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Hobbs Brook Management earns Energy Star certification for superior energy performance

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Waltham, MA According to Hobbs Brook Management LLC, a commercial property management and development firm specializing in leasing, construction and development of class A office space, its Preston Ridge III building, located in Alpharetta, Ga., has earned the United States Environmental Protection Agency's (US EPA) Energy Star certification for superior energy performance. Energy Star, the only energy efficiency certification based on actual, verified energy performance, recognizes buildings that out-perform 75% of similar buildings.

Preston Ridge III is a 151,803 s/f class A office property. This six story multi-tenant office building is seated atop 13 heavily wooded acres. Constructed in 1999, the concrete-framed building achieved this certification with the following actions to improve its energy efficiency:

- Retrofitting common area and exterior parking lot lighting to energy efficient LED fixtures;
- Reducing water usage with an efficient water pump;
- Upgrading the HVAC system with Variable Frequency Drives (VFD) to optimize energy; and
- Installing a programmable Energy Management System (EMS) and occupancy sensors to maximize lighting efficiency within normal business hours.

"Hobbs Brook Management continues to demonstrate true environmental leadership by reducing harmful greenhouse gas emissions that are proven to contribute to climate change," stated Jean Lupinacci, Energy Star Director for Commercial and Industrial Buildings. "Today, 45 percent of U.S. emissions are attributable to commercial and industrial buildings, which is why improving energy efficiency is so critical for our future."

Energy Star certified buildings save energy, save money, and help protect the environment by generating 35 percent fewer greenhouse gas emissions and using 35 percent less energy than typical buildings with no sacrifices to comfort or quality. The EPA sets strict energy performance standards to earn this certification based on weather-normalized source energy use that takes into account occupancy, hours of operation, and other key metrics. Energy and water use, waste, and greenhouse gas emissions must be measured, tracked, and verified by a third-party licensed professional architect or engineer.

“We’re honored to earn the Energy Star for superior energy performance. It signifies our commitment to sustainability and validates our green initiatives,” said Thomas M. Dusel, president and chief executive officer of Hobbs Brook Management.

For more than 20 years, the US EPA’s Energy Star program has identified the most energy-efficient products, buildings, plants, and new homes based on the latest government-backed standards. The program was created in 1992 to help businesses and individuals save energy and fight climate change. Today, every Energy Star label is verified by a rigorous third-party certification process.

Because the most valuable thing they develop is a relationship, Hobbs Brook Management focuses its efforts on satisfying the individual needs of customers that lease within their parks. A service-oriented provider of Class A business solutions to companies large and small, Hobbs Brook builds sustainably, maintains an on-site facilities management staff, and develops or renovates projects for energy efficiency, LEED certification, and the preservation of the local environment. With portfolios in Massachusetts, Rhode Island, Georgia and Illinois, Hobbs Brook offers competitive amenities, on-site catering and dining facilities, fitness centers, and a full-service conference center available to tenants and the public. Hobbs Brook enjoys a steady occupancy rate in the 90th percentile, and holds firm to the belief that tenants should feel secure, well-balanced and prevalent at work.

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