

Use Energy Data to Increase Comfort & Prove ROI



MARKETS

Office

LOCATION

Raleigh, NC

SPECIALIZATIONS

Building Performance Manager

Rooftop Unit Replacement

Controls

ENERGY SAVINGS

25% savings in utility costs

3-year payback on capital investment

20% decrease in energy consumption

ENERGY STAR® certification

Challenge: Overheated office building

Tenants in an office building managed by Kane Realty Corporation—a property development and management firm—were regularly calling about an uncomfortably warm environment. Additionally, the building was experiencing large utility bill spikes with no known cause. After several unsuccessful attempts with multiple providers to identify the problem, Kane Realty approached CCAC Building Solutions—hoping they could resolve the issue without breaking their budget.

Solution: Use data to inform approach and ROI

CCAC started with an energy analysis using its Building Performance Manager utility analytics to quickly pinpoint areas to explore further with a technical audit. The data showed a multitude of operational and mechanical issues with the property and led CCAC to recommend replacing several rooftop units and upgrading the building's control system.

Knowing that fixing these issues would burden the client's budget, CCAC developed an ROI plan using its Building Performance Manager's benchmarking capabilities. CCAC compared the proposed investment with the ongoing costs of doing nothing to the building, which included increased tenant vacancies, high utility bills and added service costs. The Building Performance Manager allowed Kane Realty to visualize the long-term value of the investment—giving them a way to confidently track property costs and sustainability goals over time.

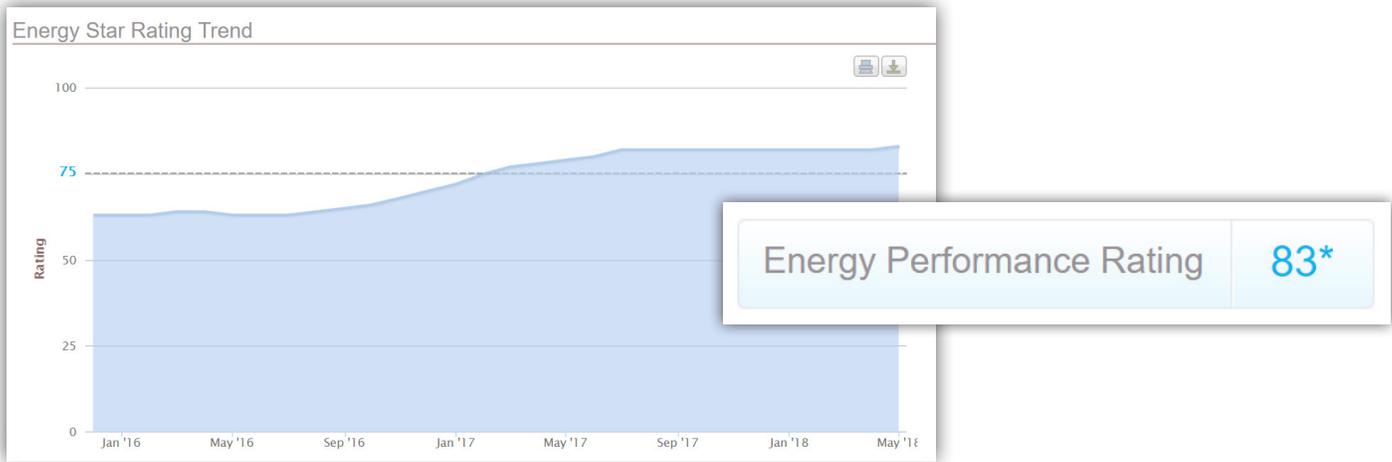


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888-967-0234 www.ccacbuildingsolutions.com



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Continued



Results: ROI in just 3 years

CCAC's data-driven solution resulted in a significant reduction in utility expense and operational costs for the building — adding long-term stability and value to the property.

Gains include:

- A 25% reduction in utility costs, which will exceed ROI in only three years
- Property earned ENERGY STAR® certification
- Increased tenant comfort and satisfaction

Kane Realty now tracks energy-savings and ROI plans for an additional 6 buildings using CCAC's Building Performance Manager.

25% Reduction in utility costs

"It's hard to know when an investment in capital improvements will really pay off. CCAC was able to come in and quickly help us determine what to do, but more importantly, they help us track against our sustainability goals in a way that's credible with Building Performance Manager. CCAC has become a trusted partner for all our properties because their solutions produce energy savings and happy tenants."

– Curtis Springer, Asset Management Assistant, Kane Realty Corporation

About Building Performance Manager

CCAC's Building Performance Manager is a simple, easy-to-use performance report, delivered as a cloud-based software application, that enables building professionals to understand, manage and implement efforts to reduce energy usage and expense. It can bring visibility across an entire portfolio, making buildings comparable not only to themselves, but to their peers, to ENERGY STAR® and to business factors that matter.

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