

2500 Windy Ridge Pkwy

Atlanta, GA

Energy Star score – 94

65% of waste diverted from the landfill

Reduced water use by **30%**

11% reduction in GHC emissions



PROJECT BACKGROUND

- 2500 Windy Ridge Parkway is a 15-story building providing 338,000 square feet of premium office space.
- The building has a distinctive, curved architectural form that is stepped-in, both vertically and horizontally.
- Due to the building's height and unique design, it has excellent views of the Chattahoochee River National Recreation Area, the Downtown Atlanta skyline, Dobbins Air Force Base and Kennesaw Mountain.
- The property is owned by Wells REIT II, a leader in energy conservation and environmental awareness as it relates to the management and operation of its buildings.
- When Wells Real Estate began management of the building in October 2007, a complete inspection and analysis of the building systems was performed by the engineering staff.
- As a part of the Wells Real Estate Green initiative, the decision to pursue LEED® Gold Certification was made in late 2008.
- LEED® points were selected on the basis of the Property's environmental policies and practices already in place.

LEED FACTS

2500 Windy Ridge Parkway, Atlanta GA

Gold **60**

Sustainable Sites 5/12

Water Efficiency 6/10

Energy & Atmosphere 21/30

Materials & Resources 6/14

Indoor Environmental

Quality 15/19

Innovations in Operations 7/7



SUSTAINABLE OPERATIONS AND MAINTENANCE PRACTICES

- **Re-commissioning** is a process used to understand the operations of the major energy using systems, develop options for optimizing their energy efficiency, and create a plan to achieve energy and maintenance savings by making low-cost and no-cost improvements.
- Repairs, adjustments, and calibrations were made to all pneumatic-based HVAC control systems beginning in the main chiller plant and progressing through the 15 floors to include all PIU s, VAVs and fan coil units.
- After completion, engineering made daily manual adjustments based on climate conditions in order to anticipate the demand for cooling or heating.
- Optimizing the building systems as well as managing their proactive maintenance resulted in raising the Energy Star® rating from 75 to 93. This increase was due to the low-cost and no-cost building system optimizations made, not the subsequent capital improvements to the property.
- Continuous monitoring of energy and water use has yielded significant reductions in resource use and emissions.
- The building consumes 20% less energy and 26% less water than similar buildings.

CAPITAL INVESTMENTS

- In 2010 the existing roof membrane was replaced with a high reflective index white roof to reduce the heat island effect that most buildings tend to promote.
- A rainwater harvesting system will be installed in 2011 to capture rainwater runoff from the parking garage. This water will be reused to limit the use of potable water for irrigation by 55%. Collecting rainfall will limit also the disruption of the natural hydrology and eliminate contaminants and pollutants from storm water runoff into the surrounding Chattahoochee river.
- The cooling towers, outside air fans, toilet exhaust, and the elevator machine rooms cooling unit were replaced in early 2009.
- After LEED Gold was achieved, a new direct digital control system (DDC) was installed and the building was recommissioned.
- A new state of the art chiller plant was designed and installed utilizing new 3-D modeling technology, a first in the retrofit market. This enhancement is one of the most energy efficient central plants in the city.
- In addition, the property remains on a path of continuous improvement with the use of innovative technologies, practices and products for the maintenance and operations of 2500 Windy Ridge Parkway
- A new condensate recovery system collected and returned 45% of the water the condenser water system utilized.



2500 Wildwood

Cooling Tower Installation March 13 & 14, 2009

An extensive capital project to replace the cooling towers, the outside air fan, the toilet exhaust fan and the elevator machine room cooling unit took place over the weekend. While the weather did not cooperate we were able to complete a substantial portion and had the HVAC system restored and operational by early Sunday evening. The project required the use of the largest truck mounted crane in the Southeast and just to get the crane operational was 8 hour endeavor on Friday.



PROJECT TEAM

Property Owner: Wells REIT II

- Property Manager: Ms. Billie Hollifield
- Chief Engineer: Scott Smith
- Operations Manager: Brad McCahill
- Asset Manager Tina McCall
- Project Size: 8.06 Acres
- LEED Consultant: Green Concepts

