CodeGreen introduces ProAct: A new LEED software tool

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CodeGreen Solutions has unveiled its new online software tool, ProAct, at a launch event at the Museum of Arts & Design. Many of CodeGreen's clients, including SL Green, Rockefeller Group and Fisher Brothers, and several key members of the New York real estate industry, were in attendance to view demonstrations of the tool and learn more about the new energy legislation. The new software, which tracks sustainability and operational performance in existing buildings, will be instrumental in helping building owners comply with mandatory energy and water efficiency reporting required by the Greener, Greater Buildings Plan. The new laws, which recently passed in the city, require all buildings over 50,000 s/f to report energy and water efficiency benchmarks by May 1, 2011. Other requirements of the laws, including costly energy audits and commissioning of HVAC systems, can be avoided if buildings earn LEED Certification, but such certification is not required.

ProAct, which is already in use by a number of CodeGreen's clients, is a flexible online management tool for tracking on-going sustainable building operations such as energy and water use, recycling rates, recycled paper purchases, cleaning products and maintenance schedules. The software tracks more than 25 independent metrics and helps consolidate and streamline sustainable operations for buildings at all levels of sustainability. For building owners pursuing LEED certification or re-certification, ProAct tracks and reports performance data to streamline the LEED application process. For building owners interested in adopting "green" practices without pursuing LEED certification, ProAct can be used to track building initiatives and produce a "report card" of building sustainability for annual reporting, marketing and to attract and retain tenants.

"ProAct should be the first step for any building owner serious about saving energy and improving the sustainability of their building," said Chris Cayten, managing director of CodeGreen. "The ProAct process gives building owners an initial energy benchmark and sustainability assessment that are used to develop energy and environmental targets. The software tracks all progress against these targets and can produce reports instantly to present to stakeholders, and current and potential tenants. ProAct is the only solution that brings quantification and accountability to ongoing sustainable building operations."

To date, CodeGreen has managed the certification of 75% of the LEED-EB office space in the city and has worked with building owners to improve the sustainability of more than 60 million s/f around the country. The company is poised to benefit from the city's new legislation, which applies to 22,000 buildings in five boroughs which account for 45% of the city's building area.