

# DURLACH --- ASSOCIATES

developing leasing and managing  
facilities to enhance productivity

## Philosophy:



High-performance, sustainable, inspiring work environments enhance companies productivity and bottom line.

# Sustainable Building Case Studies



## 25 Calhoun

Registered: LEED NC

Registered: ENERGY STAR



## Parkshore Centre

LEED EB: O&M Certified

ENERGY STAR rated



# Parkshore Centre Sustainable Case Study



LEED EB: O&M Certified  
ENERGY STAR Rated





## Parkshore Centre

- 119,000 SF  
3 Story  
Class A office building
- Steel structural frame  
Concrete floor slabs  
Vertically ribbed  
precast concrete  
exterior
- West Ashley, Charleston,  
South Carolina



# Sustainable Design Goals

Common goals for LEED NC (25 Calhoun) and  
LEED EB: O&M (Parkshore Centre)

Minimize energy use

Minimize waste

Improve Indoor Air Quality

Extend equipment life

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**LOWER OCCUPANCY COSTS &  
IMPROVED WORK ENVIRONMENT**



Parkshore Centre

# Minimize Energy Use

## Parkshore Centre

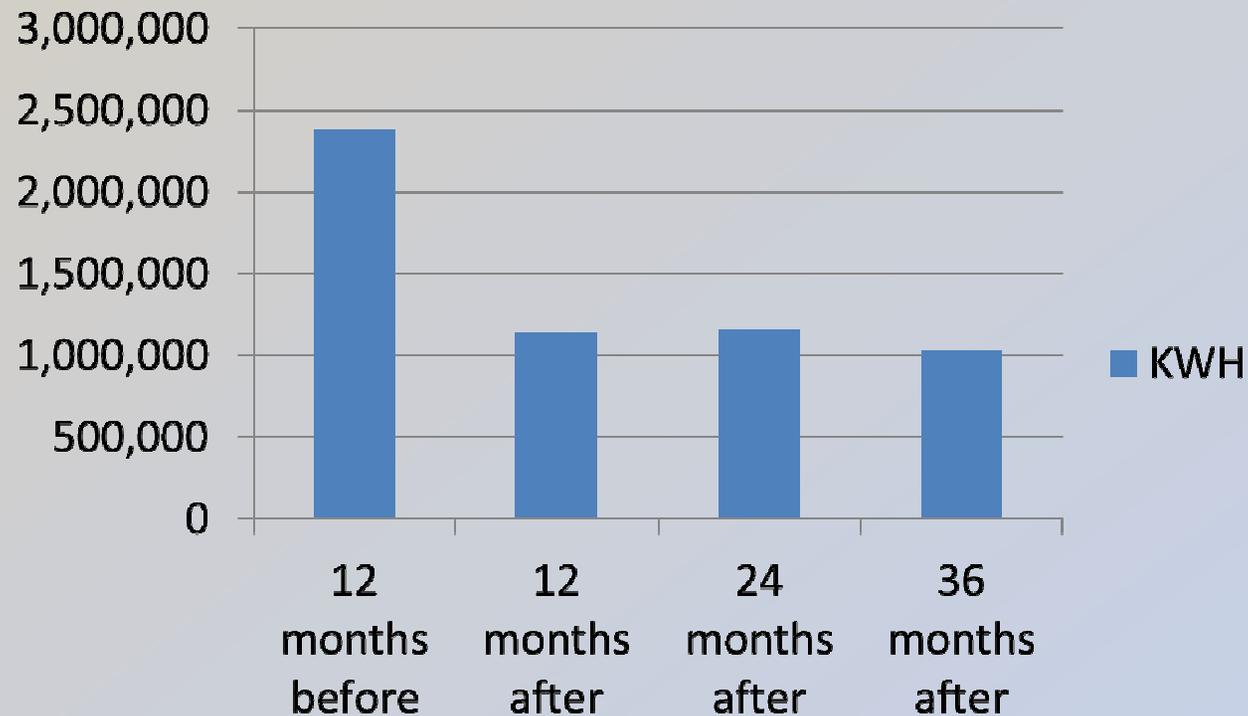
- HVAC system replaced in 08 with updated, variable air volume, multi-zone system with digital energy management system
- Twelve month period following replacement utility usage reduced 1,247,600 KWH, or 47%
- Lighting plan in place to phase out all T-12 light fixtures by 2013 with high efficiency T-8's
- Established Sustainability Team comprised of Owner, Building Engineer, Property Manager, and Director of Sustainability to manage energy consumption pro-actively



