Largest multi-residential smart building conversion in North America.

A New Era in Energy Performance:
Delivering Measurable Gains in Efficiency & Value

DREWLO

85+
Buildings

13.3M+
Square Feet

10,000+
Suites

“Strategic thinking in sustainability is not just about environmental stewardship; it’s a financial imperative. At Drewlo Holdings, our vision has always been to create value that transcends the balance sheet, marrying fiscal responsibility with ecological consciousness. This project is a testament to that philosophy, yielding positive financial returns while significantly reducing our environmental footprint.”

Allan Drewlo **President, Drewlo Holdings**

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Largest multi-residential smart building conversion in North America.

EXECUTIVE SUMMARY

This white paper details Drewlo Holdings' ground-breaking project, a landmark in advancing energy conservation and sustainability in North America's real estate sector. The project transformed over 85 multi-residential buildings and 10,000+ suites, marking a significant evolution in energy management for large multi-residential portfolios.

Drewlo Holdings, as Canada's 10th largest private real estate portfolio holder, ambitiously retrofitted its properties into energy-efficient units within an unprecedented 10-month timeframe, making it North America's largest smart building retrofit. Every building in the portfolio is now equipped with smart building controls allowing for ongoing commissioning, optimization, and reporting.

Key to the project's success was Drewlo's comprehensive and methodical strategy involving thorough energy audits, advanced mechanical submetering, and smart building controls. These efforts led to enhanced energy conservation, operational efficiency, and occupant comfort.

The project not only met but exceeded its ambitious KPIs, currently on-track to achieving a 16% ROI and a remarkable 36% reduction in GHG emissions, far surpassing the initial targets of 12% ROI and 15-20% GHG reduction.

Moreover, this initiative underscores the growing importance of energy efficiency as a transformative force in the industry. It serves as a scalable model for similar projects, influencing strategies for energy and carbon footprint reduction.

In summary, Drewlo Holdings' successful portfolio-wide transformation has spurred a fundamental change in energy management for large real estate assets. This project stands as a testament to innovation and sustainable progress, paving the way for future advancements in the real estate sector.

“Methodical and precise, our approach in every project phase reflects Drewlo’s commitment to excellence. It’s about crafting solutions that are as unique as each building in our portfolio, ensuring that our strategies not only optimize energy efficiency but also resonate with the distinctive needs of our properties and tenants.”

Jerry Drennan **COO, Drewlo Holdings**

INTRODUCTION

In this white paper, we at Drewlo Holdings take you through our ambitious venture to execute North America's largest smart building transformation. Managing a significant real estate portfolio across Canada, we set out on this initiative with a clear goal: to transform over 85+ buildings into epitomes of energy efficiency, driven by our commitment to sustainability and operational excellence.

Faced with a range of building profiles, each distinct in age, design, and mechanical infrastructure, we knew that a one-size-fits-all approach wouldn't suffice. Our aim was far-reaching—a complete overhaul of our portfolio's energy performance, transcending mere incremental enhancements.

