

Nexus Monitored Systems

LEED Contribution

Nexus Monitoring System supports green building and operations by reducing labor and maintenance costs and vehicle miles traveled associated with testing emergency lighting systems. Nexus remote testing eliminates the time and cost intensive process of manually testing emergency lighting systems, thus providing operational cost savings that can be used to invest in green operations and capital improvements, while freeing maintenance staff to perform other critical tasks. When installed across a portfolio of properties under the same management, Nexus remote testing can reduce CO2 emissions via reduction in total vehicle miles traveled by eliminating the need for facilities managers to travel to perform monthly testing. The cost saving and emissions reducing benefits of **Nexus Monitoring Systems support green operations and can serve as an important component of a comprehensive operational sustainability plan.**

Installation of **Nexus Monitored Systems** has consistently shown payback periods of 2-3 years. One school district installed a Nexus System to monitor 2100 emergency lights across 32 buildings. With annual operational cost savings of \$147,000, the \$339,150 premium cost of the Nexus system was offset in less than 2.5 years.

By streamlining testing and monitoring of emergency lighting, the operational savings from the installation of **Nexus Monitoring Systems** pays for itself in the short term while helping to increase system reliability, performance and reducing risk of failed inspections.



www.vertima.ca



www.yrgsustainability.com

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Summary of LEED® Contributions by Credit - USGBC Rating Systems

LEED 2009 for Existing Buildings: Operations & Maintenance

For the Operations and Maintenance of Commercial and Institutional Buildings Projects.

Sustainable Sites (SS)

SSc8, Light Pollution Reduction

The intent of Light Pollution Reduction is to minimize light trespass and light pollution from interior and exterior lighting. Emergency lighting is exempt from the Light Pollution Reduction credit requirements and therefore **Nexus Monitoring Systems** do not impact this credit.

Energy and Atmosphere (EA)

EAp2 and EAc1, Minimum and Optimize Energy Efficiency Performance

The intent of the Minimum and Optimize Energy Efficiency Performance prerequisite and credit is to optimize operating energy performance relative to typical buildings of a similar type. **Nexus Monitoring Systems** monitor the status of emergency lighting systems to determine their functionality and provide remote testing. **Nexus Monitoring Systems** do not offer energy use reduction benefits.

EAc3.1, Performance Measurement, Building Automation System

The intent of Performance Measurement, Building Automation System is to provide information to support the ongoing accountability and optimization of building energy performance. **Nexus Monitoring Systems** monitor the status of emergency lighting systems to determine their functionality and provide remote testing, but they do not monitor energy use or control emergency lighting systems.

EAc3.2, Performance Measurement, System-Level Metering

The intent of Performance Measurement, System-Level Metering is to provide accurate energy-use information to support energy management. **Nexus Monitoring Systems** monitor the status of emergency lighting systems to determine their functionality and provide remote testing, but they do not monitor or record energy use.

EAc6, Emissions Reduction Reporting

The intent of Emissions Reduction Reporting is to document the emissions reduction benefits of building efficiency measures. While **Nexus Monitored Systems** can reduce total emissions attributed to O&M related travel between multiple buildings in a portfolio, emissions from O&M related travel are not addressed in Emissions Reduction Reporting.

Materials and Resources (MR)

MRc4, Sustainable Purchasing, reduced Mercury in Lamps

The intent of Sustainable Purchasing, reduced Mercury in Lamps is to reduce the amount of mercury brought onto the building site through purchase of lamps. **Nexus Monitoring Systems** provide testing of emergency lighting and are not related to lamp select.

Indoor Environmental Quality (IEQ)

IEQc2.2, Controllability of Systems-Lighting

The intent of Controllability of Systems – Lighting is to provide a high level of lighting controllability to individual building occupants. **Nexus Monitoring Systems** monitor the status of emergency lighting systems to determine their functionality and provide remote testing, but are not lighting controls. Furthermore, emergency lighting is not addressed in Controllability of Systems – Lighting.

Innovation in Operations (IO)

IOc3, Documenting Sustainable Building Cost Impacts

The intent of Documenting Sustainable Building Cost Impacts is to document the direct costs of sustainable building costs over time. Documentation of this credit does not require project teams to show a reduction in their LEED EB: OM project.