Parkshore Centre

# HVAC & Lighting Upgrade Impact - Usage

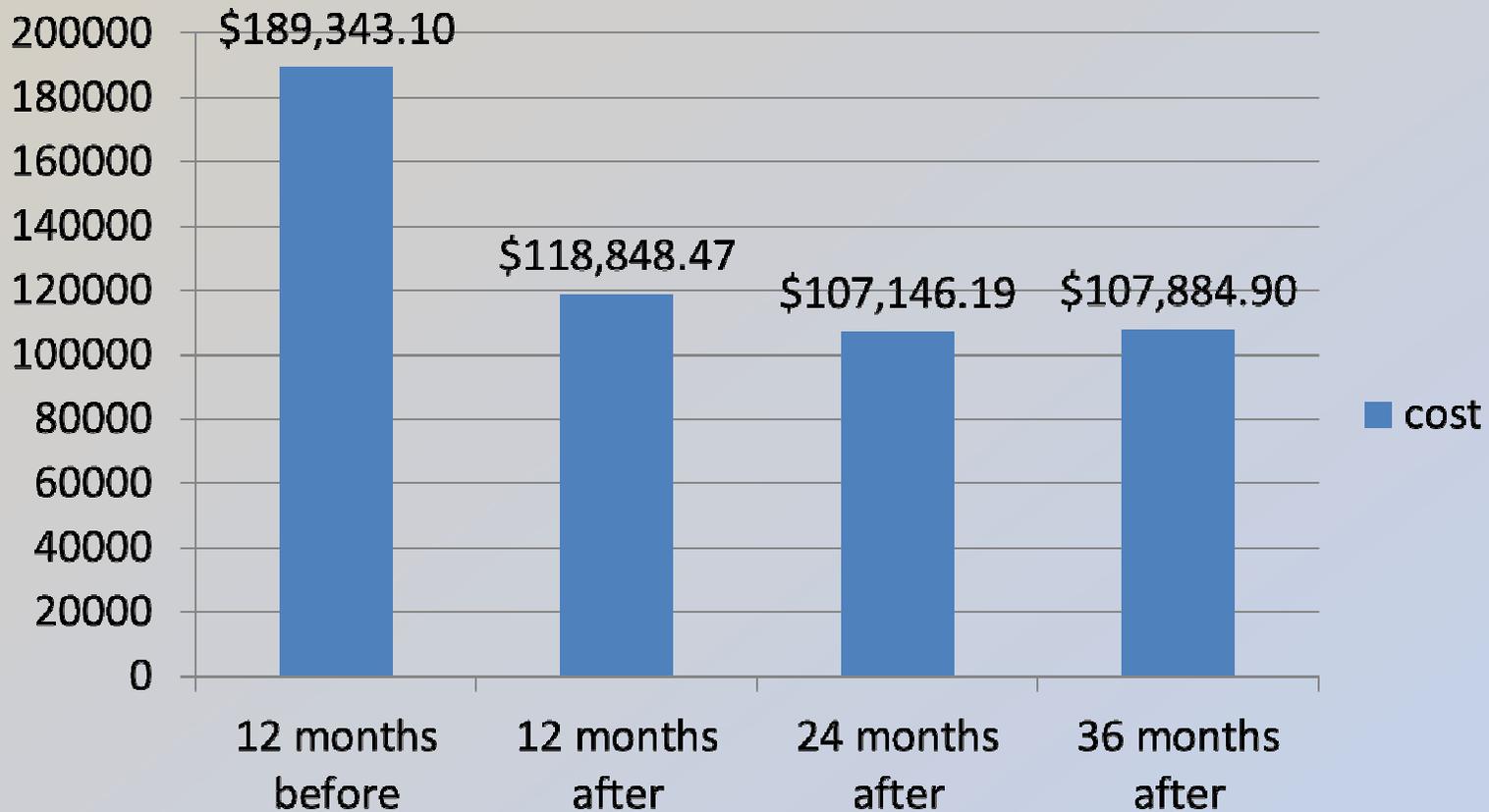
**KWH**





Parkshore Centre

# HVAC & Lighting Upgrade Impact – Utility Cost



Average savings of \$78,000 each year since upgrade



Parkshore Centre

## Minimize Waste

Waste Stream Audit revealed opportunity to increase recycling awareness

Tenant awareness campaign resulted in:

- 77% increase in paper recycling
- 160% increase in co-mingled items over 6 month period

Building holds annual Durable Goods Recycling Day which enables tenants to dispose of unwanted furniture, electronics, etc.