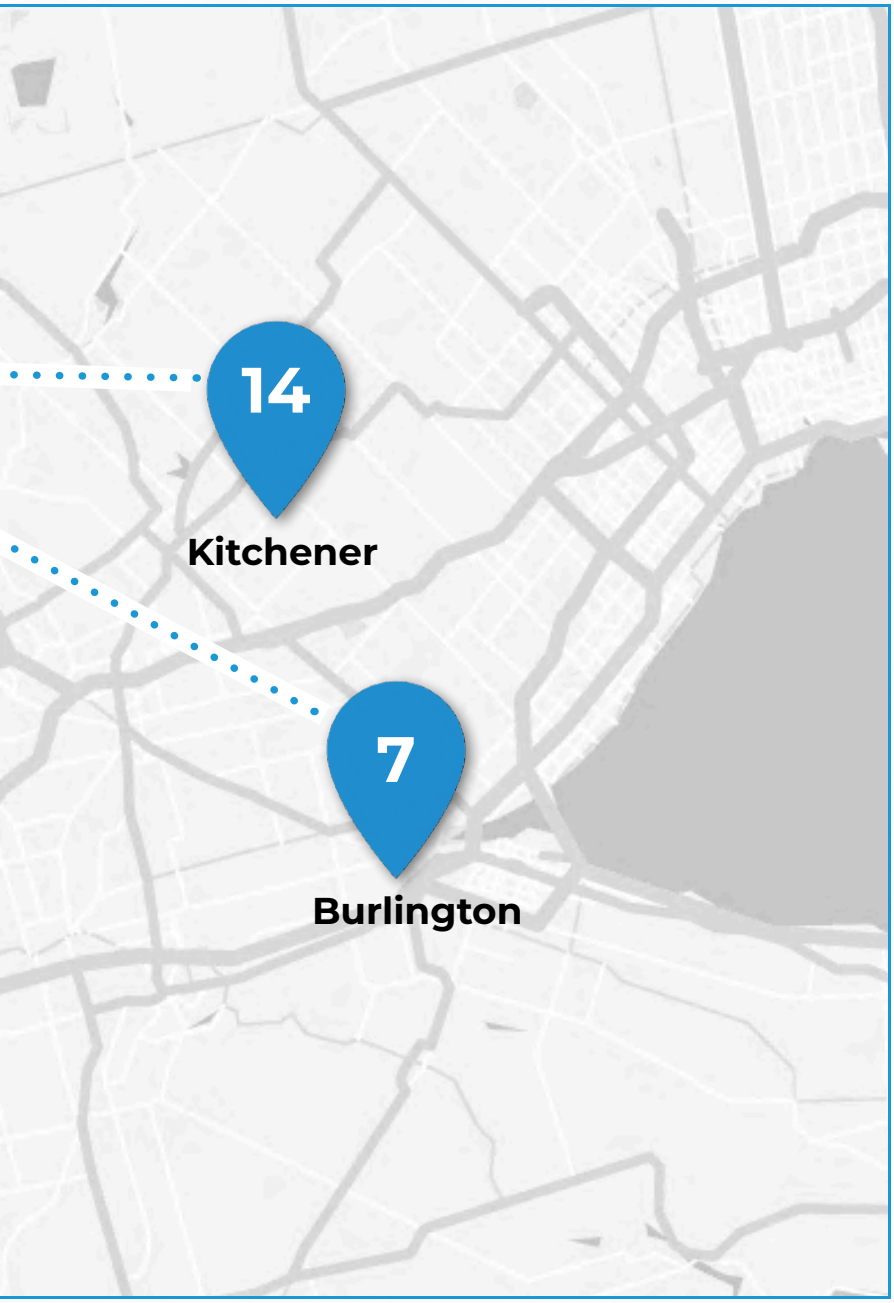
Adopting a bold and challenging timeline, we set out to defy industry norms. The unique characteristics and energy dynamics of each building required meticulous evaluation; and a strategic approach by conbining real estate and energy conservation expertise. This project illustrates how we achieved a pivotal shift - from conventional and reactive energy management - to a proactive, tailored strategy.

Central to our project were key strategic measures, including comprehensive energy audits, the implementation of advanced mechanical submetering, and the adoption of smart building controls. These steps were critical not just for enhancing energy efficiency, but also for ensuring the comfort of our tenants.

This endeavor, characterized by clearly defined objectives, signified a radical shift from traditional energy conservation practices. It underscores our evolution from standard real estate operations to becoming trailblazers in sustainable living spaces.

In the following account, we detail our journey and how we are successfully overcoming the challenges of escalating energy costs and environmental concerns. This project led us to innovative solutions, resulting in a project that not only realized substantial energy savings but also set new benchmarks for sustainable living in the industry.

Existing Buildings: 69
In Development: 16



6

Sarnia

6 Buildings

50

London

50 Buildings

9

Woodstock

9 Buildings

14

Kitchener

14 Buildings

7

Burlington

7 Buildings

STRATEGIC ALIGNMENT & PARTNERSHIPS

The primary objective of this initiative was to design and implement a comprehensive energy conservation program across Drewlo Holdings' expansive portfolio, comprising over 85 properties and 10,000+ suites. Our aim was to elevate energy efficiency and establish a new benchmark in dynamic building management.

COLLABORATIVE APPROACH

Achieving enhanced energy performance in multi-residential buildings necessitates a collaborative approach, involving energy engineers, contractors, and prop-tech providers. Large-scale projects often face challenges due to traditional methods that can lead to a disjointed process, with conflicting views and competing interests obscuring project objectives and jeopardizing desired outcomes.

IMPLEMENTATION PROCESS

After evaluating numerous energy conservation firms, we selected NERVA Energy for their integrated approach to expertise - encompassing energy engineering, HVAC specializations, and prop-tech deployment. NERVA's tech-agnostic philosophy was pivotal, allowing unbiased evaluation and deployment of prop-tech solutions, critical for financial and operational efficiency. This approach aligned with our objective to minimize additional expenses such as ongoing SaaS and licensing fees, thus protecting our operational costs and Net Operating Income.

EXECUTION PLAN AND RESULTS

Collaborating closely with NERVA's leadership, we crafted an execution plan to methodically address our portfolio, setting clear goals and tracking efficiency gains. NERVA's comprehensive expertise facilitated a seamless solution, aligning with our performance and sustainability goals.

As the project progressed and confidence in NERVA's deliverables grew, we broadened our scope to include financial and carbon reduction targets, accelerating our portfolio transformation while adhering to these key performance indicators. NERVA's ability to provide a fully guaranteed ROI, allowed us to confidently underwrite the investment, and accelerate our portfolio-wide integration.

