



## COMPANY PROFILE: Part of the Solution



### About Servidyne:

Servidyne provides comprehensive energy efficiency and demand response solutions, sustainability programs, and other products and services that significantly enhance the operating and financial performance of existing buildings. We enable customers to cut energy consumption and realize immediate cost savings across their portfolios, while reducing greenhouse gas emissions and improving the comfort and satisfaction of their buildings' occupants. Servidyne serves a broad range of markets in the United States and internationally, including corporate, commercial office, hospitality, gaming, retail, industrial, distribution, healthcare, government and education. We are proud to be an important Part of the Solution – for now and for future generations.

### Lower **Energy & Operating Costs**

Realize energy and operating cost savings of 25% or more through Servidyne's Energy Solution. Lower your energy consumption and cut your facility operating costs.

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### Reduce **Environmental Impact**

Reduce the environmental impact of your existing buildings – decreasing greenhouse gas emissions, preserving natural resources, and improving your bottom line.

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### Enhance **Occupant Satisfaction**

Enhance the level of comfort and satisfaction while your business enjoys higher rents, fewer vacancies, greater resale value and more productive employees.

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Company Name	Servidyne
Founded	1925
Awards	ENERGY STAR Partner of the Year 2001, 2002, 2003, 2004, 2005, 2006, 2009, 2010  White House recognition for outstanding achievements in energy management
Services	Lighting Upgrades & Retrofits Retro-commissioning Energy & System Upgrades Controls & Sub-metering Demand Response LEED® Services ENERGY STAR® Label Energy Audits iTendant® Preventive Maintenance iTendant® Guest & Tenant Requests Sustainability Energy & Sustainability Audits Measurement & Verification Lighting Procurement
Headquarters	Atlanta, Georgia
Locations	Atlanta, Georgia Birmingham, Alabama Columbia, South Carolina Knoxville, Tennessee Los Angeles, California San Diego, California Raleigh, North Carolina Charlotte, North Carolina
Service Area	Global



Reduce your **environmental impact**.  
Achieve your **sustainability goals**.  
See **fantastic results**.



## ENERGY STAR LABELS & LEED CERTIFICATION

Green. Everybody is talking about it. While green is becoming more mainstream, it is not always a simple task to complete. The fact is that Servidyne has been on the leading edge of helping customers reduce the environmental impact of their buildings for more than 30 years. We can help you strategize your entire sustainability initiatives from beginning to end.

### Let us show you how profitable responsibility can be.

We know that working to make your buildings “green” or getting your buildings certified within your budget is no easy task. Servidyne can get the job done right, on time, and on budget. We’ve earned our reputation as a sustainability expert by helping our customers reduce the carbon footprints of thousands of building across the county and the globe –from ENERGY STAR® Labels to LEED® certification. The best approach toward a more sustainable tomorrow requires a look at what your energy profile is telling you. How much energy do you consume on a daily basis? What is your current carbon footprint? How do you compare with other buildings and portfolios similar to yours? We can help you with that.



### ENERGY STAR Label

Achieving the ENERGY STAR Label is not always an easy undertaking. You can benefit from having Servidyne assist you through the process. Innocent mistakes can easily generate a score that is lower than it should be. Don't risk the possibility of inaccurately determining your score. We offer a turn-key service by benchmarking your building's energy consumption, having a PE perform the site visit, and completing the Statement of Energy Performance and Label Application.

Having an ENERGY STAR rated building ensures improvements in energy consumption, financial performance, and environmental impact. Servidyne can guide you through specific areas of improvement or we can manage the entire process. Our engineers are experts in properly rating buildings through ENERGY STAR. In fact, we've completed more than 500 ENERGY STAR Labels for our customers ranking us among the industry's leading third-party service providers.

To-date, six Servidyne customers have achieved ENERGY STAR Partner of the Year Awards by working with Servidyne to demonstrate their commitment to energy efficiency as they realize significant energy cost savings. Servidyne itself is an eight-time winner of the ENERGY STAR Partner of the Year.

