



Service and Product Provider

Servidyne

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ENERGY STAR® benchmarking provides foundation for energy savings and LEED-EB certification.

Project Scope

Servidyne performed energy and sustainability audits at 25 commercial office buildings for a global institutional investment manager to lay the basis for energy improvements and pursuit of recognition. ENERGY STAR Portfolio Manager was used at the onset of each audit to identify high-performing assets that could readily earn the ENERGY STAR and achieve LEED certification, improving market position. Benchmarking also pinpointed buildings with opportunities for energy savings. Servidyne identified savings measures in the audits, including low- and no-cost adjustments and capital retrofit projects, and recommended specific measures to ownership.

Project Summary

The property teams at two particular commercial office buildings – 100 West Road in Baltimore, and Maitland Promenade I in Orlando – immediately began to capture savings opportunities identified in audits.

The Baltimore building quickly and inexpensively corrected system control issues discovered during the audit, reducing energy use by 25% and increasing its ENERGY STAR rating by 28 points – from 46 to 74. The ownership of the Orlando building invested in recommended retrofits including control system upgrades, variable frequency drives, and demand-controlled ventilation, resulting in a 15% reduction in energy use and 18 point ENERGY STAR rating increase – from 69 to 87. The Orlando building earned the ENERGY STAR for superior energy performance, and both buildings are currently pursuing LEED certification.

- **Energy Savings**
These measures helped the Baltimore building to save 23 kBtu/ft² and \$53,000 annually, and the Orlando building to save 13 kBtu/ft² and \$58,000 each year.
- **Investment**
The Baltimore building pursued low- and no-cost system control adjustments totaling less than \$10,000. The Orlando building invested \$82,000 in upgrades and retrofits.
- **Financial Return**
Both buildings achieved near immediate payback on investments – with less than 3 months simple payback for the Baltimore building, and approximately 1.4 years for the Orlando building.
- **Other Benefits**
To promote energy awareness and best practices, each property distributes tenant newsletters that describe their energy and sustainability goals and accomplishments.

Monitoring & Verifying Energy Savings

Energy usage and costs are tracked on an ongoing basis in ENERGY STAR Portfolio Manager to ensure that savings achieved are maintained, and to work towards continuous energy performance improvement.

Distinguishing Value

Servidyne's use of ENERGY STAR Portfolio Manager to benchmark customer buildings helps property teams to not only better understand how their building is performing over-time, as compared to others in a portfolio, and relative to similar buildings nationwide, but also to identify where additional improvement opportunities lay – saving energy, money, and the environment.