage & Changing Rooms	1
1		Credit 4.3	Alternative Transportation: Low-Emitting and Fuel-Efficient Vehicles	1
1		Credit 4.4	Alternative Transportation: Parking Capacity	1
	1	Credit 5.1	Site Development: Protect or Restore Habitat	1
1		Credit 5.2	Site Development: Maximize Open Space	1
	1	Credit 6.1	Stormwater Design: Quantity Control	1
1		Credit 6.2	Stormwater Design: Quality Control	1
	1	Credit 7.1	Heat Island Effect, Non-Roof	1
1		Credit 7.2	Heat Island Effect, Roof	1
1		Credit 8	Light Pollution Reduction	1
1		Credit 9	Tenant Design & Construction Guidelines	1

Yes No

3		2	Water Efficiency	5 Points
1		Credit 1.1	Water Efficient Landscaping: Reduce by 50%	1
	1	Credit 1.2	Water Efficient Landscaping: No Potable Use or No Irrigation	1
	1	Credit 2	Innovative Wastewater Technologies	1
1		Credit 3.1	Water Use Reduction: 20% Reduction	1
1		Credit 3.2	Water Use Reduction: 30% Reduction	1

Yes No

14		Energy & Atmosphere		14 Points
Y		Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required
Y		Prereq 2	Minimum Energy Performance	Required
Y		Prereq 3	Fundamental Refrigerant Management	Required

*\*Note for EAc1: All LEED for Core and Shell projects registered after June 26th, 2007 are required to achieve at least two (2) points under EAc1.*

8		Credit 1	Optimize Energy Performance	1 to 8
			<input type="checkbox"/> 10.5% New Buildings or 3.5% Existing Building Renovations <input type="checkbox"/> 14% New Buildings or 7% Existing Building Renovations <input type="checkbox"/> 17.5% New Buildings or 10.5% Existing Building Renovations <input type="checkbox"/> 21% New Buildings or 14% Existing Building Renovations <input type="checkbox"/> 24.5% New Buildings or 17.5% Existing Building Renovations <input type="checkbox"/> 28% New Buildings or 21% Existing Building Renovations <input type="checkbox"/> 31.5% New Buildings or 24.5% Existing Building Renovations <input checked="" type="checkbox"/> 35% New Buildings or 28% Existing Building Renovations	1 2 3 4 5 6 7 8
1		Credit 2	On-Site Renewable Energy	1
1		Credit 3	Enhanced Commissioning	1
1		Credit 4	Enhanced Refrigerant Management	1
1		Credit 5.1	Measurement & Verification - Base Building	1
1		Credit 5.2	Measurement & Verification - Tenant Sub-metering	1
1		Credit 6	Green Power	1

Yes No

7		4		Materials & Resources	11 Points
Y		Prereq 1		Storage & Collection of Recyclables	Required
	1	Credit 1.1		Building Reuse: Maintain 25% of Existing Walls, Floors & Roof	1
	1	Credit 1.2		Building Reuse: Maintain 50% of Existing Walls, Floors & Roof	1
	1	Credit 1.3		Building Reuse: Maintain 75% of Existing Walls, Floors & Roof	1
	1	Credit 2.1		Construction Waste Management: Divert 50% from Disposal	1
	1	Credit 2.2		Construction Waste Management: Divert 75% from Disposal	1
	1	Credit 3		Materials Reuse: 1%	1
	1	Credit 4.1		Recycled Content: 10% (post-consumer + ½ pre-consumer)	1
	1	Credit 4.2		Recycled Content: 20% (post-consumer + ½ pre-consumer)	1
	1	Credit 5.1		Regional Materials: 10% Extracted, Processed & Manufactured Regionally	1
	1	Credit 5.2		Regional Materials: 20% Extracted, Processed & Manufactured Regionally	1
	1	Credit 6		Certified Wood	1

