

## LEED EB O&M

### ENERGY & ATMOSPHERE AND INDOOR ENVIRONMENTAL QUALITY

Chelsea Group offers commercial and institutional property owners and managers, facility developers, architects, and engineers an array of services for building upgrades and innovative technologies in addition to tracking and reporting greenhouse gas emissions and reduction and project and property valuation. This document outlines the technical expertise available for your building upgrades or a project's LEED EB O&M EA and EQ Credits. Earlier LEED EB versions are also supported by Chelsea Group.

#### Sustainable Operations Management Programs

Chelsea Group offers assistance in designing and implementing sustainable operations, policies and innovation, all criteria and credits (SSc2, SSc3, EAp1, EAp3, MRp1, MRp2, EQp1, EQp3, EQc1.1, EAc3.1, EQc3.9, IOc1.1-1.4, IOc2, IOc3).

We can also lead in general implementation of specific indoor building efficiency recommendations, engineering requests and IAQ problems, such as disaster recovery and water damage services.



#### Energy Optimization

Chelsea Group has solid energy management consulting experience in existing buildings, including utility and ASHRAE energy audits, capital expenditure (CapEx) planning, operational review, and low and no cost energy efficiency programs.

- Best Energy Management Practices (EAp1)
- Energy Star and Minimum Energy Efficiency Performance (EAp2)
- Optimize Energy Efficiency Performance (EAc1)

#### Chiller and Refrigerant Analysis



Chelsea Group has analyzed, designed, and provided project management and verification of chiller improvement programs, including documentation of payback on simple chiller replacement, optimization of chilled water systems, primary/secondary loop systems, variable speed pumping options, purchased chilled water, and more exotic options such as Sea Water Cooling.

- Chiller studies for the Refrigerant Management Ozone Protection requirements (EAp3)

## Commissioning and Retrocommissioning

Chelsea Group provides integrated commissioning and retrocommissioning programs by teaming up with Test, Adjust Balance (TAB) and controls contractors familiar to the property manager; Chelsea Group delivers the engineering knowledge on optimization of systems working hand-in-hand with the contractor, who makes adjustments and repairs as the team moves through the building.

- Commissioning to meet all three credits (EAc2.1, 2.2 & 2.3)
- Optional commissioning approach using ASHRAE Level II Energy Auditing (EAc2.1)

## Indoor Air Quality and Indoor Environment



Chelsea Group provides a wide array of services related to indoor air quality and indoor environmental management, including such general areas as moisture and mold, filtration, or efficient delivery of outdoor air in all climates, and such specialties as laboratories, hospital isolation spaces, and kitchen ventilation. Chelsea Group has in-depth experience in assessment, analysis, recommendation of actions, specification and oversight of remediation, and verification of performance related to ventilation, indoor contamination, and comfort concerns.

- Ventilation studies to meet Outdoor Air Introduction & Exhaust Systems –ASHRAE Ventilation rate procedure (EQp1)
- Environmental Tobacco Smoke (ETS) Control Policy (EQp2)
- Green Cleaning Policy (EAp3)
- IAQ Audits to meet the requirements of EQ-Cr1.1 to determine status, followed by regular periodic inspections (EQc1.1)

*Properties seeking LEED EB certification may contract Chelsea Group to act as the project's LEED Accredited Professional for certification or to contribute as subject matter experts in Energy & Atmosphere and Environmental Air Quality.*