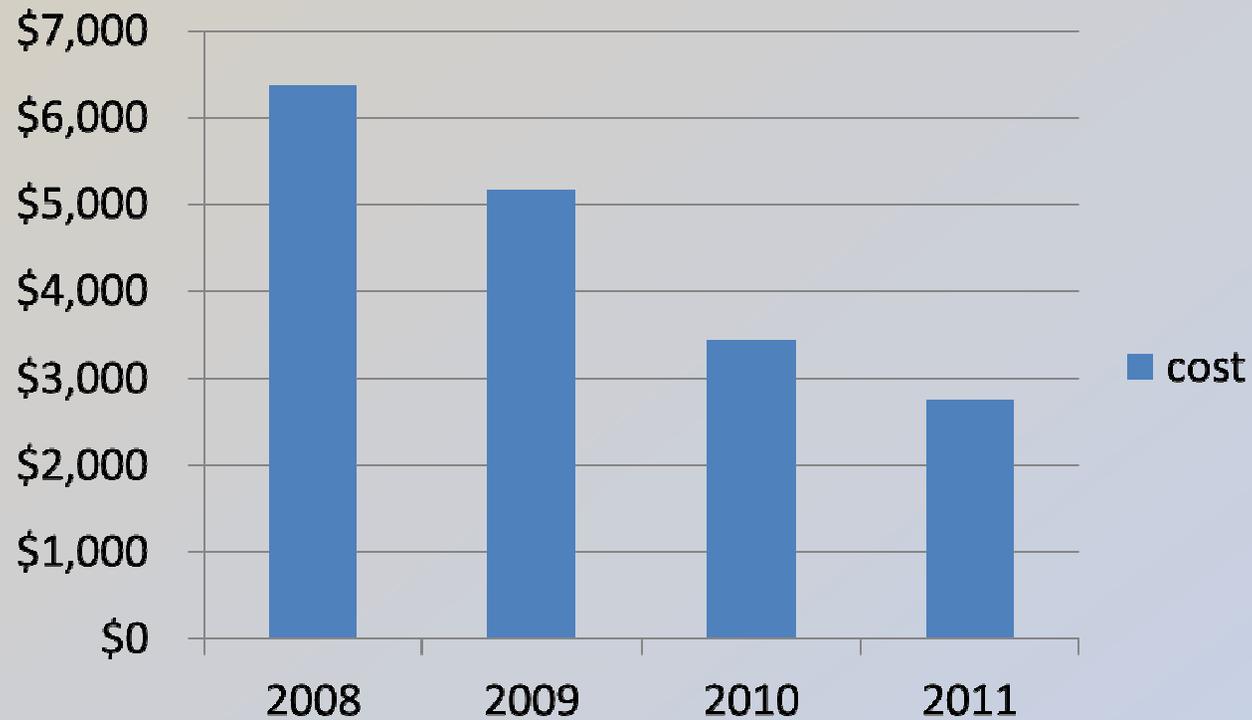




Parkshore Centre

# Disposal Fee Reduction Cost

cost

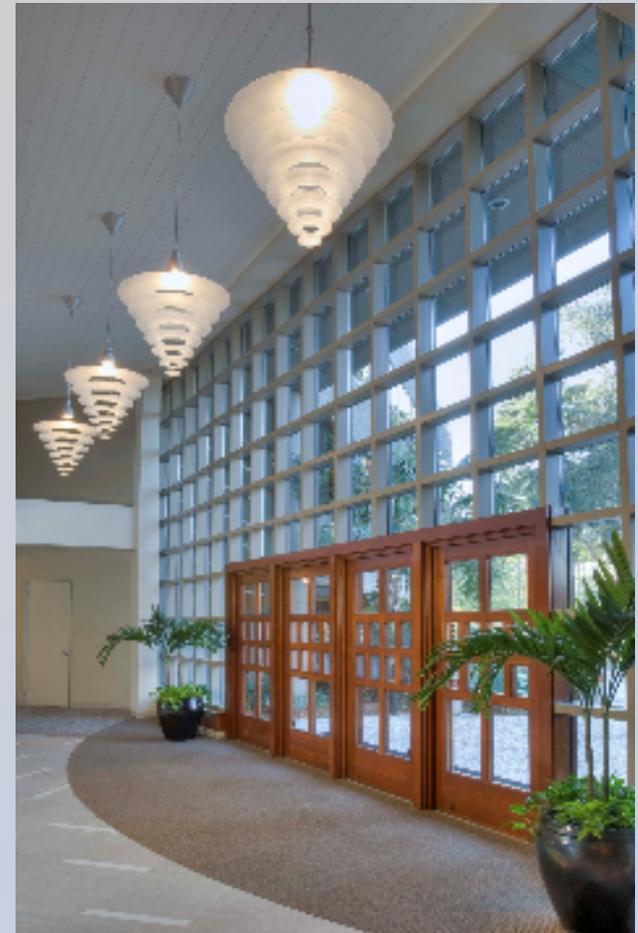


Parkshore decreased annual # of waste yardage by 57%



## Parkshore Centre Improved Indoor Air Quality

- 90% of time is spent inside
- Monthly HVAC inspections
- Regular replacement of filters
- Green Cleaning, Pest Management, and Sustainable Purchasing Policies specify least toxic, low VOC chemicals





Parkshore Centre

## Extend Equipment Life

- Preventive maintenance schedules and monthly property inspections ensure optimal systems performance.
- On site Building Engineer monitors systems on a daily basis.



Parkshore Centre

# Payback on Energy Efficient Upgrades

ITEM	COST	ANNUAL NET SAVINGS	PAYBACK
Replacement of HVAC system	\$800,000	\$157,843	5.1 years
Replacement of 12 women's toilets with low flow versions	\$6,098	\$2,894	2.1 Years
Install low flow Aerators on 58 faucets	\$417.51	\$934	6 months

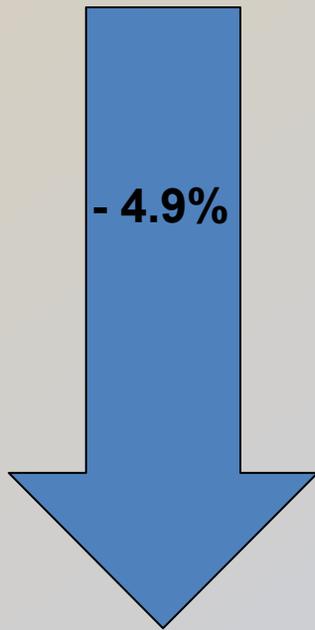
# Cost vs. Value

Cost premium for sustainable buildings compared to other buildings is less than 2%

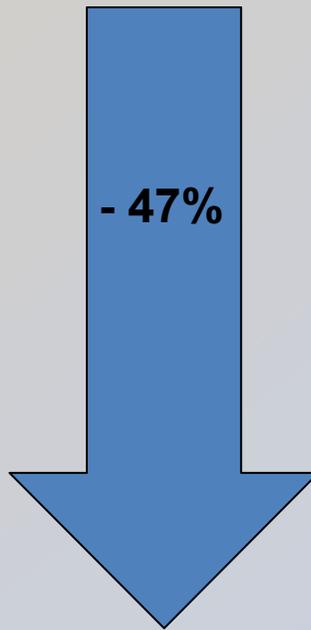
