

was later attributed to a faulty energy management system. Identifying and fixing these issues resulted in immediate energy savings.”

Servidyne regularly generates these audit reports that are shared with the asset and property managers. The reports are populated with various prioritized opportunities to improve the energy performance of the individual property, as well as a scorecard related to where the facility stands relative to LEED-EB: O&M standards. When a property is identified as a viable candidate for LEED-EB: O&M certification the Investment Company also works with Servidyne to consult during the LEED-EB: O&M certification process.

#### LEED-EB: O&M Certification

Awarded by the U.S. Green Building Council (USGBC), LEED certification provides third-party verification that a facility has proven environmental sustainability. To qualify for this distinction, a project must meet stringent building material and performance standards.

Servidyne identifies in its reports to the Investment Company which facilities are viable candidates for LEED-EB: O&M certification and they have engaged Servidyne to pursue those awards. LEED-EB: O&M certification is a very involved, complex process that includes many intricate details, processes and requirements. Depending on the type of property to be certified, it could take anywhere from six to twelve months to complete.

“Aside from being intricate, the LEED Green Building Rating System™ also changes pretty frequently. It is an important part of adding value for us, so we were very interested in working with an expert consultancy like Servidyne to assist us throughout these processes and keep them running smoothly,” explained the sustainability analyst.

Servidyne has identified more than five properties that are viable candidates to achieve some level of LEED-EB: O&M certification, and is now contracted by the Investment Company to usher three through the certification process.



### Why an Energy AND Sustainability Audit?

Servidyne understands that owners and operators of buildings want a handle on the energy and environmental footprints of their buildings. Servidyne provides combination audits to help you realize economic and environmental



benefits. You'll get a roadmap for energy improvements, an initial evaluation for ENERGY STAR® and LEED® certification, a benchmark level of your carbon footprints, and a list of recommendations for turning your building into a high performer.



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part of the solution

### case study

industry: commercial real estate

service: energy & sustainability audit

OPTIMIZING  
YOUR  
BUILDINGS'  
PERFORMANCE



### About Servidyne

Servidyne provides comprehensive energy efficiency 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.

### Servidyne Assists International Institutional Investment Company with Ongoing Energy & Sustainability Audits and LEED-EB: O&M Certification within its Portfolio of Real Estate Assets

**T**his International Institutional Investment Company has more than \$54.1 billion of assets under management invested in private real estate and publicly listed real estate securities, and is a wholly owned, but operationally independent division of a large, publicly traded company. As a leading real estate investment manager, this International Investment Company is responsible for maintaining the value of its assets.

A sustainability analyst for this Investment Company says environmental sustainability including site impact, energy use, water efficiency, materials used and indoor environmental quality are all factors that affect the value of a property. "Focusing on sustainability and environmental protection is becoming more commonplace in today's real estate market as investors and developers look for ways to protect the future value of their investments. We are no different. We are proud to have implemented this effort in the early stages of this trend toward sustainability, and remain mindful of our leadership position as one of the world's largest real estate investment managers when it comes to environmental responsibility and hope other organizations will follow suit."

To stay consistent and devote the necessary time and resources to an ongoing and measureable sustainability program, this market leading entity turned to Servidyne (Nasdaq:SERV).



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— Sustainability Analyst  
Investment Company

### Sustainability Audits

The International Institutional Investment Company engaged Servidyne to complete Energy & Sustainability Audits and provide Leadership in Energy and Environmental Design (LEED®) for Existing Buildings (EB) consultation services on an ongoing basis. The program design and resulting scope was a collaborative effort between Servidyne and the Investment Company's sustainability team over a period of approximately 120 days. Within 10 months of the program implementation, Servidyne and the Investment Company evaluated more than 24 buildings for energy consumption, carbon emissions, water use, and waste management.

Servidyne implemented this scalable program to meet specific sustainable goals established by the Investment Company. With a unique blend of traditional energy auditing leveraging ENERGY STAR® related performance metrics as well as LEED-EB: O&M (Operations & Maintenance) standards, the program continues to evolve as it responds to industry changes, lessons learned, and best in class applications and reporting.

The Investment Company's sustainability analyst says the evaluations are comprehensive, identify opportunities, and regularly lead to energy efficiency measures that pay for the study. "As an example, Servidyne helped us to identify an issue that had HVAC systems operating excessively during off-peak hours, which



### About The International Institutional Investment Company

They have more than 760 employees located in 27 offices across North America, Europe and Asia Pacific. The Company has more than \$54 billion of assets under management invested in private real estate and publicly listed real estate securities. They have actively participated in both the private and publicly listed real estate markets across Europe and North America for more than 25 years and in Asia Pacific since 2000.