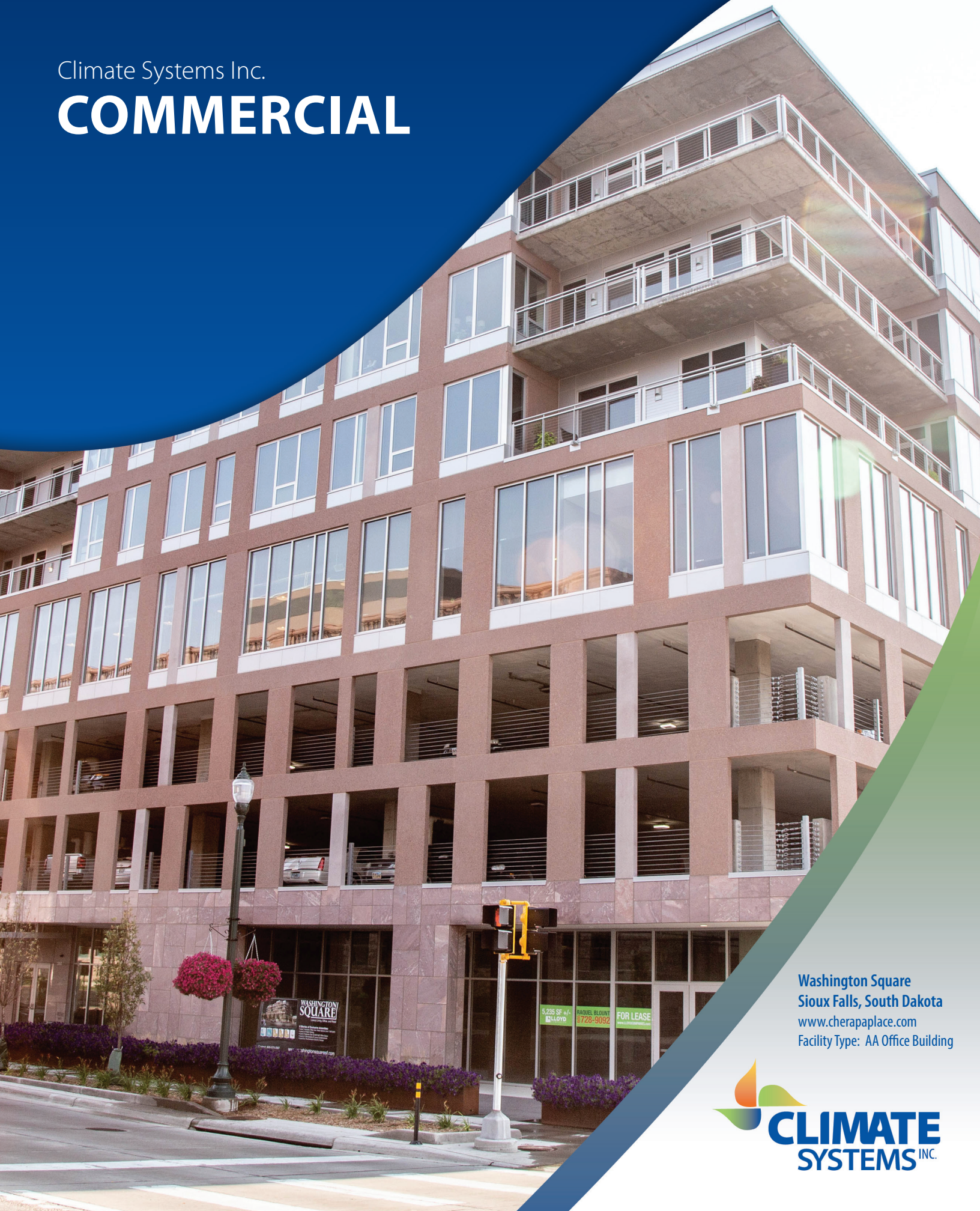
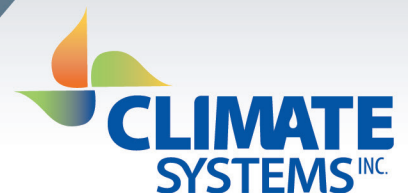


Climate Systems Inc.

COMMERCIAL



Washington Square
Sioux Falls, South Dakota
www.cheraplace.com
Facility Type: AA Office Building





"The HVAC system is extremely flexible and I am able to adjust control parameters from my home or on vacation via the Internet if necessary. If I need technical back-up, Climate System's technicians are fantastic to work with."

— Nathaniel Molenda
CHERAPA BUILDING MANAGER

"We're not just thinking about right now. We're wanting to plan for the next 20 years. This is the right way to do it."

— Anne Scherschligt Haber
HOWALT-MCDOWELL INSURANCE,
PRIMARY TENANT AND INVESTOR



CHERAPA PLACE...THE TALK OF THE TOWN

Cherapa Place is one of the most talked-about new constructions in the upper Midwest. This six-story, 110,000 square foot building of prime office space offered a considerable challenge and Climate Systems was there from initial design through final construction.

ENERGY-EFFICIENT, ENVIRONMENTALLY-FRIENDLY

Cherapa's ownership structure was committed to the construction of an environmentally-friendly building with maximum energy-efficiency. Climate Systems utilized Price Industries variable air volume boxes to provide low pressure, clean air to Cherapa. Additionally, a web-based Temperature Control System allows precision control of the supply air temperature and pressure to maximize "free-cooling" with outside air. This system allowed Cherapa to earn a coveted LEED™ Gold certification.

With web-based control equipment, the building manager and Climate Systems technicians can monitor and control Cherapa's temperature and humidity from anywhere in the world on a standard PC via the World Wide Web.

Additionally, Climate Systems equipped Cherapa with Variable Frequency Drives on the (3) Main Air Handling systems to optimize the electrical energy needed to maintain proper under-floor conditions. We also installed MERV 13 High-Efficiency filters in the air-handling units which provide Cherapa's tenants with hospital-clean conditions. Chilled water helps cool Cherapa during the summer months and high-efficient boilers help control heating costs during our harsh Midwest winters.

MAXIMUM TENANT FLEXIBILITY

Another big benefit of Cherapa's design is maximum flexibility. With the ventilation system under-floor, office spaces and work cubicles can be relocated without ductwork modification. Building managers can modify the ventilation system by relocating floor panels and moving supply diffusers to the desired areas.