IMPACT ON FUTURE DEVELOPMENTS

NERVA's involvement extended to providing insights and recommendations for our ongoing purpose-built developments. Their in-depth understanding of existing buildings, enriched by data from completed projects, enabled significant contributions to our Mechanical Engineering processes (led by SBM). This collaboration resulted in essential changes to mechanical plant designs and sizing, yielding substantial financial and environmental advantages. The adoption of smaller, more efficient plants not only reduced capital expenditure but also significantly cut carbon emissions

A STEP-BY-STEP CHRONICLE OF OUR PROJECT IMPLEMENTATION

1. Initiated the project by developing budgets, setting desired outcomes, and strategizing for comprehensive energy optimization.
2. Commenced evaluations with engineers, contractors, and prop-tech providers to ascertain services, pricing, scope, and performance guarantees.
3. Cemented our partnership with NERVA Energy to outline the collaborative framework and execution strategy.
4. Launched a pilot project at 433 King St, implementing full building optimization to set a benchmark for the initiative.
5. Conducted post-heating season analysis, confirming a 43% reduction in heating energy consumption and a significant decrease in GHG emissions (exact percentage pending).
6. Extended full building optimization to an additional 6 properties, employing continuous monitoring of mechanical meters and energy performance data to corroborate the results.
7. Executed comprehensive energy audits across the portfolio to prioritize buildings based on their energy waste profiles and efficiency potential.
8. Rolled out a targeted portfolio-wide energy conservation program, aiming for a 12% ROI and a GHG reduction of 15-20%.
9. Finalized validation of project outcomes, confirming the achievement of performance goals. As an aggregate we we are on track to achieve a 16% ROI, and a remarkable 36% GHG reduction.
10. Ongoing monitoring and optimization of existing portfolio to ensure peak performance at all times, anticipate maintenance requirements, and properly plan capital projects to down-size equipment.