### Servidyne Factoids

- Servidyne has completed more than **500** ENERGY STAR Labels for our customers
- Servidyne has completed nearly **1,200** ENERGY STAR ratings for our customers
- Servidyne is an eight-time winner of the ENERGY STAR Partner of the Year Award. **8-time winner**
- Servidyne assisted a customer to receive Florida's first LEED-EB Gold building certification. **Gold**
- Servidyne has managed the LEED-EB certification process for more than **20** buildings nationwide.

### LEED Certification



Many underestimate the commitment it requires to undergo the LEED certification process. LEED-EB (Existing Building) certification is involved and complex and has many intricate details, processes, and requirements – and could take up to 1 year to complete. In addition, the LEED Rating System continually evolves with improved practices and required standards. The Servidyne team continually monitors and tracks these new mandates and practices to ensure your certification process runs smoothly.

We help you determine which of your properties are best-suited or eligible for LEED-EB certification. Did you know that an ENERGY STAR benchmarking score is a critical step that should be taken early in the process when considering LEED-EB certification?

### FOR MORE INFORMATION:

PHONE (770) 933-4200  
 TOLL FREE (800) 241-8996  
 WEB [www.servidyne.com](http://www.servidyne.com)  
 EMAIL [info@servidyne.com](mailto:info@servidyne.com)

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Atlanta, GA 30339





# SERVIDYNE ENGINEERING SERVICES

Servidyne provides engineering and technology solutions to optimize your buildings' performance at every stage in its lifecycle. With more than 30 years experience, our engineering team can benchmark your facility and recommend programs to reduce energy consumption. The end result – solutions that fit the unique need and economics of each facility.

## UTILITY CONSULTING

Servidyne engineers help customers understand the numerous energy procurement options available, from alternative utility rate schedules to third party suppliers. We work to determine the most favorable utility rates for company portfolios, and we perform detailed utility billing audits and account verifications. Servidyne also performs statistical analyses to prepare utility budget forecasts for building portfolios. The forecasts are typically developed with projection models using weather and occupancy parameters.

## ENERGY STAR®

Servidyne is a leader in the United States in accrediting buildings for the EPA ENERGY STAR Label. We have assisted more commercial buildings in achieving the ENERGY STAR Label than any other service provider in the country. The EPA has honored Servidyne with ENERGY STAR Partner awards in 2001, 2002, 2003, 2004, 2005, 2006, 2009, and 2010.

## LEED - EB

LEED-EB (Existing Building) certification is involved and complex with many intricate details, processes, and requirements. Servidyne's team of certified engineers are actively involved with the USGBC and are even members of several LEED committees. We can help you to determine which of your buildings are eligible or best suited to undergo certification. Our teams can help you measure your buildings' operations, and guide you in determining which areas need improvements and/or maintenance by using the LEED for Existing Buildings Rating System. Servidyne can help you achieve your sustainability goals.

## ENERGY AUDITING

Servidyne has been performing energy audits for more than 30 years for office buildings, hospitals, schools and universities, hotels, retail stores and government facilities, gaining an understanding of a wide variety of HVAC systems in varying applications. By focusing our engineering expertise on existing facilities, we have developed advanced techniques for diagnosing and treating the design and operating problems unique to those facilities.

## DUE DILIGENCE ENGINEERING

Servidyne engineers conduct Mechanical/Electrical/Plumbing due diligence surveys for commercial building customers. These surveys provide real-world assessments of the design and current condition of the MEP infrastructure of facilities and are performed either during ownership transactions or as part of outline asset evaluation and budgeting efforts. A key component of these studies is the assessment of remaining useful life for the various pieces of HVAC equipment in the buildings.

## ENGINEERING DESIGN SERVICES

The Servidyne team of engineers has many years of experience designing complex HVAC systems. Our focus on the retrofit of existing buildings provides the basis for designing with energy efficiency, constructability and maintainability at the forefront. Our design project experience includes large-scale chiller/boiler plant retrofits, air handling system reconfiguration and building automation systems.

