

ENERGYPRINT

Gateway Office Plaza

Gateway Office Plaza is owned by Kraus-Anderson, Incorporated and managed by Kraus-Anderson Realty Company, both based in Minneapolis, MN.

Building Location

350 West Burnsville Parkway
Burnsville MN 55337

Major Tenants

Kocina Marketing, Wells Fargo Home Mortgage, Caterpillar, Thrivent Financial, Stryker Spine

Building Stats

Class A Office Building

Year Built: 1999

79,750 Square Feet

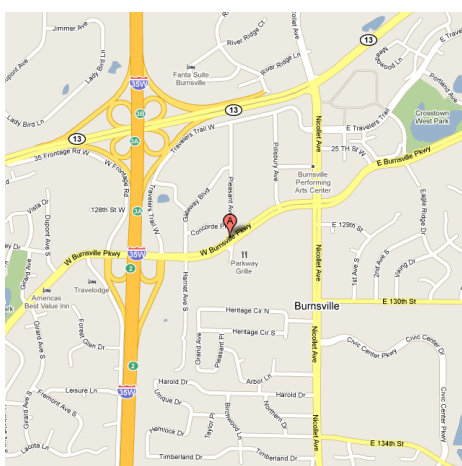
Forced Air Heating and Cooling

Six Story Building - plus lower level

Glass Panel Exterior

HVAC System

Automated HVAC system providing efficient and precise temperature control throughout the building with dedicated zones.



Gateway Office Plaza

The Challenge: Differentiate a Commercial Property in a Down Market

When the commercial real estate economy tanks, properties need to differentiate themselves in a meaningful way, quickly. Kraus-Anderson Realty Company, a large commercial real estate services company operating throughout Minnesota, had one property in particular that needed a competitive boost: Gateway Office Plaza. The building competes with several comparable properties in the southern suburbs of the Twin Cities Metro.

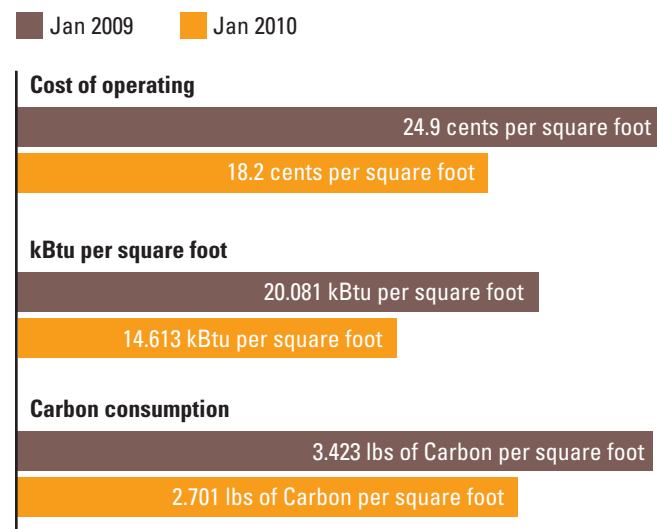
The Solution: EnergyPrint Benchmarking

Kraus-Anderson Realty Company had participated in a beta test with EnergyPrint in the summer of 2009. But the realty company hadn't considered using energy benchmarking to create a competitive advantage until the economic downturn. EnergyPrint's charge:

- 1.) Monitor energy efficiency improvements and
- 2.) Help the property earn a prestigious ENERGY STAR rating

Benchmarking Stats

Kraus-Anderson Realty Company had already begun making efficiency improvements to Gateway. Their first use of EnergyPrint was to track the improvement of the HVAC system they upgraded in January 2009. Gateway saw the following monthly savings:



After beginning to track the Gateway building on EnergyPrint, Kraus-Anderson Realty Company began a series of inexpensive operating changes to further drive aggressive reductions. From June 2009 – March 2010, Gateway accomplished these reductions due to specific operating changes:

- ↓ 10.7% reduction in combined electricity and natural gas utility costs
- ↓ 16.4% reduction in energy consumption
- ↓ 18.4% reduction in carbon output

ENERGY STAR Rating Accomplished

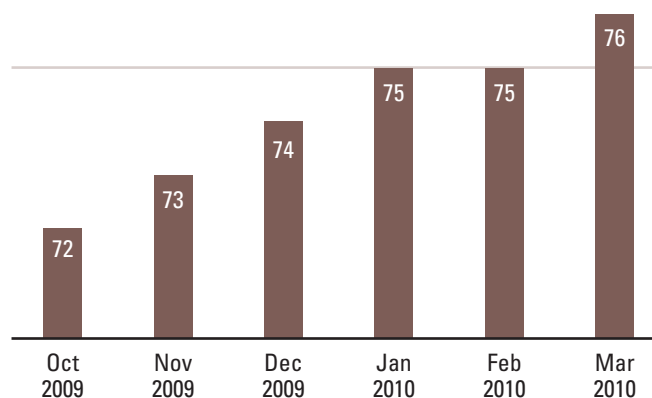
When EnergyPrint became an ABS Partner of ENERGY STAR, Kraus-Anderson Realty Company wanted to further differentiate. Gateway Office Plaza's ENERGY STAR rating was just three points below the 75 or higher rating required.

To reach ENERGY STAR eligibility without additional capital expenditures, Gateway made fundamental operating changes:

- 1.) Installed efficient light bulbs and set back thermostats in vacant tenant spaces
- 2.) Opened blinds on the east/south side of the building during winter and closed blinds during the summer
- 3.) Installed motion light sensors in conference rooms and restrooms
- 4.) Adjusted the HVAC system to coincide with the occupancy of the building

Second, it monitored its monthly progress using EnergyPrint's benchmarking software and its integrated ENERGY STAR rating reporting. The property eventually reached its targeted rating and made significant cost and consumption reductions.

Gateway Office Plaza ENERGY STAR Rating



Future Steps

Kraus-Anderson Realty Company intends to continue monitoring its progress and pursue a certified ENERGY STAR label.