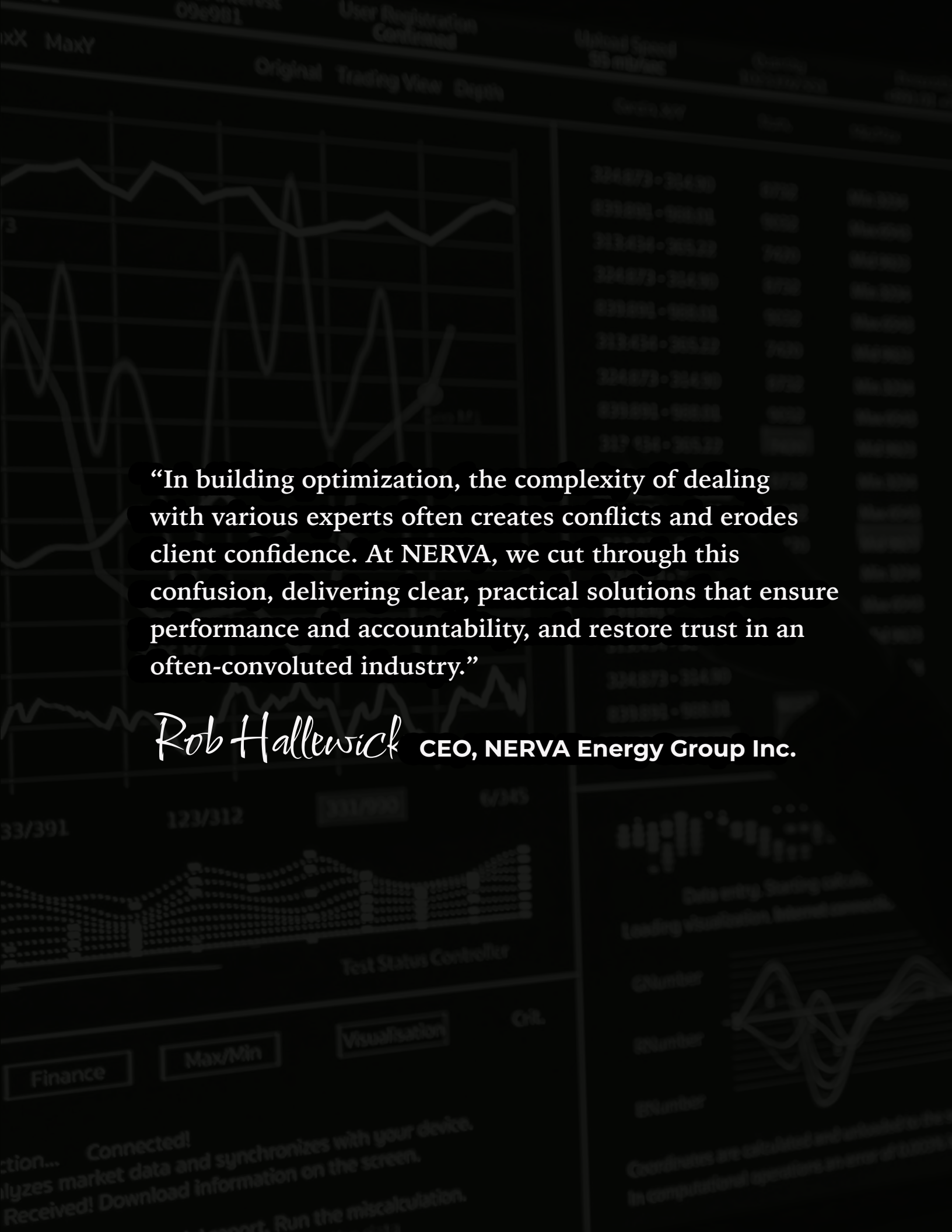
MULTI-DISCIPLINARY TEAM

The unique collaboration between Drewlo Holdings and NERVA Energy was underpinned by a shared vision of innovation and sustainability, brought to life through the seamless integration of diverse expertise from both organizations. This strategic alignment melded the strengths of each team, ensuring a holistic approach to the smart building conversion project that was as effective in execution as it was ambitious in scope.

Within Drewlo, a cross-departmental coalition brought together the analytical acumen of our experienced asset managers, the due diligence of our legal department, and forward-thinking aspirations from our sustainability team. This internal synergy was pivotal in establishing a robust foundation for the project, with each department contributing to a comprehensive strategy that balanced fiscal responsibility, regulatory compliance, environmental stewardship, and operational excellence.

NERVA's team brought an invaluable array of specialists to the table. Their leadership team aligned closely with our goals, guiding the strategic direction of the project. Their mechanical and electrical engineers, Certified Energy Managers, and field technicians provided the technical expertise needed to bring our plans to fruition. Finally, NERVA's optimization experts and building performance division were instrumental in ensuring that system designs were flawlessly integrated and maintained for peak performance post-launch.

Our partnership with NERVA exemplifies the extraordinary results that can be achieved when diverse skills and perspectives unite under a shared vision. It underscores how collaborative efforts across various disciplines – finance, legal, sustainability, operations, and engineering – can not only meet but exceed expectations, paving the way for the real estate sector to embrace a future that is both efficient and sustainable.



“In building optimization, the complexity of dealing with various experts often creates conflicts and erodes client confidence. At NERVA, we cut through this confusion, delivering clear, practical solutions that ensure performance and accountability, and restore trust in an often-convoluted industry.”

Rob Hallewick **CEO, NERVA Energy Group Inc.**

STRATEGIC PARTNER EVALUATION

In our quest to identify a strategic partner capable of enhancing our energy management systems and performance, Drewlo Holdings meticulously set forth stringent criteria to ensure the chosen collaborator would meet our high standards for integration, cost efficiency, and operational control. The essential parameters for compliance were:

Provision of Fully Open API systems to enable seamless integration with existing subsystems.

Elimination of SaaS or licensing fees, ensuring cost-effectiveness.

Absence of mandatory ongoing fees, allowing for predictable financial planning.

Flexibility for Drewlo management to assume direct control without incurring additional fees.

Assurance of performance results, with guarantees tied directly to measurable energy cost savings.

A Canadian company with no affiliations to competitors, ensuring unbiased commitment to our objectives.

A proven track record with at least four years of experience in delivering similar services.

Pilot. Validate. **SPRINT.**

Drewlo Holdings adopted a methodical yet agile approach to energy performance enhancement across our portfolio.

Pilot

Our journey began with a carefully selected pilot, a trial by fire to assess the efficacy of proposed solutions. The pilot served as a litmus test, providing a controlled environment to test the integration capabilities, financial impact, and performance metrics.

Validate

Validation followed, a critical phase where results were meticulously analyzed. We scrutinized energy savings, cost reductions, and system performance against our stringent criteria. This stage was about confirming the reliability and scalability of the solutions provided by our strategic partner.

Sprint

Upon achieving the confidence that our goals were not only met but exceeded, we initiated the sprint phase. This phase was characterized by rapid and expansive implementation of the validated solutions across our portfolio. It was a decisive move to capitalize on the momentum of success, accelerating the realization of energy savings and cost efficiencies at scale.

STRATEGIC PATH TO ENERGY EFFICIENCY AND DYNAMIC MANAGEMENT

By adopting the following strategy, we ensured that every aspect of this energy conservation initiative was not *just* addressed *but* optimized, setting a new benchmark for energy management in the multi-residential real estate sector.

The project's methodology was a convergence of innovation and efficiency, leading to a holistic strategy that included:

PHASE 1 Establishing Benchmarks

Data-Driven Benchmarking

A meticulous analysis of historical utility data laid the foundation for accurate performance benchmarking.