However, **Nexus Monitoring Systems have an indirect contribution to IOc3** because project teams and building operators that document sustainable building cost impacts will find that **Nexus Monitored Systems** offer short-term payback and immediate operating savings.

For teams documenting IOc3 for U.S. based LEED projects, information for **Nexus Monitored Systems** can be entered into the credit form under tables **IOc3-2** Repair/Maintenance Expenses - Historical, Prior to Performance Period, **IOc3-7** Repair/Maintenance Expenses – Performance Period and **IOc3-13** Implementation Costs Through Simple Payback Analysis.

LEED 2009 Green Building Design and Construction

For the Design, Construction and Major Renovations of Commercial and Institutional Buildings Including Core & Shell and K-12 School Projects.

Sustainable Sites (SS)

SSc8, Light Pollution Reduction

The intent of Light Pollution Reduction is to minimize light trespass and light pollution from interior and exterior lighting. Emergency lighting is exempt from the Light Pollution Reduction credit requirements and therefore **Nexus Monitoring Systems** do not impact this credit.

Energy and Atmosphere (EA)

EAp2 and EAc1, Minimum and Optimize Energy Performance

The intent of the Energy Performance prerequisite and credit is to optimize whole building energy usage and performance over ASHRAE standards. **Nexus Monitoring Systems** do not offer energy usage reduction benefits. Furthermore, emergency lighting is exempt from energy use reduction calculations.

EAc5, Measurement and Verification

The intent of Measurement and Verification is to provide on-going accountability of energy use. **Nexus Monitoring Systems** monitor the status of emergency lighting to determine their functionality and provide remote testing, but do not monitor or record energy use.

Indoor Environmental Quality (IEQ)

IEQc6.1, Controllability of Systems – Lighting

The intent of Controllability of Systems – Lighting is to provide a high level of lighting controllability to individual building occupants. **Nexus Monitoring Systems** monitor the status of emergency lighting systems to determine their functionality and provide remote testing, but are not lighting controls. Furthermore, emergency lighting is not addressed in Controllability of Systems – Lighting.

LEED 2009 for Commercial Interiors

For the Design, Construction and Renovation of Commercial and Institutional Interior Projects.

Sustainable Sites (SS)

SSc1, Option 2, Path 6: Light Pollution Reduction

The intent of Light Pollution Reduction is to minimize light trespass and light pollution from interior and exterior lighting. Emergency lighting is exempt from the Light Pollution Reduction credit requirements and therefore **Nexus Monitoring Systems** do not impact this credit.

Energy and Atmosphere (EA)

EAp2, Minimum Energy Performance

The intent of Minimum Energy Performance is to establish minimum energy efficiency in tenant spaces. **Nexus Monitoring Systems** do not offer energy use reduction benefits. Furthermore, emergency lighting is exempt from lighting power energy use reduction calculations.

EAc1.1, Optimize Energy Performance - Lighting Power

The intent of Optimize Energy Performance - Lighting Power is to achieve increasing levels of energy conservation in lighting systems. Emergency lighting is exempt from lighting power energy use reduction calculations and therefore **Nexus Monitoring Systems** do not impact this credit.

EAc1.2, Lighting Controls

The intent of Optimize Energy Performance - Lighting Controls is to achieve increasing levels of energy conservation in lighting systems via lighting control systems. **Nexus Monitoring Systems** monitor the status of emergency lighting systems to determine their functionality and provide remote testing, but is not a lighting control system. Furthermore, emergency lighting is not addressed in Lighting Controls.

EAc3, Measurement and Verification

The intent of Measurement and Verification is to provide on-going accountability of energy and water use. **Nexus Monitoring Systems** monitor the status of emergency lighting systems to determine their functionality and provide remote testing, but do not monitor or record energy use.

Indoor Environmental Quality (IEQ)

IEQc6.1, Controllability of Systems – Lighting

The intent of Controllability of Systems – Lighting is to provide a high level of lighting controllability to individual building occupants. **Nexus Monitoring Systems** monitor the status of emergency lighting systems to determine their functionality and provide remote testing, but are not lighting controls. Furthermore, emergency lighting is not addressed in Controllability of Systems – Lighting.

Nexus Monitored Systems LEED® Contributions have been validated by LEED Specialists — Vertima inc. in Canada and YRG sustainability in U.S.A.



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