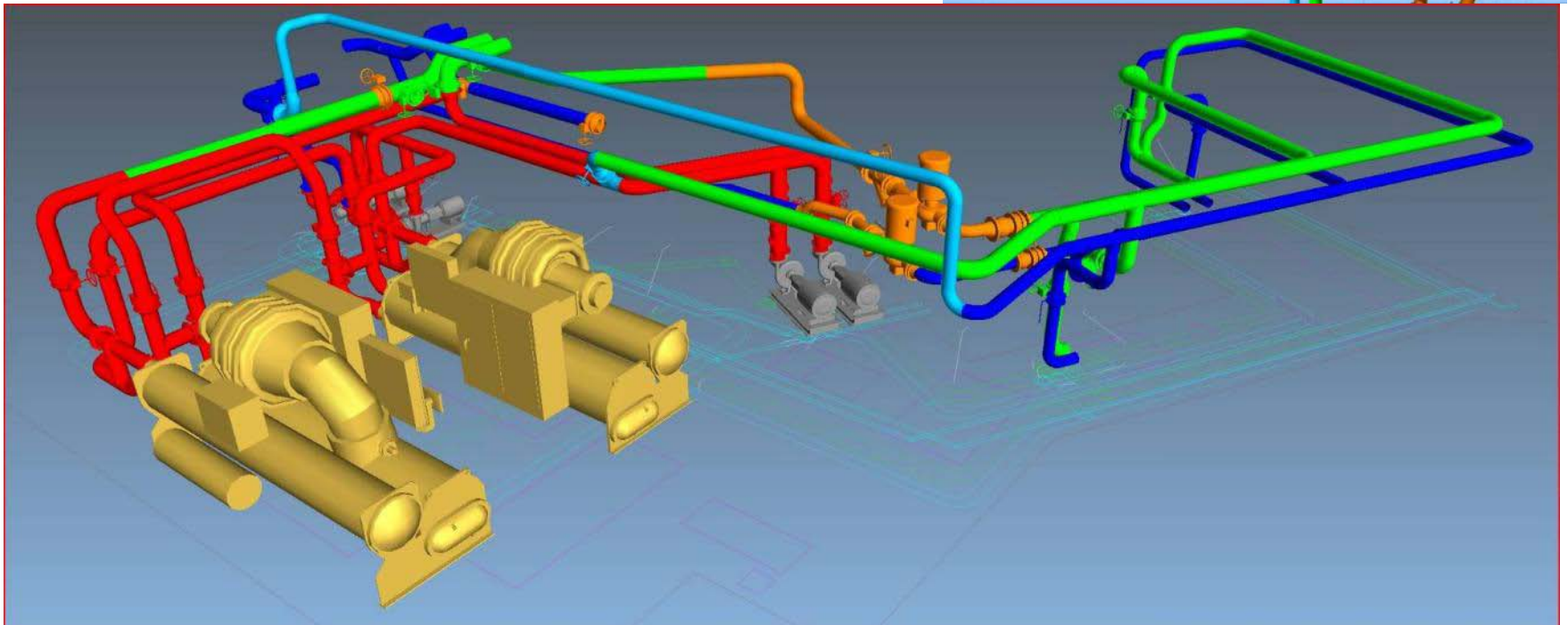
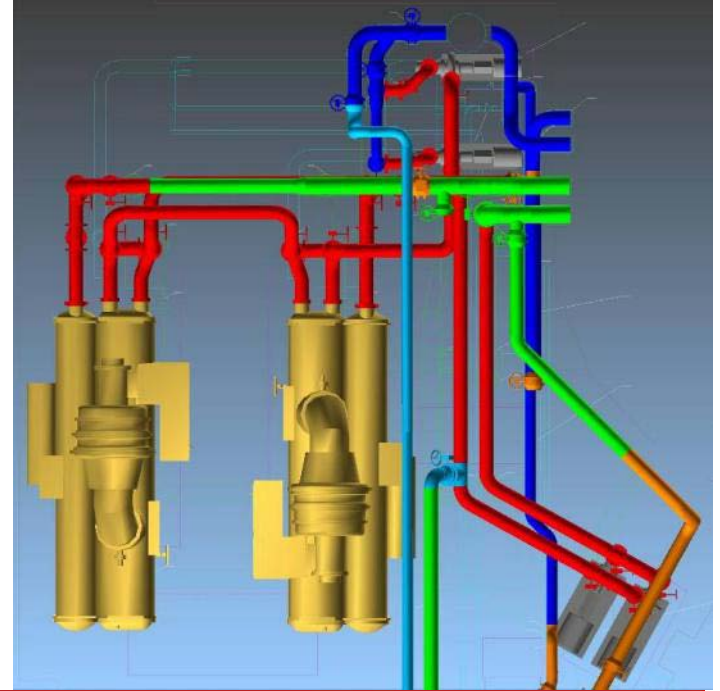


INVESTMENT STRATEGY & TENANT PARTICIPATION

- A long term hold view of its assets
- Buy quality properties with the idea of providing our valued tenants with exceptional work environments for many years
- Working with tenants is central to the success of any green initiative, especially with LEED.
- Wells Real Estate has an outstanding partnership with our tenants and has implemented many successful steps to improve overall the environmental efficiency of the building.
- Surveys are conducted regularly to assess tenant satisfaction and encourage new ideas and renewed participation

BIM Building Information Modeling

New 3-D modeling technology



Out With the OLD!



The 2500 Wildwood Capital Project – Chiller Replacement

The project reached it's first critical juncture. After months of preplanning and a hectic 2 weeks of preparation and modifications the old machines were removed on Sat 2/6/10 The project is scheduled for completion by the end of March..

In With the New!



2500 Wildwood Capital Project – Chiller Replacement Phase II.

After months of planning and a fast paced 2 weeks of preparation and modifications the new machines were delivered and inserted on Sat 2/21/10. The project is scheduled for completion by the end of March..