Comprehensive Audits

Each property underwent a thorough energy and equipment audit, pinpointing inefficiencies and paving the way for targeted improvements.

Detailed Reporting

Comprehensive insights on equipment sizing and operational effectiveness, setting the stage for informed optimization.

PHASE 2 Mechanical Optimization

Mechanical Submetering

System-wide submetering provided a granular view of consumption, allowing for precise monitoring, management and optimal performance.

Smart Controls

The adoption of mechanical plant controls, intelligent thermostats and sensors facilitated a real-time response to thermal demands, marking a departure from outdated methodologies.

Ongoing Commissioning

Real-time performance visibility and peak-load management, allowed for ongoing commissioning of the mechanical eco-system. These granular insights also informed our equipment updates and reconfiguration.

PHASE 3 Ongoing Monitoring, Reporting & Planning

Unified Management Interface

A central energy management system offered a live look at system, building, and regional performance, enabling straightforward reporting on key metrics.

Strategic Analytics

Leveraging advanced analytics to shape both operational practices and capital investments.

Optimized Replacement Planning

A data-driven approach to peak load assessments helped avoid unnecessary oversizing of equipment, leading to cost savings on future mechanical replacements.

INNOVATIVE ENERGY SOLUTIONS

Engineering Excellence

In a stride toward engineering innovation, Drewlo Holdings embraced NERVA Energy's pioneering "Human + AI" energy optimization system, tailor-made for the complexities of large-scale building management. This innovative solution, blending human engineering expertise with advanced artificial intelligence, signifies a major leap in the realm of building energy management.

Revolutionizing with Open API Technologies

We opted for the implementation of open API technologies, a bold step that disrupts conventional building automation practices. This approach allowed us to benefit from "custom optimization scripts", effectively recalibrating the operation of critical mechanical systems to align with each building's specific thermal needs.

Synergy of Scripts & Machine Learning

Meticulously developed scripts work in tandem with sophisticated machine learning algorithms, yielding an intelligent, real-time modulation of energy use. This not only maximizes efficiency but also maintains occupant comfort, with the system adeptly responding to occupancy variations, changing weather, and environmental factors – a new benchmark in smart building operations.

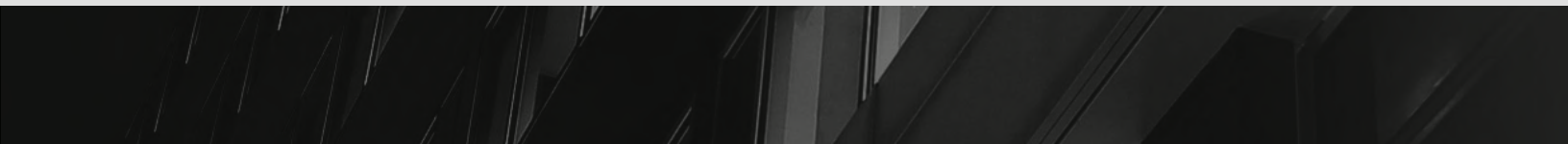
Advancing Industry Standards

This unique project has effectively transformed our buildings into efficient and highly adaptive structures. This cutting-edge approach is redefining industry standards, guiding us towards a future of smarter, more sustainable building ecosystems.

Actionable Insights for Proactive Energy Management

A key feature of this collaboration was gaining access to NERVA's live data streams, which ushered in an era of proactive energy management for Drewlo Holdings. This advancement shifted our approach from a traditionally reactive stance to one of predictive optimization, achieving levels of efficiency and sustainability that redefine industry benchmarks.

In essence, the tools and methodologies we've deployed represent a significant step forward in sustainable building management, as we re-envision traditional energy optimization to meet the evolving demands of the future.



DATA & ANALYTICS

In the transformative journey of optimizing energy efficiency across our portfolio, comprehensive data analysis and analytics played a pivotal role. This section of the white paper delves into the meticulous processes employed in the mechanical audit, energy benchmarking, quantification of energy waste, and the implementation of granular metering, culminating in ongoing performance monitoring and optimization.

Comprehensive Mechanical Audit

The foundation of our strategy began with a thorough mechanical audit of each building's ecosystem. This included logging and inventorying key systems such as boilers, chillers, cooling towers, domestic hot water, mechanical pumps and make-up air units, along with a review of the infrastructure components such as risers, radiators, fan coil units, and more. Importantly, we conducted an objective analysis of system design and configuration, identifying any deficiencies, irregularities, or redundancies to ensure optimal equipment sizing and setup.

Energy Benchmarking

We embarked on an extensive review of five years of historical utility data, carefully considering consumption variations during COVID-19 due to changed occupancy patterns. Each building's electricity, natural gas, and GHG emissions were meticulously analyzed to establish a performance baseline. This process included developing energy scores and building profiles based on mechanical setups, allowing us to categorize properties into distinct asset types and prioritize them accordingly.