Yes No

10		1		Indoor Environmental Quality	11 Points
Y		Prereq 1		Minimum IAQ Performance	Required
Y		Prereq 2		Environmental Tobacco Smoke (ETS) Control	Required
	1	Credit 1		Outdoor Air Delivery Monitoring	1
	1	Credit 2		Increased Ventilation	1
	1	Credit 3		Construction IAQ Management Plan: During Construction	1
	1	Credit 4.1		Low-Emitting Materials: Adhesives & Sealants	1
	1	Credit 4.2		Low-Emitting Materials: Paints & Coatings	1
	1	Credit 4.3		Low-Emitting Materials: Carpet Systems	1
		Credit 4.4		Low-Emitting Materials: Composite Wood & Agrifiber Products	1
	1	Credit 5		Indoor Chemical & Pollutant Source Control	1
	1	Credit 6		Controllability of Systems: Thermal Comfort	1
	1	Credit 7		Thermal Comfort: Design	1
	1	Credit 8.1		Daylight & Views: Daylight 75% of Spaces	1
	1	Credit 8.2		Daylight & Views: Views for 90% of Spaces	1

Yes No

5				Innovation & Design Process	5 Points
	1	Credit 1.1		Innovation in Design: WE Credit 3: Water Use Reduction - Exemplary Performance	1
	1	Credit 1.2		Innovation in Design: EA Credit 6: Green Power - Exemplary Performance	1
	1	Credit 1.3		Innovation in Design: Green Housekeeping	1
	1	Credit 1.4		Innovation in Design: EQ Credit 3: Construction IAQ - Exemplary Performance	1
	1	Credit 2		LEED® Accredited Professional	1

Yes No

50	11				61
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Certified: 23 to 27 points, Silver: 28 to 33 points, Gold: 34 to 44 points, Platinum: 45 to 61 points



# Schilling Green II

## AERIAL & SURROUNDING AMENITIES

- Hunt Valley Towne Centre is approximately 0.8 miles away and houses a variety of retail stores and restaurants including: California Pizza Kitchen, Calvert Wine & Spirits, Caribou Coffee, Carmine's New York, Pizzeria, Carraba's Italian Grill, Carvel Ice Cream, Champion Billiards & Barstools, Cheeburger, Cheeburger, Chesapeake Bay Gourmet, Chipotle Mexican Grill, Cingular Wireless, Damon's Grill, Dick's Sporting Goods, Gelato Factory, Good 4 U Smoothies, Greystone Grill, Jesse Wong's Kitchen, M&T Bank, Noodles and Company, Outback Steakhouse, Panera Bread, Pearle Vision, Quiznos Sub, Regal Cinemas, Sakura, Sears, Spa in the Valley, Sun Trust Bank, Ulta, Wal-Mart, Wegmans Food Market
- Hotels within one mile: Courtyard Baltimore, Embassy Suites Baltimore, Residence Inn, Hampton Inn, Chase Suite Hotel
- Light Rail Station - 0.4 miles away.



### DIRECTIONS

- I-695 to Exit 24 (I-83 North)
- Take exit 20A , Shawan Road - East
- At first light, right on McCormick Road
- Right on Schilling Circle