## INDOOR AIR QUALITY EVALUATIONS

Servidyne engineers assist building owners and managers in assessing the indoor air quality of their facilities. We develop baseline IAQ profiles, perform Phase I IAQ surveys, and diagnose the causes of poor IAQ through close examination of HVAC systems, maintenance practices and occupancy conditions.

## RETRO-COMMISSIONING (RCx)

For existing buildings, Servidyne offers retro-commissioning to bring building systems back into optimum operating condition. Servidyne's engineering team will improve your buildings' performance levels by studying your facilities and their energy conversion and consumption systems. RCx improves building efficiency, comfort, and reliability.

## THIRD PARTY ENGINEERING REVIEW

Servidyne provides unbiased professional engineering review of issues such as: Utility cost allocations, Tenant utility billing issues, Distributed generation system proposals, District cooling options, Building automation system upgrade needs, and energy services contracts.

## BUILDING SIMULATION MODELING

Servidyne develops baseline energy models of existing facilities using hour-by-hour computer simulation software. From these models we compare them with actual energy usage and then calibrate the inputs to match the usage shown in the existing utility bills. This is a very powerful tool in analyzing complex buildings and systems.

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Increase **energy efficiency.**  
Lower **operating costs.**  
Add to your **bottom line.**



## LIGHTING UPGRADES & RETROFITS

Lighting Upgrades and Retrofits are an easy, fast, and inexpensive way to reduce energy costs. Whether you have one building or a portfolio of existing buildings, Servidyne will reduce the energy consumption and costs – in some cases as much as 50 percent.

### **Servidyne delivers turnkey lighting solutions.**

Our team of lighting experts will look at your current costs, assess your existing systems, and determine how much of your total energy usage is coming from lighting. From that, you will receive a customized solution to provide optimal savings. Our lighting upgrades and retrofits are full service and include a survey, design, implementation and maintenance. We take this turnkey approach and increase the effectiveness by keeping up to date on today's industry standards and current technologies. We are product neutral and through our customized solution, you will receive the best efficiency improvement opportunities that improve your buildings' lighting while reducing costs and greenhouse gases.

### Beginning to end – coast to coast.

Our customers don't just receive a recommendation. Servidyne will implement the solution using our project managers and installation teams who will manage the process from beginning to end and from coast to coast. Your daily business activities will not be interrupted during the lighting upgrade or retrofit with our flexible schedule and quick turnaround time. Best of all, our "Zero Complaint" policy ensures all concerns are fairly resolved to your satisfaction.

### Don't take our word for it.

Lighting upgrades and retrofits are our area of expertise. In fact, we have performed lighting retrofits on well over 150 million square feet of building space! We'll stack our capabilities and experience against any other provider in the country.

We've improved entire school systems, retail facilities, manufacturing plants, commercial office buildings, hospitals, nursing homes and hotels. We've even upgraded an entire CITY and improved their public libraries, police department, city hall, and government buildings. Our customers are saving over 200 MILLION kilowatt-hours per year as a result of our lighting retrofit expertise – and that number continues to grow.

### Flip the switch and see results.

Get immediate results by changing out old fixtures with more efficient hardware and replacing old lamps with new, more energy efficient ones. Our teams focus on fixtures, better designs, and better light. We know all the inputs and the performance capabilities of a lamp. We can tell you how much light your building truly needs to provide optimum task and general lighting, color rendering, uniformity of visual acuity, and we can provide all these benefits at the lowest possible cost.

### Servidyne Lighting Factoids

- Our customers save up to 50 percent from lighting upgrades and retrofits
- Servidyne has performed energy efficient lighting retrofits on thousands of buildings totaling 150 million + sq. ft
- Our lighting retrofit expertise saves customers more than 200 million kWh per year
- Servidyne provided lighting upgrades to an entire city by improving public libraries, police departments, a city hall, and government buildings
- Servidyne has \$10 million in lighting bonding capacity
- Servidyne has lighting developers and project managers on staff, from coast-to-coast

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Optimizing and Sustaining  
your buildings' performance  
are what we do best.