Quantifying the Energy Waste Factor

Our approach involved dynamically comparing various factors to pinpoint the percentage of energy waste in each building. This analysis considered the building's size, mechanical design, operational setup, and consumption during peak demand days, leading to a prioritization based on energy waste rather than just consumption

Granular Metering

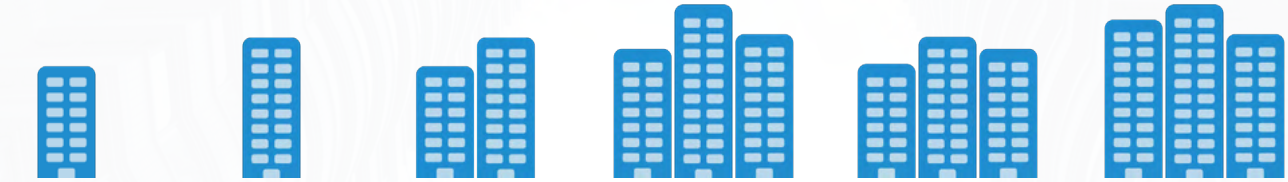
Moving beyond whole-building utility data, we implemented sub-metering for major mechanical systems to gain an in-depth understanding of their consumption and performance. This granular data directly feeds into each building's profile on our portfolio energy performance dashboard.

Ongoing Performance Monitoring & Optimization

Utilizing our portfolio energy performance dashboard, we continuously commission mechanical systems and optimize whole-building performance based on real-time utility consumption data. This live data enables us to swiftly adapt to any performance irregularities, maintaining peak operational efficiency and reducing energy waste.

Through these comprehensive data and analytics strategies, we have not only enhanced the energy efficiency of our portfolio but have also set a new standard for sustainable building management in the real estate sector.

AGE OF BUILDING STOCK



1970-1980	1981-1990	1991-2000	2001-2010	2011-2020	2020+
7	**8**	**11**	**20**	**18**	**21+**

MECHANICAL PROFILE

5
Buildings with Electric Baseboards

35
Buildings with HW heating, DX cooling fancoils

35
Buildings with HW heating, CHW cooling fancoils

8
Buildings with HW Baseboard Radiators

2
Buildings with PTACs

Glossary:
HW: How Water, DX: Direct Expansion, CHW: Chilled Water, PTAC: Packed Terminal Air Conditioner

SYSTEMS PROFILE

228
Heating Boilers

36
Chillers

30
Cooling Towers

96
Make-Up Air Units

158
Domestic Hot Water Heaters

1065
Mechanical Pumps

“At Drewlo Holdings, our commitment to innovation and sustainability is unwavering. By implementing state-of-the-art systems, we’re turning our vision into reality – reshaping the future of living spaces to blend efficiency with excellence, and forging a greener, brighter tomorrow for every resident.”

Allan Drewlo **President, Drewlo Holdings**

ENERGY PERFORMANCE

34%
Reduction

Total Portfolio HVAC Utility Reduction

36%
Reduction

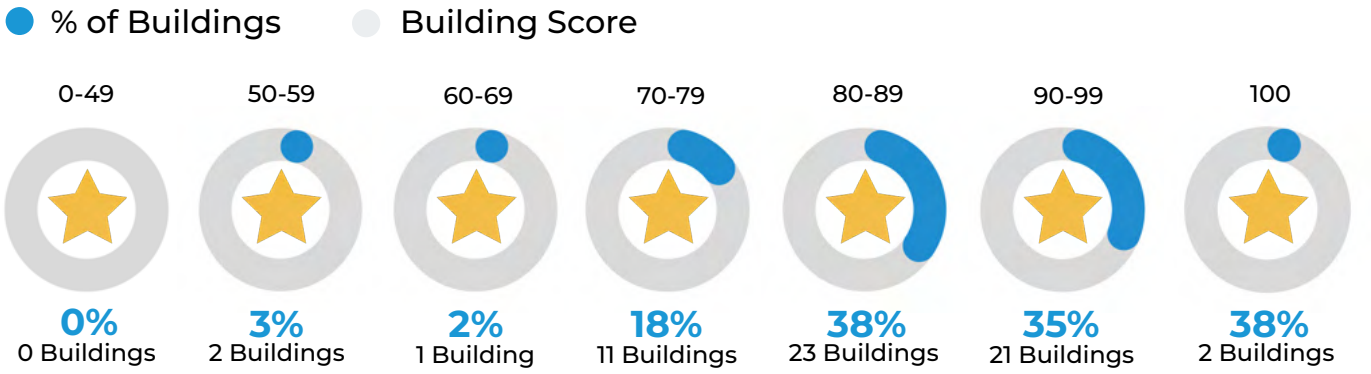
Total Portfolio GHG Reduction

0.35
kg/sq ft CO2

Total GHG Reduction per sq ft

ENERGY STAR PERFORMANCE SCORES

Pre Optimized



Post Optimized

ENERGY STAR

90 Post-Optimized

AVERAGE BUILDING SCORE

“Precision in data and analytics is crucial in engineering high-performance solutions. Our approach at NERVA goes beyond surface-level analysis; we dive deep into each building’s unique mechanical ecosystem, ensuring our strategies are as impactful and efficient as they are tailored to each property’s specific needs.”

