



Louisiana Tower

**401 Edwards Street
Shreveport, Louisiana**

**22-story 343,356 sf Class A office building
with attached/covered parking garage**

\$3,500,000 added asset value

\$285,000 projected Phase 1 savings

**Achieve sustainability leadership recognition
and marketplace competitive advantage**

Rosemont Realty contacted **Integrated Sustainability Solutions, Inc. (ISSI)**, requesting solutions for an aging building requiring significant capital expenditures for upgrades in major equipment components. Project objectives included reduced operating costs, added asset value, a desire to demonstrate environmental sustainability leadership, and improving their competitive edge in the marketplace.

SOLUTION:

ISSI performed a thorough building operational analysis and developed a comprehensive list of twenty-two (22) targeted areas for developing a sustainability platform. These areas were ranked to determine the critical path relationship between capital expenditures and savings offset, with integration and collaborative strategies used to guide the selection of products, systems, technologies, and their implementation sequences.

Due to the performance achievements of efficient technologies, energy usage and demand reductions are favorably impacting capital budget planning by decreasing operating expenses. The findings will extend equipment lifecycles and defer capital expenditures. \$285,000 in Phase 1 operational savings on a \$600,000 investment creates a \$3.5M added asset value and a clear competitive edge in sustainability leadership.

A further investigation is focused on on-site energy generation. With current electric utility rates at a low level, the approach is to generate no-cost power using wind turbines, storage batteries for load shedding/shaving, and co-generation technology in an effort to achieve net zero status.

ISSI is pleased to provide sustainability solutions to Rosemont Realty, a major real estate holding company whose portfolio spans numerous markets in the United States.



Integrated Sustainability Solutions, Inc.



One American Place

**301 Main Street
Baton Rouge, Louisiana**

**24-story 333,364 sf Class A office building
with integrated parking garage**

\$3,000,000 added asset value

\$268,447 projected annual savings

2.9 years simple payback

**Enhance building's competitive edge
and prominence in market**

Integrated Sustainability Solutions, Inc. (ISSI) was contacted by Rosemont Realty's National Asset Manager to address this property's insulated glass challenges. Due to lack of original equipment availability, replacement glass panels have produced a checkerboard appearance and negatively impacted the building's competitive edge within the commercial business district it serves. In addition to appearance corrective action, the project goals included reductions in operating costs and creation of added asset value.

SOLUTION:

After site visitations and analysis, ISSI presented a solution to create uniformity to the building's appearance, restore One America Place to its market prominence, and to achieve payback within 2.9 years. The fresh new exterior appearance will be accomplished through the application of an exterior window film product and result in decreased energy demand and energy loads due to reducing solar, ultraviolet and infrared transmissions by over 65% and reduced heat loss transmission in the winter months.

Over the seven year warranty period for the product, cumulative savings of \$1,879,129 will be realized by ownership. Added asset value will exceed \$3M, 4.4 times asset value gain over the investment of \$825,000.

Ownership is pleased to have been presented this solution by ISSI to meet all of their objectives, and ISSI is pleased to have provided this sustainability solution for its client Rosemont Realty, who owns over 107 commercial office properties nationwide.



Integrated Sustainability Solutions, Inc.



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Positively Influencing Tomorrow.

Sustainability is simply good business. Since Hilton Worldwide brands touch thousands of communities and millions of people every day, it's important for us to lead our industry with sustainable practices that deliver great guest experiences and protect the world we live in.