Hunt Valley  
Towne Centre

Shawan Road

 Light Rail  
Station

York Road

McCormick Road

Schilling Circle

Schilling Road

 Light Rail  
Station

Light Rail  
Station



Pepper Road

Gilroy Road

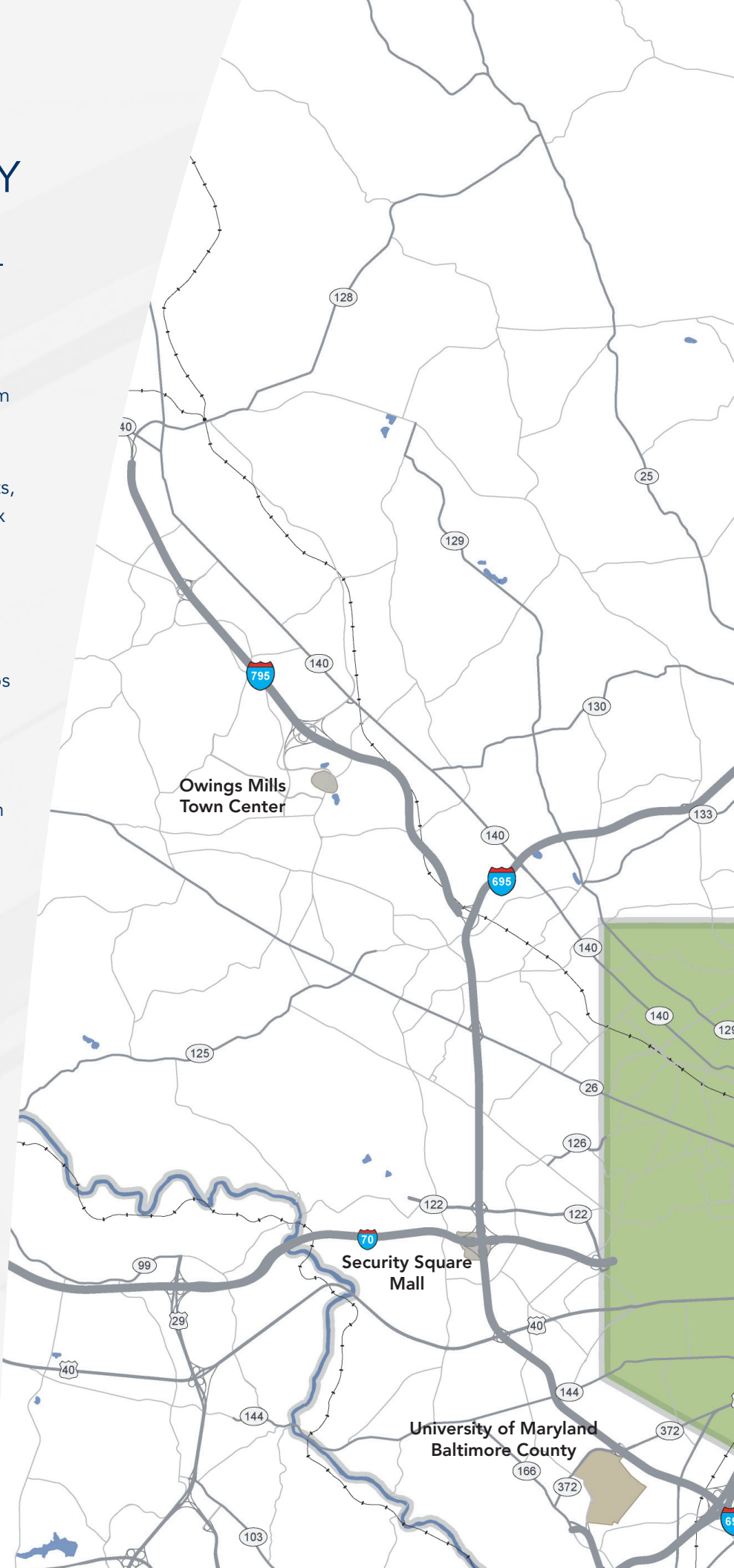
White Avenue

McCormick Road

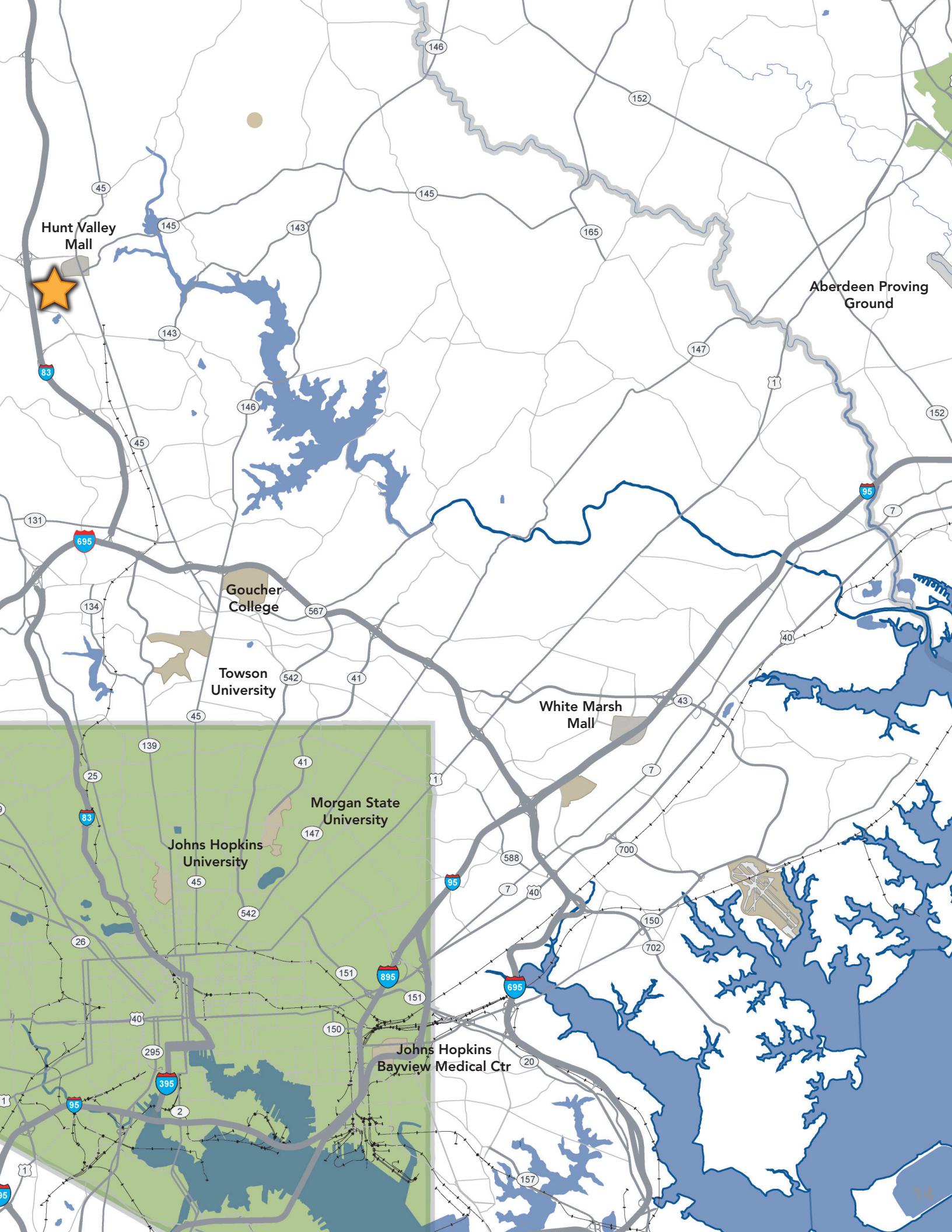
# BALTIMORE COUNTY QUICK FACTS:

- Twenty-four years since the last income tax rate increase
- Less than 1% of U.S. counties share Baltimore County's triple-AAA rating from Moody's, S&P and Fitch
- No gross receipts tax on manufacturers, corporate franchise tax, unitary tax profits, separate school tax, sales or property tax on R&D equipment
- Population: 805,029
- Households: 315,542
- Largest job center in seven-county Baltimore Metro region with 393,997 jobs
- Exceptional workforce strength in information technology, engineering and scientific talent.
- 20 colleges and universities in the region including Johns Hopkins and University of Maryland.

Baltimore County Department of Economic Development, 410.887.8000, [businesshelp@baltimorecountymd.gov](mailto:businesshelp@baltimorecountymd.gov)







Hunt Valley Mall



Aberdeen Proving Ground

Goucher College

Towson University

White Marsh Mall

Morgan State University

Johns Hopkins University

Johns Hopkins Bayview Medical Ctr

## Tenant Improvement Standard and **WORK LETTER**

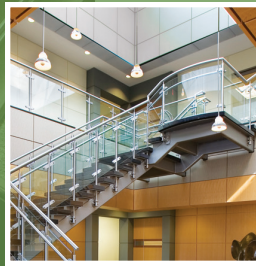
Tenant space will be constructed per the following standards:

**Partitions:** ½" sheetrock over 3-5/8" metal studs at 16" on center with formaldehyde-free batt insulation. Finish will be two coats of flat latex, Sherwin Williams low VOC paint with one painted accent wall per office.

**Ceilings:** Suspended grid system with Armstrong 2'x4' second look tegular fissured acoustical ceiling tiles. Laid in a white metal grid, the ceiling height will be approximately 10'.

**Lighting:** Metallux Accord T-5 high-efficiency fixtures - 2 tube, 277 volt 2'x4' lay-in. Lighting will provide approximately 50-foot candles at 30" above finished floor. Lights will be controlled by a combination of switches and occupancy sensors.

**Fire Protection:** Complete system will be provided per code. The sprinkler heads will be chrome semi-concealed.



“Doing business with a firm that – like ours – emphasizes integrity, quality and customer service was a pleasure.”

– EDWARD J. NEMEC, MANAGING PARTNER, NEW YORK LIFE

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**Floor Covering:** Mohawk or Patcraft Green Label Plus 2'x2' carpet tile. Carpet tile will have a tuft textured pattern loop, and non-PVC thermoplastic backing, with a 4" vinyl cove wall base. Adhesives will meet low VOC requirements set by LEED.

**Interior Doors:** Mohawk Green Series 3' x 8' urea formaldehyde-free solid core with wood veneer. Hardware and hinges will be brushed aluminum. Handle will be lever style.