Trevor Shaw **VP of Operations, NERVA Energy Group Inc.**

ENVIRONMENTAL IMPACT

The GHG reduction achieved in our portfolio is equivalent to:

1,420
passenger vehicles

1,974,112
litres of gas consumed

61.8
tanker trunks' worth of gas

1,085
homes' energy use for one year

3,098
homes' electricity use for one year

10,470
barrels of oil consumed

193,083
propane cylinders used for home barbeques

KEY PERFORMANCE INDICATORS

85+
Buildings

13.3M+
Square Feet

10,000+
Suites

Over
1,500
Mechanical Systems optimized

34%	HVAC Utility Reduction
36%	GHG Reduction
16%	Total project ROI

Millions
in annual utility savings

Project Timeline

10 Months

Portfolio Benefits

- Fully recommissioned mechanical systems with ongoing optimization for peak performance
- Substantial ongoing utility savings, reduced maintenance and extended life-span of equipment
- Significant GHG reduction and average Energy Star rating of 90
- Immediate operational savings and future capital savings
- Improved Net Operating Income
- Increased Net Asset value of each property
- Real-time visibility of consumption, performance and savings

HARMONIZING FINANCIAL, OPERATIONAL, AND TECHNICAL REQUIREMENTS

Identifying and Addressing Building-Specific Needs

The foundation of our strategy began with a thorough mechanical audit of each building's ecosystem. This included logging and inventorying key systems such as boilers, chillers, cooling towers, domestic hot water, mechanical pumps and Make-up air units, along with a review of the infrastructure components such as risers, radiators, fan coil units, and more. Importantly, we conducted an objective analysis of system design and configuration, identifying any deficiencies, irregularities, or redundancies to ensure optimal equipment sizing and setup.

Financial and Operational Considerations

From a financial standpoint, we at Drewlo Holdings were initially hesitant due to the common hurdles presented by legacy mechanical systems, often oversized and under-serviced, alongside unique operational challenges at each property. However, NERVA Energy's innovative measures ensured the financial viability of our large-scale energy conservation project without compromising our ambitious energy goals.

Technical Integration and Data Centralization

A significant technical challenge we faced was ensuring seamless system integration and data consolidation across all properties. To address this, we developed a custom Energy Performance Dashboard, equipped with BACnet connectivity, enabling real-time monitoring and reporting. This dashboard became a vital tool for us at Drewlo Holdings, facilitating proactive operational strategies, maintenance scheduling, and the accurate forecasting of equipment lifecycles.

In-House Expertise and Streamlined Delivery

A key differentiator in this project was the integrated project delivery model provided by NERVA, which brought together all necessary expertise—from energy audits to engineering and commissioning—under one umbrella. This approach resulted in a record-breaking project timeline, substantial financial returns, and a GHG reduction that doubled our expectations.

Unified Design and Implementation

Each aspect of the project, from the design to the selection of technology, was cohesively planned and executed. This eliminated the typical conflicts and uncertainties associated with such ambitious projects, leading to a process marked by coherence and accountability. The result set a new benchmark for environmental stewardship within the real estate industry.

LESSONS LEARNED

As we embarked on this landmark energy efficiency project, several key lessons emerged, reshaping our approach to large-scale sustainability investments. Historically, a lack of performance accountability in pilot projects and the constraints of rent control had deterred us from committing to significant energy and carbon efficiency ventures. This project, however, illuminated several crucial insights.

Firstly, we recognized the uniqueness of each building within our portfolio. A one-size-fits-all solution was ineffective; instead, we needed tailored strategies. Establishing clear financial and environmental KPIs from the outset proved vital, providing a framework that guided our strategy, implementation, and accountability measures.

One significant shift in our approach was streamlining our expert consultations. Previous experiences with multiple subject matter experts often led to conflicting advice and a diffusion of accountability. For this project, partnering with a team that not only understood our goals but also was willing to be held accountable for performance was a game-changer.

We also learned the importance of establishing a comprehensive benchmark for current energy and carbon performance. This benchmark became the reference point against which all improvements were measured. Moving away from the “set it and forget it” mentality prevalent in Building Automation Systems, we embraced a dynamic approach that involved continuous monitoring and real-time adjustments to maintain peak performance.

