

Reducing Energy Costs in Corporate Real Estate- *on the cheap*

Corporate Properties Group
Energy Services

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Together we'll go far



Efforts to Reduce Energy Use & Expense Initiated in 2008

We initiated a program to reduce energy consumption in our largest consuming facilities

- We performed energy audits of 21 large office buildings, operations centers or data centers
- We found numerous opportunities, but nothing large or surprising

We also piloted a program to engage team members -

- “Turn it Off” was the message we communicated, applied to lights, computer monitors and office equipment when not in use
- The pilot showed short-term results of 6-10% reduction in electricity consumption

Efforts to Reduce Energy Use & Expense Initiated in 2008

This summer, we reported the results on -

- Energy conservation measures at 17 larger facilities
 - 66 Individual Measures
 - Lighting Control, Wattage Reduction, Technology Replacement
 - HVAC Control, Tune up, Enhancement, Refurbishment
 - Data Center Advanced Cooling

Where we also performed -


- Energy Education and Awareness Program
 - Implemented "Turn it Off" energy awareness program with team members
- Individual site initiatives
- Corporate temperature set point standards
- Corporate energy efficiency standards for equipment

Adjustments

We compiled data and made adjustments to recorded consumption for -

- **Weather**
- **FTE Changes**
- **Equipment Changes**
- **Operating Hour Changes**

Results of Energy Reduction Efforts

	Predicted Annually	Achieved 8 Months
Conservation Measures	4% Reduction, or 11.5 Million kWh \$700K Savings	11.5% Reduction, or 23 Million kWh \$1.6 Million Savings
Education and Awareness	5% Reduction, or 14.8 Million kWh \$950K Savings	
Total Reductions	26 Million kWh \$1.6 Million Savings	

Facility kWh Savings (Year over Year)

Facility	Adjusted Savings 10/08 to 05/09 % kWh
CIC	4.3%
DUC	0.9%
Innslake Operations Center	8.1%
NBOC	6.8%
Orlando Legacy	5.4%
Philadelphia Plaza	4.3%
Pompano Beach Operations	11.5%
Raleigh Mortgage Center	0.9%
San Antonio Operations Center	18.4%
Tower 49	4.6%
Three Wachovia Center	12.9%
Two Wachovia Center	10.3%
West End Center	3.5%
One Wildwood	14.7%
Three Wildwood	17.4%
Two Wildwood	30.2%
WVOC	4.1%

Conclusions

We focused on reducing energy consumption in our largest consuming facilities

- They represented about 1/3 of our purchased electricity
- We found numerous opportunities, but no homeruns
- These are efficiently operated and well maintained facilities

Nevertheless, we were able to achieve significant savings

- Even in well run facilities, there was opportunity to “tighten-up” policies & processes, to become more focused and consistent
- The required investment was relatively low, and the payback was short

We plan to expand this effort across the portfolio