

Green Due Diligence

An examination of Green status

We believe that all Green building efforts begin with an understanding of a project's energy consumption. A thorough knowledge of a building's baseline allows our team to effectively identify and plan improvements in policy, procedure and building infrastructure. No matter the desired level of Greenness or certification, we are able to customize a plan to get you there.

Our process begins with the Environmental Protection Agency's (EPA) ENERGY STAR® program. For over a decade, ENERGY STAR has been the foundation of our benchmarking initiative.

WHAT IS ENERGY STAR?

A joint program of the EPA and the U.S. Department of Energy, ENERGY STAR offers a proven energy management strategy that helps measure current energy performance, set goals, track savings and reward improvements. The EPA recognizes top performing buildings by awarding the ENERGY STAR label.



BENCHMARKING PROCESS

Our sustainability experts work with the building team to gather the necessary utility and property information to benchmark the building in ENERGY STAR's Portfolio Manager tool. Once benchmarking is complete, the building is assigned a score based on its energy efficiency. A score of 75 or higher earns the ENERGY STAR label.

When a building scores below 75, we set goals for energy conservation and work with building ownership to implement these measures to raise the score. After ENERGY STAR labeling, we continue to identify and provide additional opportunities and actions to maintain and improve the score.

GREEN PRACTICE REVIEW

Energy efficiency is only one component of achieving Green building certification. Just as important are the operational policies and procedures utilized daily by the building team. Performing a gap analysis of the building's current policies and procedures against rating system requirements allows our team to identify the necessary changes and make recommendations to achieve the desired level of Greening or certification.

WHY TRANSWESTERN?

Transwestern is a six time EPA ENERGY STAR award winner and the only third-party real estate services firm to win both Partner of the Year and Sustained Excellence awards. For over a decade, we have helped clients improve their bottom line by implementing sustainable practices into standard operating procedures.

CASE STUDY

2040 MAIN STREET
Irvine, CA



Transwestern identified various areas where operational performance could be drastically improved.

- Project featured electric strip heat, lack of global outside air/heat lockout and a chiller which ran with no load or peak time/demand controls.
- Implemented measures returned an **annual energy savings of 40%**.
- Cost: \$56,000, Payback: 1.2 years