Understanding the interconnectedness of mechanical systems within our buildings was pivotal. True optimization occurred when all components functioned efficiently in concert. Our first step towards decarbonization was addressing energy waste, particularly by aligning mechanical plant operations with actual peak demands rather than theoretical design specifications.

The mantra “If you can’t measure it, you can’t manage it” became central to our strategy. By metering and closely monitoring each system, we could swiftly identify and address any deviations. Continuous commissioning and ongoing optimization became essential practices to safeguard our investment.

“At Drewlo Holdings, we recognized that harmonizing financial, operational, and technical elements is key to successful building optimization. Partnering with NERVA Energy, we tailored unique solutions for each property, ensuring financial viability and technical excellence. This strategic approach not only streamlined our processes but also set a new standard in environmental stewardship within the real estate industry.”

Jerry Drennan **COO, Drewlo Holdings**

IMPACT ON INDUSTRY

Authored by Drewlo Holdings, this white paper provides an insightful analysis of the profound impact this project has had on the real estate and energy sectors. This venture has established new benchmarks in energy engineering, influencing industry trends and sustainability initiatives on a broad scale.

Catalyst for the Green Economy

Our project stands as a vivid demonstration of the harmony between economic growth and environmental stewardship. By showcasing the feasibility and financial soundness of rapid, large-scale energy transformations, we have kindled a renewed interest in the green economy. This is especially crucial in rapidly expanding urban areas, where the burgeoning demand strains Ontario's electrical grid and escalates the carbon footprint. Our initiative underscores the necessity for integrated strategies that deftly balance the triad of people, planet, and profit, inspiring the industry to embark on substantial, enduring transformations.

Building Resilience in the Modern Era

The recent global challenges, particularly the COVID-19 pandemic, have underscored the need for resilient and sustainable building infrastructure. Our focus on energy-efficiency and sustainability has been instrumental in forging healthier living environments, resilient enough to weather future health and environmental challenges. This approach exemplifies how sustainability can be embedded into the fabric of urban living, ensuring long-term resilience.

Setting a Standard for Sustainable Urban Living

The influence of our project extends significantly beyond achieving energy efficiency and reducing emissions. It plays a vital role in enhancing the economic vitality and resilience of the communities we serve. It exemplifies how visionary leadership and commitment to sustainability can yield profound benefits, setting a precedent for the real estate industry and contributing to the shaping of future urban landscapes.

In essence, Drewlo Holdings' vision and leadership in this pioneering project are not just redefining energy efficiency but are also laying the groundwork for a more sustainable and resilient future in urban living.

“Our journey at Drewlo Holdings underscores the need for portfolios to view sustainability not as a liability, but as a vital asset. This project has proven that embracing sustainable practices leads to favorable financial and environmental outcomes, paving the way for a resilient and prosperous future in urban living.”

Allan Drewlo **President, Drewlo Holdings**

CONCLUSION

Reflecting on this monumental journey this white paper encapsulates more than a project; it represents a paradigm shift in the realm of energy efficiency and conservation for large-scale buildings. The successful retrofit of over 85 buildings, impacting more than 10,000 suites, within an accelerated timeframe of 10 months, is not just a testament to what is achievable but a blueprint for the future of urban sustainability.

Drewlo's vision, driven by the need to address the unique demands of each building and its residents, was delivered through a practical and pragmatic strategy that can be measured and quantified. The results of this project provided significant breakthroughs in our energy performance, surpassing our initital expectations, currently on-track to delivering a 16% ROI and a remarkable 36% reduction in greenhouse gas emissions. This achievement not only shattered previous industry benchmarks but also demonstrated the immense financial and environmental benefits of large-scale energy conservation projects.

The project's success extends beyond Drewlo Holdings, catalyzing a wider impact on the real estate market. It challenges and changes the narrative around energy efficiency in large-scale buildings, showing that significant environmental and economic returns are within reach. This initiative stands as a beacon for the green economy, especially significant in urban areas where the demands on electrical grids and the consequent carbon footprints are escalating.

Furthermore, the project's approach to using open API technologies and custom-developed energy performance dashboards exemplifies the transformative power of integrating advanced technology with strategic energy management. It underscores the importance of adopting a proactive, continuously adaptive approach to building management, moving away from traditional 'set and forget' systems.

In conclusion, Drewlo Holdings' leadership and vision, combined with NERVA Energy's engineering and technical acumen, have not only redefined the what's possible but also set new standards in energy performance. This project serves as an inspiring example for the industry, demonstrating how strategic partnerships, innovative engineering, and a commitment to sustainability can profoundly impact the broader market of large-scale buildings, paving the way for a more efficient and environmentally responsible future.

For additional information or enquiries, contact:

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DREWLO

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