



LEED-EB CERTIFICATION **COMMERCIAL REAL ESTATE**

Servidyne's Environmental Upgrades Help Florida Company Become the State's First LEED-EB Gold Certified Building

A Florida-based financial services company, supporting more than 1,400 employees, recently completed retrofits on its Tampa-based headquarters which feature a 22-acre man-made lake and adjacent jogging trail. These changes resulted in a Leadership in Energy and Environmental Design – Existing Buildings (LEED®-EB) Green Building Rating System Gold Certification. In use since 1993, the existing building was in need of various upgrades in order to maintain its high environmental standards and become LEED-EB Gold Certified.

In addition to design upgrades, the building exemplifies the principles of healthy and environmentally friendly design, as it houses workout and healthcare facilities as well as specially designed stairwells and common areas that encourage employees to walk among floors instead of using elevators. The company also supports each employee's own conservation efforts by offering incentive programs that encourage healthy eating and reduced fuel consumption.

To stay consistent to its commitment to sustainability, and devote the necessary time and resources to an ongoing and measurable environmental impact program, including working toward the LEED-EB Gold Certification, the company turned to Servidyne.

Good as Gold: Paving the Way to a Stringent Standard

The Florida based financial company engaged Servidyne to provide LEED-EB consultation services on an ongoing basis. The program design helped ensure that the upgrades to the company's existing infrastructure would meet the stringent LEED-EB Gold Certification standards.

Servidyne helped the company reach this goal by developing sustainability policies for the facility including standards for green site and exterior building management, erosion and sedimentation control, indoor air quality management, storm water management and sustainable purchasing practices. Servidyne also benchmarked energy performance and provided professional engineering (P.E.) certification to qualify the building for the ENERGY STAR® label.

To ensure the facility could improve its sustainability as well as meet the vigorous certification requirements, Servidyne, in collaboration with the company's regional facility department, completed the following efficiency and usability measurements:

- Calculated water efficiency
- Calculated the mercury content of lighting systems



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Chairman, President & CEO
Servidyne, Inc.

- Inspected outside air ventilation and exhaust systems
- Reviewed the building automation system
- Coordinated a waste stream audit
- Provided an inventory of native plantings
- Audited vendor invoices to document sustainable purchases
- Established quarterly sustainability tracking reports
- Assembled and coordinated the documentation submission to LEED
- Successfully applied for a LEED innovation credit for financial services company's employee wellness programs

“Earning the first LEED-EB Gold rating in a high profile and environmentally sensitive state like Florida is a significant accomplishment,” explained Alan R. Abrams, Servidyne's Chairman, President and CEO. “This building's appearance is breathtaking, and knowing it is also a recognized model of environmental stewardship makes it even more striking. I am particularly proud of the high level of expertise and support we are able to provide for such a responsible building project. We are constantly striving to offer our customers sustainable solutions that allow them to immediately reduce energy consumption and improve operating results.”

LEED-EB: Gold 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. According to the USGBC Website, LEED certified facilities demonstrate an owner's commitment to environmental stewardship and social responsibility, and result in:

- Lower operating costs / increased asset values
- Reduced landfill waste
- Energy and water conservation
- Healthier and safer buildings for occupants
- Reduced greenhouse gas emissions
- Tax rebates, zoning allowances and other incentives

LEED-EB Gold 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.

“There is a process involved that analyzes and measures every part of a building, from the light bulbs and air filters it uses, to what plants are maintained on the grounds and which employee programs will contribute to the health of the building,” explained the Tampa-based financial services customer.

“We are certainly pleased by the success of the regional facility department and Servidyne team effort,” concluded Abrams. “Looking ahead, we expect to achieve similar results at other locations, as the demand for environmentally sustainable buildings and friendly workplaces continues to grow.”

SERVIDYNE LEED-EB SERVICE

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 members of several LEED committees. We can help you to determine which of your buildings are eligible or best suited to undergo certification.



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