## Retro-Commissioning (RCx)

Retro-Commissioning (RCx) is a systematic investigative process for improving and optimizing a building's operation and maintenance. Occurring after construction and occupancy, RCx will optimize performance based on how the building is currently being used and operated.

**A cost-effective solution for an expensive problem.**

As today's energy costs and utility bills continue to skyrocket, identifying problem areas within your buildings can save you significant amounts of energy and money. Servidyne will improve your buildings' performance levels by studying your facilities and their energy conversion and consumption systems. Over time, these systems and the controls that operate them become less efficient, resulting in buildings that are less comfortable, less reliable, and more expensive to operate.

## Commission us to retro-commission you.

Retro-commissioning offers property owners and building operators a way to improve building efficiency, comfort, and reliability. The best part – these benefits go hand-in-hand with reduced energy consumption and lower operating costs. Plus, Servidyne’s retro-commissioning reports contain numerous low and no-cost improvement measures your maintenance staff can implement quickly.

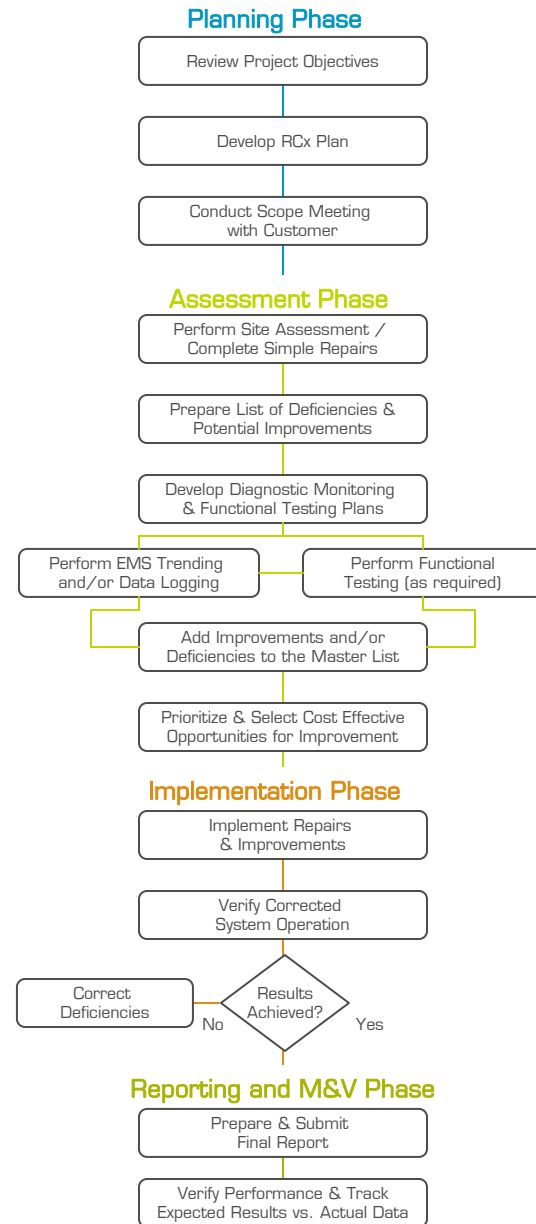
How significant can retro-commissioning be? A landmark study of 150 existing commercial buildings by the Department of Energy at Lawrence Berkeley National Lab concluded that retro-commissioning can reduce energy costs by an average of \$0.27 per square foot or 15% of total energy costs.

### How we do it.

The first step is to determine which buildings in your portfolio could gain the most from retro-commissioning. Our expert engineers and analysts will help you decide where to start by working with you to gather, interpret, and compare information. This involves an assessment of the entire building, reviewing historical energy usage patterns, and interviewing occupants for additional insight.

Next, we monitor, evaluate and test your current systems for efficiency and offer solutions to restore them to their optimum performance levels. But, we don’t stop there, once the necessary repairs and adjustments are made, the system will be retested and monitored to ensure the problem areas have been eliminated and maintained. We even offer Web-based management software on iTendant® to help deliver system maintenance on a scheduled basis.

## Servidyne Retro-Commissioning Process



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