



PART OF THE SOLUTION



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Part of the
Solution

Focus on customer concerns: ENERGY, ENVIRONMENT AND COMFORT

Established in 1925, Servidyne, Inc. is headquartered in Atlanta, Georgia, and operates globally through its wholly-owned subsidiaries.

The Company provides comprehensive energy efficiency solutions, sustainability programs, and other products and services that significantly enhance the operating and financial performance of existing buildings. Servidyne enables its 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. The Company 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.

Servidyne also engages in commercial real estate investment and development. The Company currently owns or controls shopping centers in the Southeast and Midwest and office properties in metropolitan Atlanta.

Find out what **SERVIDYNE** can do for you
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LOWER

Energy & Operating Costs

Planning and Budgeting
Energy Audits
Lighting Upgrades and Retrofits
Controls and Sub-metering
Preventive Maintenance Programs
Building Assessments and Infrastructure Upgrades
Technician Training

Realize energy and operating cost savings of 25% or more through Servidyne's *Energy Solution*. Controlling your utility expenses through increased energy efficiency is now more important than ever, as energy prices are on the rise and are expected to continue to climb. Servidyne's *Energy Solution* starts with a customized strategic plan of affordable energy savings initiatives. Whether you are looking for immediate cost savings from energy audits and lighting retrofits, ongoing efficiency from ENERGY STAR® benchmarking and preventive maintenance programs, or long-term management and visibility into your operating expenses from utility monitoring and controls and sub-metering, we can help you cut your energy consumption and lower your facility operating costs.



REDUCE

Environmental Impact

Benchmarking
Retro-commissioning
Utility Monitoring
LEED® Services
ENERGY STAR® Labeling
Sustainability Audits
Green Building Operations
Water Conservation

You can reduce your company's impact on the environment by operating your buildings more efficiently. Begin by determining your facilities' energy profiles. How much energy do your buildings consume every day? What are their carbon footprints? How have they changed from last year? How do they compare with other buildings and portfolios similar to yours? We have an experienced and qualified team ready to help you find out. Servidyne's *Environmental Sustainability Solution* enables you to reduce the environmental impacts of your existing buildings—ultimately reducing greenhouse gas emissions, preserving our irreplaceable natural resources, and improving your bottom line. We help you establish facility-specific objectives, implement targeted efficiency programs, and then monitor and measure the results against annual goals to ensure that the enhanced performance will be sustainable.



ENHANCE

Occupant Satisfaction

Guest and Tenant Requests
iTendant®
CMMS Systems and Preventive Maintenance Programs
Energy and Sustainability Audits
Lighting Quality Assessments
HVAC Optimization
Building Indoor Environment

We help companies improve occupant satisfaction and promote operational excellence, and we know the two can profitably co-exist. It is a simple concept—savings without sacrifice. Servidyne's *Occupant Satisfaction Solution* includes turnkey preventive maintenance programs, guest and tenant rapid response services, and work order management systems. Hotel guests, office tenants, retail customers, and even your employees are ensured a higher level of comfort and satisfaction, while your business enjoys a more profitable bottom line. We will improve your building asset efficiency and drive the implementation of sustainable operating practices through assessments, analysis and training. Buildings with more comfortable and satisfied occupants have higher rents, fewer vacancies, greater resale values, and more productive employees.



MARKETS SERVED

- Hospitality & Gaming
- Commercial Office
- Corporate

- Retail
- Industrial
- Healthcare

- Government
- Education
- ESCOs

Servidyne is at
of **need** and

the intersection
opportunity

CUSTOMERS' NEEDS

- Overcoming the impacts of soaring energy costs
- Becoming more energy efficient
- Creating and implementing corporate sustainability programs
- Improving the effectiveness and cutting the expense of preventive maintenance
- Raising the level of occupant satisfaction to lower vacancies without increasing costs



Providing customers
affordable
opportunities to
reduce energy
consumption,
cut costs, optimize
building operations,
and be socially
responsible.

AVAILABLE OPPORTUNITIES

- Substantially reduce energy usage and dramatically lower utility expenses and other building operating costs
- Identify and transform wasteful and inefficient buildings into cost-effective and environmentally sustainable facilities
- Optimize the short-term and long-term financial performance of building assets
- More effectively satisfy requests of guests, tenants, customers and employees, and measurably improve their level of comfort

Needs

Businesses around the world of all types and sizes are being barraged by ever-increasing energy expenses and mounting questions about the causes of global warming. Corporate leaders are feeling increasing pressure to find effective and affordable ways to reduce energy consumption and operate in a more sustainable manner. Most executives understand that adopting sustainable energy efficiency best practices would be good for their businesses, but they face significant challenges in designing and implementing such a program. They simply do not have the staff, the

time, or the expertise necessary to tackle this daunting challenge alone. Furthermore, most assume that the benefits accruing from such a plan could only be realized over the long term, and they fear that the investment required to effectively implement such a strategy would overwhelm their budgets.

