



Here's Another Way to Save – Interview with Parkway Realty Services

From the BOMA Sustainability Team

Interviewed by Paul Johnson, USSI Janitorial and Phil Keller, ISS Mechanical

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Phil Keller and I recently visited with three very knowledgeable Parkway professionals to hear some of their ideas on ways to achieve greater results through Sustainability-related Best Practices. Rhonda Veasey, Senior Property Manager, Bruce Hall, Director of Engineering and Frank Moro, Senior Building Engineer each had much to share on things they've done at One Orlando Centre.

We'd heard that Parkway is committed to sustainable practices, and we wanted to learn more. The company position on Sustainability is summed up very nicely in this excerpt taken from their website (www.pky.com)...*Parkway Properties is striving to become one of the industry leaders in the development and operation of high performance green buildings. Our mission is to make a positive and profitable contribution toward a sustainable future by integrating green building practices into all aspects of our business.*

Like any other initiative, pursuing Best Practices in Sustainability requires a plan. Bruce offered the following three-step process to maximize investments in buildings and sustainable Best Practices. Note that there will always be exceptions, and every building's plan should reflect actual existing conditions.

1. Make sure that all systems in the building are running at designed specifications. It is difficult to quantify the value of sustainability-related investment until a real baseline of cost and performance is established.
2. Make sure you understand your longer term objectives for the asset.
3. Build your capital plan to meet the needs of your longer term objectives.

This was their early strategy at One Orlando Centre. After getting all systems running as efficiently as possible they began to identify their greatest upgrade opportunities. One notable improvement was installation of newer, more efficient chillers. The new equipment will save an estimated 20% in energy costs and 1.7 million gallons of water during 2016. Another improvement focused on improving ventilation air supply, resulting in greater comfort at lower costs. They also replaced all exterior lighting with higher efficiency LED lighting, upgraded the building automation system, resealed the building envelope and retrofitted restrooms with auto-flush fixtures that have significantly reduced repairs of broken handles and other problems.

In keeping with Parkway's mission of promoting sustainable practices, demolished original chiller plant components were incorporated into an artificial reef built in the Gulf of Mexico.

Bruce noted that today's equipment is dramatically better than anything developed previously, and that present times will be looked back on years from now as being equivalent to an industrial revolution. He illustrated by comparing older equipment's energy consumption of around 1.5 kilowatt of air handling capacity to systems being delivered today that do the same work at around .36 kilowatts per ton, a reduction of almost 75%! Given these recent, dramatic improvements Bruce added that asset managers with older equipment are in a great position now.

Our visit concluded with a trip to view recently installed chillers and cooling towers. Immediately obvious was how quietly this equipment operated. Since the chillers are installed on the top floor adjacent to rentable space, reduced noise means potentially higher rental income.

There are lots of ways to save money, reduce our carbon footprint and run our facilities more intelligently. What ideas do you want to share?!