

## WILSHIRE COURTYARD



### COMPANY BACKGROUND:

RREEF Alternative Investments is the global alternative investment management business of Deutsche Bank's Asset Management division. Headquartered in New York, RREEF Alternative Investments employs more than 1,200 investment professionals in 15 cities around the world to help investors meet a wide range of objectives – from diversification, to preservation of capital, to long-term performance.

### PROJECT SUMMARY:

<b>Project Type:</b> Office	<b>Location:</b> Los Angeles, CA
<b>Project Size:</b> 44,000 SF	<b>Buildings:</b> Two
<b>Scope of Work:</b> Energy Audit (ASHRAE Level II)	

### OVERVIEW:

RREEF selected the staff at Partner Energy to conduct an ASHRAE level II energy audit on Wilshire Courtyard, an approximately 44,000 square foot class A office building located on the Miracle Mile in Los Angeles, California.

The purpose and goal of the energy audit is to identify energy efficiency projects that reduce energy consumption and cost. For each energy efficiency project identified, a project scope of work, estimated installation cost, energy and cost savings, rebates and incentives and pay back period were identified.

### PARTNER ENERGY:

Partner Energy is a nationwide provider of energy efficiency and renewable energy generation projects. We work with building owners and managers to help make informed decisions about implementing energy projects by providing critical information that affects their business, financial and sustainability goals.

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### RECOMMENDATION SUMMARY:

Energy Efficiency Measure (EEM)	Dollars Saved (\$)	Energy Saved (kWh)	Greenhouse Gas Savings (MtCO <sub>2</sub> e)	Payback Period (Yrs)	Rebates (\$)
High Efficiency Lighting Project	28,554	220,205	25	2.3	12,800
Chiller Retrofit	99,610	937,314	224	11.4	29,900
AC Pump Retrofit	6,155	78,408	0	7.1	6,273
AC Motor Retrofit	52,286	403,221	177	1.6	0
<b>Total / Avg</b>	<b>186,605</b>	<b>1,639,148</b>	<b>426</b>	<b>5.6</b>	<b>48,973</b>