**Entrance Doors:** Mohawk Green Series 3' x 8' urea formaldehyde-free solid core doors with sidelights and mortise locksets. Spaces 5,000 SF or greater will be 3' x 8' double frameless glass doors with polished chrome hardware and semi-concealed hinges.

**Kitchen Area:** Spaces 5,000 SF or greater will have 8' of base and overhead cabinets with stainless steel sink. Cabinet finish will be standard oak. One plumbing connection will be provided for a coffee maker. All kitchen flooring will be solid vinyl or VCT. Adhesives meet low VOC requirements set by LEED.

**Electrical:** Convenience outlets will be provided throughout the space. Three outlets per private office along with one outlet every 15 LF of open area partitioning.

**HVAC:** HVAC system utilizes an Under Floor Air Distribution (UFAD) system. Cooling is provided through rooftop packaged units with energy recovery ventilators and sixteen air column units, four per floor. The air column units maintain under floor temperature and static pressure set points. Floor mounted tenant adjustable diffusers are utilized for occupant controlled air conditioning. Supplemental heating will be accomplished by perimeter fan coil Variable Refrigerant Flow (VRF) heat pumps with local thermostatic control.

# Heating, Ventilating and AIR CONDITIONING SYSTEM

The Heating, Ventilation and Air Conditioning (HVAC) system serving 225 Schilling Circle provides year-round temperature and ventilation that meets or exceeds all applicable code and industry standards as defined by the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc. (ASHRAE).

Air conditioning is accomplished by Under Floor Air Distribution (UFAD) on the first through fourth floors. The UFAD systems consist of 4 air column units per floor. The air column unit fans will vary their speed via variable frequency drives to maintain the under floor static pressure setpoint. Four air cooled DX roof top units will supply the air column units with the primary air utilizing digital scroll compressor technology.



“We gave Merritt an opportunity to deliver a first-class project on a short schedule and that is what was delivered. In short, Merritt delivers what they promise.”

– TED D’ANNA  
EXECUTIVE VICE PRESIDENT, MARS SUPER MARKETS, INC.

Each rooftop unit will be provided with an integral total energy recovery wheel to precondition outdoor air. The energy wheels incorporate a total energy transfer from the exhaust and the relief air stream to the supply air stream by using a rotating desiccant wheel. This will reduce peak heating and cooling loads. In addition, each rooftop unit will be provided with a gas fired heat exchanger for outdoor air preheating. Rooftop units will be provided with 100% comparative enthalpy economizer and all fan motors over 1-hp are premium efficiency.

A Variable Refrigerant Flow (VRF) heat pump system will be provided for perimeter heating and cooling. Local thermostats will control each VRF heat pump.

The common areas will also be conditioned with a VRF heat pump system. Ventilation for the common areas will be ducted to the VRF fan coils from an Energy Recovery Ventilator (ERV). Energy is recovered from the building exhaust via the ERV and utilized to condition the outdoor ventilation air for the common areas prior to the VRF fan coils. The basement fitness area will be served with a constant air volume modular air handling unit. The unit will be equipped with a split system utilizing DX cooling. Energy transfer from the fitness area exhaust to the outdoor ventilation air will occur via a fixed plate cross flow heat exchanger. The receiving and load dock areas and mechanical/electrical rooms are provided with electric unit heaters.

The overall heating, ventilating and air conditioning system serving the building is monitored and controlled by a direct digital computer based control system. The control system automatically coordinates the function of all mechanical components to assure economical and reliable operation. An automatic temperature controls system will be provided to integrate control of the air handling units and terminals units. Enhanced energy control sequences will be utilized such as plenum pressure reset and supply air temperature reset for improved space comfort while minimizing energy consumption. The system may be monitored and controlled within the building and as well as remotely for failures of equipment or operating criteria outside of pre-set levels.

The HVAC system is designed to maintain a 72 +/- degree Fahrenheit temperature with summertime relative humidity levels at 50%+/- . The building has a night set back mode whereby interior temperatures will seasonally vary outside the target temperature.



“You are faced with many options  
in today’s market, but after we  
moved into our new offices at  
Merritt we felt like we were home!”

– MARC D. KANTROWITZ, MANAGING DIRECTOR  
PHS LIMITED, TOWSON, MARYLAND





**FOR ADDITIONAL INFORMATION OR TO SCHEDULE  
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