Opportunities

These executives may be surprised to learn that there are immediately available and affordable opportunities to significantly improve the operating efficiency of their building assets and tackle their critical energy and sustainability challenges. By optimizing the operating performance of their existing facilities, companies

can obtain meaningful and sustainable energy savings, reduce emissions of greenhouse gasses, and noticeably improve the comfort and satisfaction of their buildings' occupants.

Solutions

Servidyne provides companies affordable opportunities that solve some of their most pressing strategic needs by delivering time tested and proven building performance-enhancing solutions and sustainable energy efficient products and services that dramatically improve their profitability immediately and over the long term. Servidyne serves our customers by acting as a results-driven extension of their organizations, committed to delivering superior bottom line results. Servidyne, a trusted name in optimizing

the performance of existing buildings, has adopted a strategic focus and a disciplined approach to meeting our customers' ever-changing needs. For over 30 years, Servidyne has been part of the solution, providing businesses sustainable financially-driven strategies and programs to minimize energy consumption and lower operating expenses.

Our customers are the big winners—boosted by improved financial results across their building portfolios, best-in-class sustainability practices, significantly lower operating and maintenance costs, and more satisfied guests, tenants, customers and employees.

Problems & Solutions

Problem:

I am responsible for developing my company's corporate sustainability program, but I'm not sure how to proceed.

Solution:

In today's business climate, having a plan for operating in a sustainable manner can be viewed as a social license to operate. For most companies, the biggest sustainability expense category is energy—it is a significant line item with an impact that only will grow in the foreseeable future, as finite resources become scarcer. The best way to begin developing an effective sustainability program is to first determine how energy is put to use every day in your buildings and business processes. From cost benchmarking and building assessments to utility monitoring and real-time metering, Servidyne provides a variety of ways for you to develop this understanding. Once you know how your business consumes energy, you can develop options for managing your utility costs and operating in a more sustainable fashion.

Problem:

I know energy costs are rising rapidly, but I don't know how to regain control of these expenses, or how much the higher costs are hurting my company's bottom line.

Solution:

You need to determine what your annual energy spend is in total and as a percentage of your net income. Rapidly rising utility costs typically fall straight to the bottom line, negatively impacting what are already tight operating margins. Many businesses risk being faced with the bitter reality of energy costs equaling or exceeding their net income. What can companies do about it? Design and execute an energy cost management program focused on sustainable demand-side improvements—it is the single best hedge against rising energy costs. At Servidyne, we have helped protect our customers against rising energy costs for more than 30 years.

Problem:

Our company wants to do something about our rapidly rising utility expenses, but our budgets are tight. Where along the energy value chain should we focus to get the biggest bang for the buck?

Solution:

The energy value chain tracks energy from its generation and distribution to your utility meter, and then through energy consuming assets, such as lights, chillers, boilers, air compressors and air handling units, into your buildings. While it is certainly smart to purchase energy as inexpensively as possible, the greatest potential for immediate cost savings lies on your side of the utility meter—in demand-side management. Doing things that lower your energy consumption is truly a sustainable improvement. From building retro-commissioning to lighting and infrastructure upgrades, Servidyne is ready to help with a wide range of investment options and financially-compelling solutions.

Problem:

What criteria should I utilize to select my company's energy and sustainability partners?

Solution:

Simply put, you should be looking for three things: Experience, Flexibility, and Integrity. Find a firm that has consistently delivered valuable services to its customers for many years. Find a firm that has experienced and highly credentialed professionals on staff, and learn about their backgrounds and capabilities. Insist on flexibility—you should be able to get to know potential partners through a process that gives you inexpensive up-front options for assessment and evaluation. And do not compromise on integrity—work with people whose character and reputations you would be proud to have stand beside your own. Experience, Flexibility, and Integrity—attributes you should require in a partner, and qualities you will find among the people of Servidyne. Let Servidyne become Part of Your Solution.

The Facts

SAVE	200 million kWh saved per year by customers from our lighting retrofit expertise which equals 41,000 acres of trees planted and 18 million gallons of gasoline saved
ACHIEVE	ENERGY STAR® labels achieved for our customers 200
GUIDE	guidance provided every month on the utility spend of more than 250 million sq. ft. of space
MONITOR	monthly utility usage monitored on properties worldwide in 30 countries
TRACK	open and track 100 thousand unique preventive maintenance and service requests per month on iTendant®
BENCHMARK	100 million sq. ft. of building space benchmarked every year
PERFORM	energy efficiency lighting retrofits performed on thousands of buildings totaling more than 150 million sq. ft.