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T. Wall Properties Focus on Energy Management

- Focus on Energy provides more than \$40,000 to boost energy saving efforts -

Madison, Wis. (February 1, 2010)—Last year T. Wall Properties increased its focus on energy management by making energy efficiency and green building practices top of mind in numerous projects throughout the Madison area.

One project recently completed was at the Wisconsin Trade Center, the largest building in the Greenway Center Business Park in Middleton, Wis., where T. Wall Properties installed an energy recovery ventilator. The energy recovery ventilator “recovers” waste heat which is normally exhausted outside the building through the heating, cooling, and ventilation system. The heat is captured and used to treat the incoming air which results in drastically reduced energy consumption for tenants, improved indoor air quality, and supports a more sustainable workplace.

The commercial real estate developer also retrocommissioned three of its Madison-area buildings, totaling over 700,000 square-feet. Retrocommissioning follows similar principles of new construction commissioning but applies that process to existing buildings through in-depth analysis of the facility’s heating, cooling, and ventilation and control systems. The goal is to optimize building performance by implementing relatively low-cost operational and maintenance improvements. Several facility improvement measures were identified that will lower energy use and improve occupant comfort.

T. Wall Properties also utilizes the ENERGY STAR[®] Portfolio Manager tool to benchmark energy usage at their buildings. The tool was developed by the Environmental Protection Agency to evaluate and track building performance compared to similar facilities in similar climates. The use of Portfolio Manager allows T. Wall Properties to better plan their strategic energy management efforts and use the built-in assessment tools to help select facilities for planned capital expenditures on energy-efficiency projects.

In 2009, T. Wall Properties was honored with the Governor's Award for Excellence in Energy Efficiency for their efforts to reduce energy usage. T. Wall Properties was able to realize energy savings by retrocommissioning a 200,000 square-foot building in Middleton. The retrocommissioning resulted in energy savings of 386,000 kilowatt-hours and 3,000 therms – equating to an energy cost savings of \$33,500.

From these efforts, and with the help of Focus on Energy, Wisconsin's statewide resource for energy efficiency and renewable energy, T. Wall Properties and their tenants will save more than 53,000 kilowatt-hours of electricity and 20,000 therms of natural gas annually—enough energy to power 26 homes for a year.

“The energy savings and collaborative process with Focus on Energy has made the decision an easy one – in the future, any equipment replacement that needs to be made will include an energy efficient solution,” said Sean Hyland, project manager at T. Wall Properties. “The financial incentives will be factored into the economic model as well as long term value to our customers. Energy conservation is a priority for us.”

Not only do these upgrades save tenants money, but they are also environmentally-friendly. The annual environmental benefits are equivalent to offsetting 450 barrels of oil from being burned – eliminating more than 335,000 pounds of carbon dioxide (CO₂) from being released into the atmosphere.

“T. Wall Properties has shown constant dedication to keep energy efficiency at the forefront of its business,” said Ken Williams, Focus on Energy's director of business programs. “By doing so tenants will enjoy lower operating costs and increased comfort.”

Focus on Energy can help businesses and residents across the state identify and evaluate energy-saving opportunities, provide recommendations, develop energy management plans, arrange technical training opportunities, and offer financial incentives. For more information, call (800) 762-7077 or visit focusonenergy.com.

About T. Wall Properties

T. Wall Properties is an award-winning commercial real estate developer that thinks and acts according to a driving purpose that forms the foundation of its business; creating places where people interact and places where customers can realize the business benefits of such interaction. When T. Wall Properties creates places, they build workplaces for improved productivity and employee satisfaction. The company takes great pride in creating – warm, inviting, dynamic working environments that set new standards for workplace interaction. T. Wall Properties thrives to offer customers Wall-to-Wall

Flexibility, Community, Comfort, Convenience, Creativity, and Confidence through its services and expertise.

About Focus on Energy

Focus on Energy works with eligible Wisconsin residents and businesses to install cost effective energy efficiency and renewable energy projects. Focus information, resources and financial incentives help to implement projects that otherwise would not be completed, or to complete projects sooner than scheduled. Its efforts help Wisconsin residents and businesses manage rising energy costs, promote in-state economic development, protect our environment, and control the state's growing demand for electricity and natural gas. For more information, call (800) 762-7077 or visit focusonenergy.com.

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