Hilton

CONCORD

Implemented:

- LED Lighting (guest rooms, public corridors, meeting spaces, ballroom, lobby, administration offices, executive club lounge, business center, elevators, elevator lobbies, hospitality suites, pool area, public restrooms, Atrium - 80 % LED; the balance T8 low wattage 25W high efficiency (significant energy reduction)
- Low -Flow Toilets - water conservation 900,000 gallons/year
- Energy Management System for Guest Rooms and Public spaces - energy reduction (waiting PG&E Acceptance letter) - Pelican Wireless Systems
- Low Flow Shower Heads 2.5gpm with built in aerators in shower head and sink faucets (water savings)
- Ozone Laundry System gas/electric/water savings
- Aquawing Laundry Ozone Systems
- Hi Tech Electrolux Laundry System (gas/ electrical water reductions) connected with Ozone System (waiting PG&E acceptance letter) 350 G-Force extraction
- PillowVac System reducing land fill & CO2 generation. Enhanced guest experience.
- BioHiTech Organic Waste Decomposing. 6.5 tons of food waste per month now converted to water and sent to filtration plant for reuse. Reduced haul outs from 2-3/month to 1 every 19-20 days (reducing CO2, land fill and cost)
- Extensive recycling program throughout with collection bins on every elevator lobby, main lobby and meeting space, public pre-function areas & employee spaces
- Eco-Friendly Water Bottle Program (Hilton brand requirement)
- Natura Water System installed in banquet and restaurant phasing out bottled water in all non brand requirement areas (eliminate plastic bottles)

- Low Temperature Dish Washing System (energy reduction gas/electric/water) - Aqua Clean Systems
- Dyson Air Hand Drying System in Public Restrooms. (Paper reduction)
- Window Film applied to all guest rooms, Plate and Vine, Atrium, fitness center and Executive offices (west facing window walls) Phase 2 Significant temperature reductions and lowered thermostat settings - Window Innovations
- Motion Sensors installed in 32 locations (energy reduction) - Leviton
- Recycled Paper Content used in operations administration, housekeeping and kitchen
- Paperless Guest Check in System
- Energy Saving copy machines with energy saving/stand by features/ sleep modes (energy savings)
- Drip Irrigation in around pool deck, plate and vine and other Shrubbery Zones (water reduction/savings)
- Irrigation for landscape zones provided by hotels own on site well water
- Replaced HVAC Roof top units with Advanced Technology including Economizer Component (energy savings and greater efficiency)
- Refrigeration Doors & seals plus door curtains replacement (energy savings)
- Lighting Dimming Systems in all public, ballroom & meeting spaces, restaurant - Lutron - (Energy Efficiency & Savings)
- Retrofit newly remodeled restaurant to LED Lighting (energy savings)
- Retrofit Porte Cochere to LED Lighting
- Retrofit Sodium Vapor to LED Parking Lot Area
- Retrofit Building perimeter lighting to LED
- Added Window Film Applications – East\West Tower exposures (energy reduction)
- Air-Handling Vent and Hoods System - Energy Reduction & Efficiency

- Electric Vehicle Car Charging Station to accommodate 8 vehicles with 2 fast charge DC terminals Motor change outs (variable drive) in refrigeration units. (Energy savings)
- Electric Car EV Charging Station (CO2 reduction, energy efficiency, guest/ community services)
- Elevator Variable Drive Motor Retrofit - 2013 Energy Reduction
- Food preparation equipment replacements (energy efficient/energy star rated) multiple locations – Dish machine change out and retro fit, flat top, gas grill, two each deep fryers all for conversion to high energy efficiency.

33 Major Sustainability Initiatives implemented to date (as of 8-4-2014)

Planned Sustainability Initiatives:

- Micro-Turbine - on site power generation
- Wind Turbine – on site power generation multiple applications
- Install Grease Capture System “Fog Buster” (reduced maintenance and pump out costs-grease trap)
- Install Hydroflow System to pool, spa and building water system. (Reduce maintenance of heating elements, chlorine usage and calcium build up in pipes) higher health standards, water savings, extended equipment life



Hilton Concord's Green Report Card

We want to Demonstrate our Corporate Responsibility for the protection and preservation of the environment today and to leave a better planet for future generations.