Rental rates for sustainable buildings are higher and operating costs are lower

***Marketability*** matters in Charleston

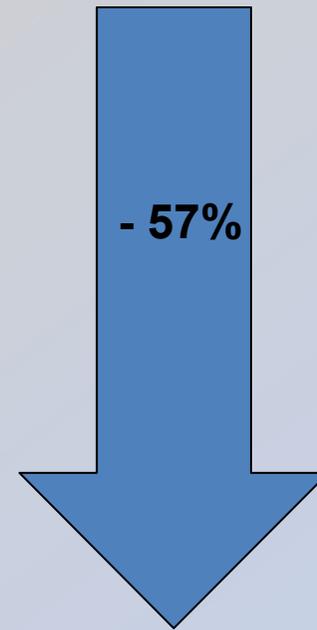
# Market the Cost Savings



**Cleaning**



**Electricity**



**Waste  
Disposal**

# Market the Productivity Increase

Case studies show sustainable buildings increase occupant productivity up to 16%.

Small increase in productivity dramatically increases the value of the building.

Employees are largest company expense (salaries, benefits, etc) at an average of 84%. Real estate expense averages 16%. Any increase in employee productivity offsets real estate expenses.

# Value of Partnerships

- Tenants – their buy in is key
- Vendors – education and willingness to adapt is key
- Lenders – view sustainable buildings as a lower risk
- Municipalities – views sustainable development positively, increases overall area perception

# New Solutions

We will continue to build sustainable buildings and make energy efficient upgrades in existing buildings.

Public/private partnerships needed.

Existing Buildings key to dramatic results.

# Widespread Effect of Sustainability

