

CASE STUDY: MULTI-TENANT OFFICE BUILDINGS



OPPORTUNITY

JPB Private Equity and Real Estate (JPB), an alternative asset manager dedicated to private equity and real estate investments focusing on dynamic markets across the Mid-Atlantic and Southeast U.S., was looking to upgrade the energy performance of its Arundel Mills Corporate Park-Building 2 property in Hanover, Maryland. They sought a trusted energy partner who could support ENERGY STAR certification initiatives to improve building value and energy initiatives.

Benchmarking is the first step in helping a building's energy performance, because you can't improve what you don't measure. Once building owners recognize the benefits of knowing how their buildings are performing, they can act and improve the energy efficiency of their buildings. This will allow them to increase their cash flow and profitability.



SOLUTION

To support the initiative, MD Energy Advisors guided JPB in creation of a portfolio and verifying accuracy of energy bills, led the inspection process and managed testing and quality improvement.

Leveraging their expertise in Building Energy Performance Standards (BEPS) regulations, MD Energy Advisors provided strategic insights that not only ensured compliance but also empowered JPB to make data-driven decisions aimed at improving energy efficiency across its portfolio.

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Arundel Mills Corporate Park-Building 2 in Hanover, Maryland earned the U.S. Environmental Protection Agency's (EPA) ENERGY STAR certification for superior energy performance. Joining in strategic partnership with JPB Private Equity and Real Estate to obtain funding for this project, MD Energy Advisors directed the upgrade project that resulted in Arundel Mills Corporate Park-Building 2 achieving an ENERGY STAR Score of 79, which means the building is more energy efficient than 79 percent of similar properties nationwide.

"MD Energy Advisors' partnership was invaluable throughout this process," said Mike Kalinock of JPB Partners (ownership affiliate). "The team's knowledge of the process and guidance from start to finish was integral to us receiving this recognition and, more importantly, made a drastic difference in the energy impact of Arundel Mills Corporate Park-Building 2."

APPLICATION

BUILDING ENERGY
PERFORMANCE
STANDARDS (BEPS)

PROPERTY

ARUNDEL MILLS
CORPORATE PARK-
BUILDING 2

BUILDING CERTIFICATION

ENERGY STAR®

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makes energy
choices simple.

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