Therms/year being saved with Aquawing: **19,167**

Annual Energy Saving Equivalents

Gas emissions from **17** passenger vehicles
CO₂ emissions from **10,925** gallons of gasoline consumed
CO₂ emissions from **192** barrels of oil consumed
CO₂ emissions from **19** Tanker Trucks worth of Gasoline
CO₂ emissions from the electricity use of **13** homes for one year
CO₂ emissions from the energy use of **8** homes for one year
Carbon Sequestered by **2,492** Tree seedings grown for 10 years
Carbon Sequestered annually by **22** acres of pine or fir forest
CO₂ emissions from **4,025** propane cylinders used for home BBQ



Partners In Sustainability

Pillow-Vac Pillow Renewal System

No more land fill contributions, which take years to decompose. No more CO₂ generation in trips to the land fills. CO₂ reduction. All done on site. Creates added value and significance to our "Pure Room" allergenic guest room Program.

Low Temperature Dish Washer System

Reduced gas energy usage (therms) by replacing gas heated hot water in the dish washing cycle to lower temperature water, achieving same end result. Utilities companies grant incentives for energy conservation applications.

BioHitech Bio Digester / Composter

The system processes 1200lbs of food waste using micro organisms, in a 24 hour period to water which is then through the sewer system returned to the water supply system after filtration. Has eliminated 6.5 tons of food waste monthly being hauled off the site to the land fills reducing costs and creating enhanced on site sorting of recycling by employees.

Extensive Recycling

Throughout the hotel premises we have containers grouped together which identify cans, plastics, glass, paper and trash. Each floor at the elevator foyer has containers which enable housekeeping to deposit appropriately from guest room accumulations. It offers convenience and encourages guests to participate. We are experiencing excellent results.

Guestroom & Public Space Total Energy Management System

Vacant rooms can be shut down and reactivated at check in when a room key is made. Ballrooms are activated at appropriate times for events which eliminates "phantom energy loss" in unused space saving huge dollar costs and saves huge energy demands. The system is very state of the art operating from an advanced cloud system.

Low-Flow Eco-flush Toilets

Newly installed low flush toilets in Guest rooms and public restrooms went from 3.1 gallons per flush to 1.6 gal per flush. We received an incentive payment from a utility company that reimbursed the property for the cost of the toilets because our sustainability initiative would save 390,000 gallons of water use demand annually.

Ultra Efficient LED Lighting in Guestrooms and Public Areas

As part of the energy reduction at the property we reduced energy demand from our LED Lighting program throughout the guest rooms and public spaces.

Eco-Friendly Dyson Hand Dryers in Public Restrooms

The Dyson Airblade™ hand dryer is the fastest hand dryer – cleaning the air before blowing it onto hands, so it's hygienic too. It also uses up to 80% less energy than warm air hand dryers. It's more cost efficient than paper towels and creates less waste that ends up in landfill.

Paperless Front Desk & Guest Check-In

Committed to providing guests with an exceptional experience and meeting sustainable principles., Hilton Concord is proud to introduce a paperless check-in and check-out system. With implementation of this technology, the hotel is expecting to raise the bar in the efficiency of our associates, in order to focus on better guest service.

Solar Film on Windows

Solar film conserves energy as it reflects thermal energy and a percentage of UV rays back outdoors. Solar window treatments reflect UV rays, which play a big part in fading carpet and furniture fabric. Reduced energy costs through lighting, air-conditioning and other appliances, lower energy demands.

Well-Water & Drip Irrigation System for Landscaping

With our drip irrigation system, we use water efficiently and lose little water to runoff, deep percolation, or evaporation. Irrigation scheduling is managed precisely to reduces water contact with crop leaves, stems, and fruit.

Natural Eco-Friendly & Sustainable Bottle Water

The Natura water purification system significantly reduces contaminants including heavy metals, pesticides and chemical impurities such as mercury, lead and arsenic. We no longer need to purchase, store, or refrigerate bottled water, which helps protect the environment and our bottom line.



Thank you again for choosing the Hilton Concord! If you would like more information about our renovation, technology & Internet upgrades, or our Green/Sustainability efforts – feel free to contact me directly at 925-349-2609.

At your service,

Matt Hohenstreet – Director of Sales and Marketing

