

SOL VISTA

Skywalk CASE STUDY

Parkview at Spring Street

The Property

An industry-leader for decades, **The Bernstein Companies (TBC)** has built asset-management strategies to consistently incorporate the newest technologies and research, including a strong sustainability focus.

TBC's Parkview at Spring Street office building in Silver Spring, MD, has been on a mission to increase efficiency and decrease utility costs since it enrolled in SOL VISTA's **Skywalk®** platform in 2010.

Office buildings are often unique properties that need special attention to detail when addressing potential efficiency improvements. Along with constantly changing occupancy patterns, tenant comfort and buy-in are major factors in ongoing building performance.

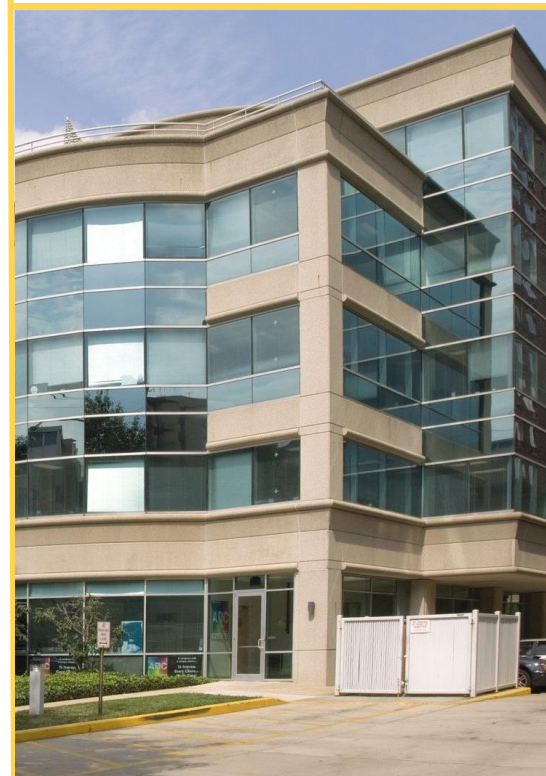
Skywalk Highlights

Since enrolling in Skywalk in 2010, **Parkview's** ENERGY STAR® score has **jumped 43 points** and **costs are down over \$175k/yr.**

Parkview's success has been driven by implementing energy audit recommendations and addressing ongoing recommendations via Skywalk monitoring.

Skywalk's engagement with the property and its team has helped to continuously reduce utility use and cost, while keeping tenants comfortable and happy.

- **Building Type:** Office
- **Name:** Parkview at Spring Street
- **Location:** Silver Spring, Maryland
- **Owner:** The Bernstein Companies
- **Size:** 105,000 sq ft
- **Enrolled in Skywalk:** 2010
- **Year Built:** 1988





How has Skywalk helped?

"Skywalk monitoring ensures that we are addressing building issues that have the greatest impact on our costs."

- Jacob Sickels

*Utility Account Manager,
The Bernstein Companies*



1. REDUCED ELECTRICITY COSTS

Since enrolling in Skywalk, **Parkview at Spring Street** has reduced electricity use by 40%--equal to >\$150k per year in savings. Skywalk's ongoing monitoring provides a window into the building's performance, enabling TBC to make informed decisions.

2. BENCHMARKING COMPLIANCE & VERIFICATION

Skywalk automatically updates the building's ENERGY STAR® Portfolio Manager account and ensures compliance with Montgomery County, Maryland's energy benchmarking law, including required professional verification.

3. SAVINGS VERIFICATION

After an energy audit, **Parkview** began implementing recommendations to reduce utility usage. Skywalk, which normalizes for utility rates, weather, and other variables, ensured the building's efficiency efforts actually led to the targeted reductions, keeping efficiency projects on track.

4. ABNORMAL USAGE ALERTS

Skywalk Advisor monitors ongoing usage and automatically alerts staff to utility use beyond normalized levels, allowing staff to proactively address any potential issues before they get out of hand.

5. ANNUAL BUDGETING

Annual utility cost guidance establishes cost baselines for **Parkview**, acting as a foundation for the building's annual budget. These industry-leading reports account for changes in occupancy, newly implemented efficiency projects, utility rates, and more.





Skywalk, SOL VISTA's proprietary SaaS platform, empowers commercial building and portfolio owners, managers, and engineers to improve the performance and profitability of their buildings.

SOL VISTA

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Savings Realized

Numbers verified by Skywalk:

- Electricity Use:  **40%**
- Water Use:  **20%**
- Electricity Costs:  **\$168k/yr**
- Water Costs:  **\$16k/yr**

Environmental Impact

Annual greenhouse gas emissions & water use reductions equivalent to:



1,474,400 miles driven by the average passenger vehicle



422,500 toilet flushes