



## CASE STUDY:

Atria Corporate Center, Plymouth MN

### Property Management:

Cushman & Wakefield/Northmarq

### Year Built:

1985

### Area:

383,105 square feet

### Recommissioning Study Savings:

47% ROI

12.8% annual electric

5% annual gas

### Recommissioning Study Cost:

\$0

Cushman & Wakefield/Northmarq partnered with SES, Inc., an IREM Platinum Industry Partner, following a bid process. Opportunities to save 5% in annual gas consumption and 12.8% in annual electric were discovered. Maintenance issues such as leaking valves and disconnected ductwork were identified and resolved. Additionally, assistance with the financial justification and rebate process made major upgrades to the control systems much more feasible.

SES, Inc. worked closely with Xcel Energy and CenterPoint to maximize the customer's rebates. The building qualified for a rebates from Xcel Energy that covered the entire cost of the study. In addition, both Xcel Energy and CenterPoint offered generous rebates on the custom projects following the study.

The collaborative effort of the on-site maintenance team and SES Inc.'s engineering team made the project a success. The heating and cooling systems were optimized, indoor air quality improved, and overall tenant comfort increased as a result of the efforts.

## FROM A PROPERTY MANAGER POINT OF VIEW – DONNA BECKER:

There were so many successes associated with the recommissioning study and partnering with SES, Inc., my first time working with Matt Strebe. First, I competitively bid my selection of a LEED consultant, which included a recommissioning study. SES, Inc. was awarded the contract based upon several factors, references from peers including utility companies, lowest cost, and they had taken the advance steps to show me the preliminary rebate associated with the cost of the study.

Here are the successes:

- SES, Inc. was professional, and they worked extremely well with my building engineers and tenants throughout the investigation phase of the study.
- Recommendations in the final report included pictures and spreadsheets that were documented well and easily understood by management team and utility companies.
- We are currently in the process of completing approximately \$113,000 in HVAC control upgrades, installation of variable frequency drives, new automation software, and repairs. SES, Inc. identified approximately \$30,000 in rebates from utility companies. Therefore, the total cost of the project is \$83,000.
- By doing these projects, the cost of the recommissioning study after rebates will be \$0.
- We are in the process of recertifying the property's LEED EB-O&M certification. The recommissioning study has been instrumental in the property pursuing to recertify at LEED Gold this time.
- We have been promoting the recommissioning study to our tenants to show landlord and property management's commitment to continually improving the building's operational efficiencies, decrease energy consumption, enhance indoor air quality, identify and address tenant concerns while minimizing the building's impact on the environment.