

Utility costs go up....

Owners need solutions

- Buildings consume 40% of energy & 70% of the electricity in U.S.
- Energy demand, cost and volatility will continue to increase; action is necessary to manage effectively
- Policy changes mandate reduced environmental impact
- Commercial property trend towards sustainability

TLC's NOI² Process - How it works:

Step 1: TLC on site to identify potential savings through survey and audit. Broad payback analysis reported to you.

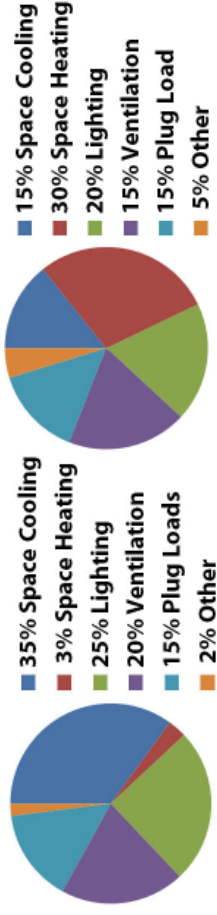
Step 1a (Optional): If financing is required, ASHRAE Level III Report (Investment Grade Audit) is performed. TLC has identified potential funding sources for building upgrade financing.

Step 2: Based on Step 1 report(s), Owner reviews energy improvement options. Design and construction documents are developed, bids are evaluated and modifications are made.

Step 3: Reduced energy expenses are realized and LEED® Certification is pursued, if desired.

Office Building Energy Profile

Energy use in buildings is generally consumed for the following:



Florida kWh

Typical U.S. kWh

Florida's heat and humidity requires local expertise!

Identifying Savings

Lighting Upgrades - Evaluation of lamp and ballast types. LED, high efficiency lamps and advanced lighting controls are considered.

HVAC Controls - Observation of system operation, recommendations on scheduling, set points and potential modifications.

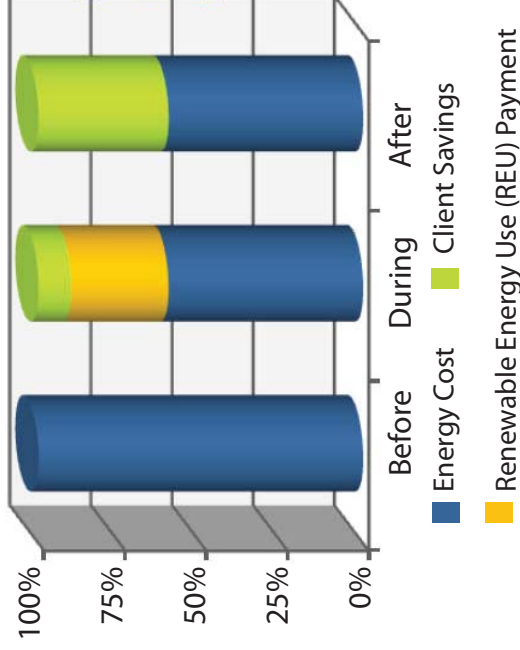
Retro Commissioning - Base building modifications possibly not serving the building needs as efficiently as designed. RetroCx typically has a payback of less than two years.

Ventilation - Building pressurization and exhaust systems become unbalanced over time, decreasing efficiency.

Water Conservation - Modern plumbing fixtures conserve water while technology has reduced the cost of storm water and condensate collection for use in HVAC systems, irrigation or plumbing fixture flushing.

Other - Each building is unique. Our team of design and construction professionals evaluate each building with an open mind to identify the most suitable and cost-effective solutions.

ENERGY EXPENSE Before & After Retrofit



CASE STUDY 675,000 sq. ft. Class A Office Tower

Water Reduction:

- \$90,000 capital invested on water reduction
- Annual savings of 2.5 million gallons
- Utility Savings = \$27,000/yr, ~ 3-year payback

Electricity Reduction:

- \$700,000 capital invested on energy conserving measures (ECM's)
- 2.5 million kWh/yr reduction in consumption
- \$300,000/yr energy savings, 2.3-year payback

NOI² improves assets in 3 tangible ways:

1 Financial

- Reduces operating and capital expenses
- Increases competitive advantage and occupancy
- Increases cash flow and property value

2 Risk Mitigation

- Hedge against energy price increases
- Planned replacement minimizes capital expenditures while increasing reliability

3 Environmental

- Reduces environmental impact and emissions
- Increases building occupant health and productivity

For more information please contact:

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