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Service and Product Provider Success Story

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Paradigm Properties recruits Limbach Company LLC to achieve ENERGY STAR® certification.

Project Scope

In 2011, Paradigm Properties hired Limbach Company LLC (Limbach) to benchmark a building located in Columbus, Ohio, when one tenant insisted that the building must achieve ENERGY STAR certification in order to execute the renewal of their lease. With assistance from AirAdvice Inc., a provider of an energy services delivery platform, a focused effort to achieve ENERGY STAR certification was successfully completed within a few months.

Project Summary

Using AirAdvice's automated link to Portfolio Manager, EPA's ENERGY STAR measurement and tracking tool, Limbach benchmarked the building and received an initial ENERGY STAR energy performance score of 76. While this satisfied the requirement for achieving ENERGY STAR certification, there was little margin for error. Limbach conducted an Energy Savings Assessment using AirAdvice technology in order to identify low- and no-cost operational changes that could further improve the building's energy performance. In a one-week period, using portable wireless environmental sensors and Web-based analysis software, Limbach found several low-cost ways to improve building performance. As Paradigm Properties began to implement recommendations from the Energy Savings Assessment, Limbach initiated the process to earn ENERGY STAR certification for the building. By the time the ENERGY STAR was awarded in 2012, the ENERGY STAR score had already climbed to 80. The building's ENERGY STAR score has continued to increase and now stands at an 86.

- **Energy Savings**
The facility's annual energy usage has improved by 290,000 kilowatt hours, which equates to annual savings of nearly \$25,000, and site energy use intensity (EUI) has improved by more than 16 percent.
- **Investment**
This process required very little investment. Limbach performed the initial energy benchmark at no charge. The Energy Savings Assessment is usually bundled with additional maintenance services, but if broken out, it would typically carry a fee of \$2,000 to \$4,000. Paradigm Properties implemented the recommendations using their in-house staff members.
- **Financial Return**
Paradigm Properties saw a return on investment in fewer than two months.

Monitoring & Verifying Energy Savings

EPA's Portfolio Manager is used to track improvements in the building's ENERGY STAR score, along with reductions in EUI.

Distinguishing Value

Through the use of AirAdvice's technology and Limbach's focus on optimizing the operations and maintenance of the facility, Paradigm Properties will achieve annual savings of nearly \$25,000.

