



## **NORTHWOOD OFFICE'S BALLANTYNE PROPERTIES EARN EPA'S ENERGY STAR® CERTIFICATION FOR SUPERIOR ENERGY EFFICIENCY**

CHARLOTTE, NC (September 16, 2019) – [Northwood Office](#) received U.S. Environmental Protection Agency's (EPA's) ENERGY STAR certification for 39 properties owned and/or managed in [Ballantyne](#). ENERGY STAR signifies that the buildings performs in the top 25 percent of similar facilities nationwide for energy efficiency and meets strict energy efficiency performance levels set by the EPA.

The following properties received ENERGY STAR certification in 2019:

- Aloft Charlotte Ballantyne
- Ballantyne One Building
- Ballantyne Three Building
- Ballantyne Two Building
- Betsill Building
- Boyle Building
- Brigham Building
- Brixham Green One Building
- Brixham Green Three Building
- Brixham Green Two Building
- Calhoun Building
- Chandler Building
- Conlan Building
- Courtyard Marriott Ballantyne
- Crawford Building
- Cullman Building
- Everett Building
- Frenette Building
- Gibson Building
- Gragg Building
- Hall Building
- Harris Building
- Hayes Building
- Hixon Building
- Irby Building
- Richardson Building
- Rushmore Five Building
- Rushmore Four Building
- Rushmore One Building
- Rushmore Three Building
- Simmons Building
- Staybridge Suites Ballantyne
- Villa A
- Villa B
- Villa C

Villa D  
Villa E  
Villa F  
Woodward Building

"We are excited to receive EPA's ENERGY STAR certification for our portfolio again," said Paul Cattieu, director of sustainability, Northwood Office. "Our energy efficiency efforts demonstrate our commitment to environmental stewardship while also lowering costs."

Commercial buildings that earn EPA's ENERGY STAR certification use an average of 35 percent less energy than typical buildings and also release 35 percent less carbon dioxide into the atmosphere. Northwood Office improved its energy performance by managing energy strategically across the entire organization and by making cost-effective improvements to its buildings.

To earn the ENERGY STAR certifications, Northwood Office took the following actions:

- Through the inputting of electric, gas and water consumptions into Portfolio Manager, Northwood has been able to identify underperforming buildings, show improvements of building performance upon completion of HVAC work, such as BAS/strategic building logic/controls and major lighting projects, as well as detect water leaks or failed meters.
- Adjustments to building start times via staggered starts to reduce peak demands, optimal starts, set points for reduced operating costs.
- HVAC Preventative Maintenance contracts in place for all properties – serviced by top rated mechanical contractors with well vetted, systematic and detailed criteria, that service all major equipment 3x/year. Any deficiencies or issues are promptly addressed. This ensures all equipment is running at top performance and increases longevity of systems.
- Use of VFDs to control motors to help gain more efficient use of energy; these are in place for the air handling units, pumps and other HVAC equipment.
- All LEED-certified buildings use TPO white membrane roof systems to prevent the absorption of heat, keeping each building cool during summer months to reduce cooling loads.
- Installed Tridium, an aggressive energy management system, in most of its buildings to examine the energy usage of outlets, lighting and core/shell HVAC energy using separate meters; monitoring enables us to make localized adjustments to conserve energy.
- Use of energy efficient building glass to minimize heat transfer into each building from direct sunlight while allowing maximum daylight to enter to reduce the load on lamp fixtures.
- Occupancy sensors are used to control lighting in restrooms, janitor's closets, telephone rooms and other areas.
- Use of T8 high efficiency 28W light tubes, which have a rated life that is 50% greater than the market standard and conserve 13% in energy savings. In 2019, Northwood made the commitment to only use LED lamps, further reducing our energy consumption down to 14W by 50%.
- HVAC filtration media routinely replaced.
- Regular discussions with electric utility provider to ensure we are on the best rate schedule, contract demand as well as:
  - Energy Management Cloud Based software – MACH in 2018, Measurabl 2019
  - BOMA W2 Challenge – Waste & Water – routine input/tracking of water consumptions
  - Critical zone resets
  - Water/Air side economizers
  - Training/Education of Northwood Energy Services Team
  - Best Practices Trips – Duke Energy Building, Cooling Tower, SWUD Units Modular Replacements

EPA's ENERGY STAR energy performance scale helps organizations assess how efficiently their buildings use energy relative to similar buildings nationwide. A building that scores a 75 or higher on EPA's 1-100 scale may be eligible for ENERGY STAR certification. Commercial buildings that can earn the ENERGY STAR include offices, bank branches, data centers, financial centers, retail stores, courthouses, hospitals, hotels, K-12 schools, medical offices, supermarkets, dormitories, houses of worship and warehouses.

### **About ENERGY STAR**

ENERGY STAR® is the government-backed symbol for energy efficiency, providing simple, credible, and unbiased information that consumers and businesses rely on to make well-informed decisions. Thousands of industrial, commercial, utility, state, and local organizations—including more than 40 percent of the Fortune 500®—rely on their partnership with the U.S. Environmental Protection Agency (EPA) to deliver cost-saving energy efficiency solutions. Since 1992, ENERGY STAR and its partners helped save American families and businesses nearly 4 trillion kilowatt-hours of electricity and achieve over 3 billion metric tons of greenhouse gas reductions—all through voluntary action. In 2017 alone, ENERGY STAR and its partners helped Americans avoid \$30 billion in energy costs. More background information about ENERGY STAR can be found at: [energystar.gov/about](http://energystar.gov/about) and [energystar.gov/numbers](http://energystar.gov/numbers).

### **About Ballantyne**

Recognized internationally as one of the most successfully designed and executed mixed-use communities, Ballantyne is a 2,000-acre community in Charlotte, North Carolina. Ballantyne features thousands of apartments, over 1,000 single family homes, highest-rated public schools, nearly 600 hotel rooms, 19 miles of walking paths, bike lanes and parks, as well as dozens of restaurants, medical and retail amenities. With a laser-sharp focus on providing the nation's most desirable work-life balance community, Northwood Office owns and manages most of the 535-acre business park in Ballantyne, featuring 4.1 million square feet of Class A office space with additional entitlements in place. View updates on [Ballantyne Reimagined](#), the vision to create a more urban, walkable environment at Ballantyne. Visit [goBallantyne.com](http://goBallantyne.com) for the latest community happenings and [ballantynecorporate.com](http://ballantynecorporate.com) for leasing availabilities.

### **About Northwood Office**

Charlotte-based Northwood Office was established by [Northwood Investors](#) – a privately held, global real estate investment and management firm – to provide a complete approach to fulfilling office space needs. Offering best-in-class services in commercial development, leasing and property management, Northwood Office is committed to creating and sustaining work environments that inspire by focusing on enhancing quality of life, productivity, flexibility and community. For more information, visit [northwoodoffice.com](http://northwoodoffice.com).

### **Media Contact:**

Christina Thigpen, Northwood Office  
704.496.1570 or [cthigpen@northwoodoffice.com](mailto:cthigpen@northwoodoffice.com)

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