



PROJECT SCOPE

Economic analysis and business case justification

Zone-based, portfolio-wide connected lighting controls and digital lighting upgrade

Web-enabled thermostats, temperature sensors, and humidity sensors

Centralized dashboard with building automation, virtual sweep, key performance indicators and energy consumption features

EnergyStar certifications

RESULTS

\$1.2 million in total estimated op-ex budget savings.

Negotiated and secured more than \$140,000 in utility rebates and incentives

\$38.10 savings per square foot

EnergyStar rating average improved from 47 to 76

Deployed upgrades in secure and sensitive environments totaling 1.7 million square feet across 75 buildings in 15 States

IoENERGY HELPS REIT SAVE ESTIMATED \$1.2 MILLION IN OPERATING EXPENDITURES

PROJECT SUMMARY

Business: Privately Held Real Estate Investment Trust (REIT)

Location: Federal and State Government Buildings Nationwide

This privately held Chicago-based real estate investment trust (REIT) owns and operates federal and state government buildings nationwide. Seeking to modernize their existing GSA portfolio, particularly their energy consuming assets, they employed IoEnergy to perform comprehensive, investment grade energy audits across all properties, which included a company-wide LED and connected controls specification.

From there, IoEnergy commenced the portfolio-wide retrofitting of the client's outdated fluorescent lighting, while also installing wireless building controls and performing system integration of their HVAC systems. These hundreds of connected devices were rolled up to a cloud-based control and monitoring system whereby the client can now operate key elements of all 1.7 million square feet from anywhere in the world.

These efficiency upgrades addressed the REIT's key project drivers, to improve net operating income, increase CAP value and obtain Energy Star certifications by the reduction of their carbon footprint.



"IoEnergy has met and exceeded expectations. We strongly recommend them to any company looking to create a smart building and save energy." M.A. – VP of Facilities

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