

Sustainable Solutions Corporation

Building Performance Improvement Program (BPIP)

About BPIP

Increasingly, sustainability is becoming a discipline that supports property owners' businesses much like legal, finance, sales, or IT services. Sustainable Solutions Corporation developed The Building Performance Improvement Program (BPIP) to address the needs of large property owners/managers in the areas of building operations and sustainability. The intent of the BPIP is to standardize and simplify building performance throughout a property owner's portfolio in order to deliver bottom line results.

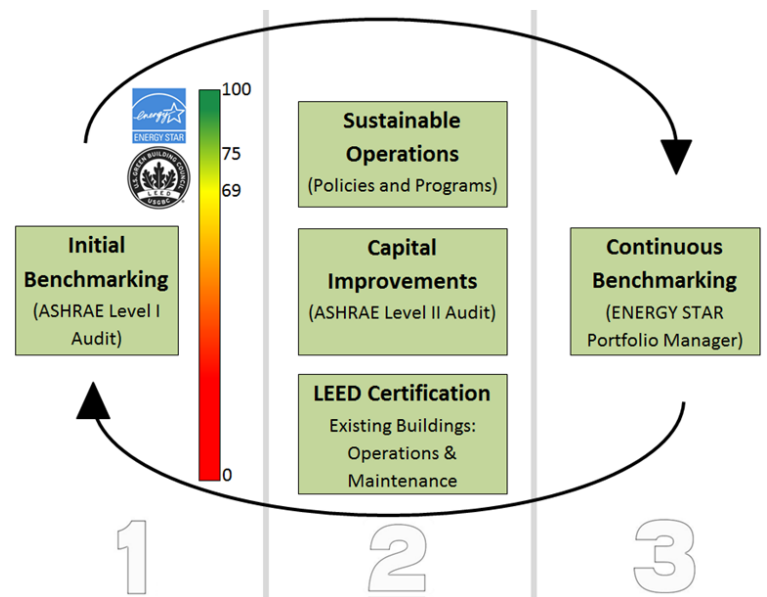


Program Overview

The first phase of the BPIP places all buildings enrolled in the program onto a level playing field where performance can be measured, managed and compared. This is typically accomplished through an ASHRAE Level I audit which yields an ENERGY STAR score as well as no- and low-cost measures to improve building performance immediately. This early analysis allows future capital intensive energy conservation measures to be, at least in part, "paid from savings".

The baseline provides many benefits to the owner, including:

- Ensures capital investments are allocated wisely throughout the portfolio
- Informs the owner of value opportunities across the portfolio, such as potential for renewable energy, marketing opportunities, etc.
- Takes maximum advantage of available rebates, tax credits and other incentives
- Leverages sustainability spending by integrating standard sustainability policies and training across the entire portfolio
- Establishes and tracks metrics and initiatives that contribute to an overall company sustainability plan



Building Performance Improvement Program

To learn more about the value of the Building Performance Improvement Program, contact:

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Program Overview (Continued)

The second phase of the BPIP improves building performance through operations, capital improvements (as determined through an ASHRAE Level II audit), or pursuit of third-party certifications, such as LEED. Depending on the specific objectives of the portfolio and each property, one or all of the strategies can be pursued in a holistic manner.

Long-term business relationships yield the most valuable results for the client. The third step of the BPIP is continuous benchmarking via ENERGY STAR Portfolio Manager. It's simply not enough to make energy efficiency investments and implement sustainable operations into the portfolio; results must be verified through accurate, and ongoing, benchmarking. As each property improves over time, additional value opportunities become available, such as ENERGY STAR and LEED certifications. SSC takes a proactive role with property managers to ensure that informed decisions regarding building performance are being made year-round.

Case Study

SSC conducted ASHRAE Level I and II audits and managed the LEED for Existing Buildings: Operations & Maintenance (EB: O&M) certification process for this 13 story, 280,000 square foot office building in Arlington, VA. As part of the BPIP program, ongoing initiatives are undertaken to further reduce energy, water, and waste expenses. In addition, tenant retention rates improved and capital savings are used to fund continued sustainable upgrades. As a result of SSC's recommendations, the building continues to improve and is realizing the following results:

- Reduced energy consumption and carbon footprint by 20% from 2006 levels, resulting in an annual cost savings in excess of \$120,000. The ENERGY STAR Portfolio Manager score has increased from a 62 to an 86 over the same time period. These outcomes were achieved with minimal capital cost.
- Although results vary from building to building, after four years, the increasing return on investment for this project is approximately 7 times the initial investment for the sustainable buildings and operations analysis.
- Building has been ENERGY STAR certified since 2008 and achieved LEED Existing Buildings: Operations & Maintenance (EB: O&M) Gold Certification in October 2012.



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