

OPTIMIZED PERFORMANCE FOR REVITALIZED VALUE

Opportunities arise out of recent economic turmoil that have left many properties at excellent locations with deteriorated financial value and deferred maintenance. In many instances the need is for much more than a fresh coat of paint and a new leasing sign. Turning these currently distressed properties into high performance buildings has the potential to provide game-changing financial returns.

PHASE I: ACQUISITION SUPPORT

Chelsea Group recommends supplementing traditional Property Condition Assessment reporting with a new chapter on Property Performance Improvement (PPI). This chapter can cover topics relevant to the property and its use, including energy efficiency, indoor environmental quality, and a wide range of environmental sustainability factors.

Chelsea Group has developed an extensive set of analytical and reporting models that allow the rapid translation of physical plant performance data into decision-support information for asset managers and investors. In the context of developing a portfolio of properties from the inventory of distressed properties, these models can be used to weigh PPI results against other targeted buildings and against similar existing buildings.

PHASE II: PLANNING AND PRELIMINARY DESIGN

Based on the PCA and PPI, Chelsea Group assists the new owners with PPI related elements in the recovery of the asset from its distressed condition. While the PCA provides the overall guidance to project architects, structural and MEP engineers, interior designers, landscapers and others, Chelsea Group plays a role in the project oversight team of guiding proper application of the PPI findings. Depending on the project, Chelsea action items may include:

- Benchmarking key sustainability factors in ENERGY STAR and Chelsea's On-line Sustainability Management Program (OSM)
- ASHRAE Level I energy audit with detailed low and no cost measures as well as capital items
- Remediation plan and specification for mold and related indoor environmental contamination
- ASHRAE IAQ outdoor air ventilation analysis
- Retrocommissioning or commissioning plan
- LEED charette
- Sustainability Management Report, including a 10-year CapEx plan and "Sustainability Roadmap" with estimates of costs, savings, and IRR

The result is a collaborative process that delivers a renovation plan and budget that incorporates the most effective PPI program practical for the site.

PHASE III: PERFORMANCE DOCUMENTATION

Chelsea Group sets up your property with the US EPA ENERGY STAR program, registers it for the USGBC LEED Certification process, and acts as the Certified LEED Accredited Professional throughout the application, then focuses the team on demonstrating the building's performance.

- Obtain the ENERGY STAR Label once the building qualifies
- Guide the team in achieving the best LEED Certification status possible for the property

PHASE IV: PERFORMANCE ENHANCEMENTS

Design Phase

Chelsea Group participates in the design review process for your property. You can expect expertise from our team in all areas of project design, with a special focus on consistency of the design with criteria for energy efficiency, indoor air quality concerns, and commissioning.

Energy Efficiency, Sustainability, LEED

- System configuration and performance targets
- Technology selection and innovative opportunities
- Documentation for LEED points

Indoor Air Quality, Ventilation, and Moisture Management (IAQ)

- HVAC systems and controls
- Space conditioning systems
- Exhaust systems and system balance
- BAS system
- Moisture management of the building envelope
- Interior construction materials selection to minimize potential moisture damage and emissions
- Interior design elements to minimize potential mold, moisture, and emissions

Commissioning (Cx)

Chelsea Group's commissioning or retrocommissioning plan provides both fundamental and enhanced Cx, as established in LEED requirements. The Chelsea team works with your team to apply those plans to meet the needs of your property.

Construction Phase

Once construction or renovation is underway, Chelsea Group participates in construction meetings and conducts routine walk-through observations. You can expect regular reports on factors such as:

- Consistency of construction with designs for energy efficiency, IAQ, and Cx
- Tracking with the LEED checklist and "Sustainability Roadmap"
- Data and documentation assembly and operations manuals and training programs for Cx

Project Close-Out Phase

As your PPI Project reaches its end phase, the Chelsea team provides final review and reporting. Some common services in this phase include:

- Verification that all energy IAQ-related systems are meeting nominal criteria
- Organization and submission of the application for LEED Certification, with tracking through to the award
- Preparation of a final Cx report, and verification that operations manuals are in place and operations personnel have received training according to the Cx plan
- Establishment of a written plan for an on-going program for the renovated property