



PROFILE OF SERVICES

Commissioning | Building Analytics | Sustainability Services
Holistic Building Solutions



ABOUT EEI

Who We Are

EEI is a cutting-edge facility consulting firm dedicated to enhancing building systems and performance. Established in 1984, EEI is a founding member of the Building Commissioning Association and pioneered the LEED Pilot Program in the 1990s. Today, we are an employee-owned firm dedicated to improving building performance – energy, water, waste and carbon. We champion best practices and technologies, leveraging data analytics to improve operational performance and efficiencies.

Elevating the Standards of Building Excellence

At EEI, we specialize in revolutionizing built environments. Our team utilizes advanced data analytics to explore, engineer, execute, and validate optimized facility operating strategies.

As a comprehensive solution provider, our core offerings include commissioning, engineering, analytics, and construction services. By delegating these services to us, facility owners and operators can focus on their core responsibilities without any disruptions.



We believe building performance is achieved through people-first leadership, innovation, and trusted partnerships. At EEI, our employee-owners turn complexity into clarity, creating environments where people and organizations thrive.

– Blake Hickok, CEO/President



EEI Core Values

- **People First:** We create trust and empower people daily, showing compassion while fostering growth opportunities for everyone.
- **Relationships:** We build trust through open communication, developing mutual accountability while fostering respect and support among team members.
- **Unity:** We foster a culture of trust and collaboration, aligning to common goals while uniting diverse strengths and celebrating our collective achievements.
- **Innovation:** We trust the creative process and inspire innovative solutions, encouraging experimentation and challenging the status quo to drive progress.
- **Agility:** We decide and act quickly, trusting our team while embracing change, innovating constantly, and remaining nimble by keeping processes simple.
- **Balance:** We trust both technical and operational expertise, aligning engineering and business strategies to deliver quality and profitability. This approach creates value for our clients and our company alike.



OUR SERVICES



Building Performance Analysis

- New Building Commissioning
- Retro-Commissioning
- Building Analytics – Monitor Based Commissioning
- Commissioning Process Management – Staff Augmentation
- ASHRAE Energy Audits Level 1, 2 & 3
- Water System Audits
- Energy Modeling + Measurement & Verification
- Transition to Occupancy
- Facility Assessments



Portfolio Management

- Building Sustainability – Education & Training
- ENERGY STAR Benchmarking & P.E. Certification
- ESG – Environmental, Social & Governance Program Development
- Green Lease Analysis
- GRESB Reporting
- Low Carbon Portfolio Benchmarking & Strategy Implementation



Building Certifications

- BOMA 360 / Green Globes
- Fitwel – Consulting & Site Work
- LEED for Commercial Interiors – Consulting, Energy Modeling & Commissioning
- LEED for Existing Buildings – Consulting, Energy Auditing, OA & IAQ testing
- LEED for New Construction – Consulting, Energy Modeling & Commissioning
- WELL – Consulting & Performance Verification



Indoor Environmental Quality

- Indoor Air Quality Testing – CO2, TVOC, CO, etc.
- ARC Re-Entry
- Fitwel Viral Response
- WELL Health Safety Rating

EEI'S EXPERIENCE

4,500+
PROJECTS COMPLETED

875+
LEED PROJECTS
COMPLETED

415+ M
TOTAL SQUARE FEET
COMMISSIONED



MARKET SEGMENTS

● Commercial & Mixed Use

- Comprehensive quality assurance for building systems
- Improves energy efficiency, occupant comfort, and system performance
- Ensures compliance with building codes and certification requirements

● Education (K-12 & Higher Education)

- Optimizes learning environments and facility performance
- Enhances comfort for students, teachers, and staff
- Reduces energy consumption and operational costs

● Science & Technology

- Systematic process for new equipment and smart technologies
- Addresses integration issues and data quality
- Employs best practices like early planning and thorough testing

● Healthcare

- Ensures patient safety and operational efficiency
- Addresses complex systems and regulatory requirements
- Optimizes facilities for patient care and energy efficiency

● Aviation

- Manages complex airport systems and technologies
- Ensures compliance with safety standards and regulations
- Minimizes downtime and optimizes energy performance

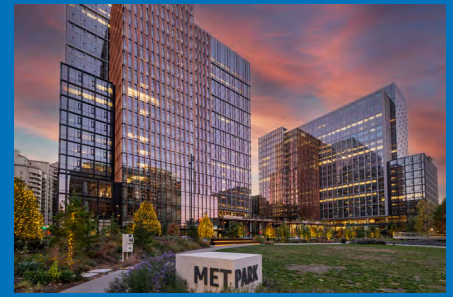
● Manufacturing/Industrial

- Tailored commissioning for various sectors (chemical, semiconductor, pharmaceutical)
- Reduces time between construction and operation
- Ensures operational readiness and regulatory compliance

● Mission Critical

- Rigorous process for 24/7/365 uptime of critical infrastructure
- Tests redundancy and simulates failure scenarios
- Maximizes reliability and reduces risk of costly downtime

EEL's commissioning services optimize performance, enhance safety, and promote long-term efficiency across industries.



Amazon HQ2
Arlington, Virginia



Various Projects
University of Washington
Seattle, Washington



Salt Lake City Airport
Salt Lake City, Utah



MetroHealth Campus Transformation
Cleveland, Ohio

OUR CLIENTS

EEL offers comprehensive services for a wide range of clients involved in building projects and facility management. For owners, capital program managers, and construction managers, we provide expertise in new construction, renovations, expansions, and upgrades. Our team helps prepare for commissioning activities by identifying potential issues early, reducing problems during the process and setting projects up for success. Drawing on the experience of former facility managers and operators on our staff, we specialize in working with Operations & Maintenance (O&M) personnel to address complex system challenges and ensure smooth facility operations. Whether you're overseeing a construction project or managing an existing facility, EEL's diverse skill set and understanding of intricate systems help take the stress out of commissioning and facility management.

Services	New Construction	Existing Buildings
BOMA 360 / BREEAM In-Use / Fitwel / Green Globes / GRESB / WELL		✓
Building Analytics – Monitor Based Commissioning / BalanceCx	✓	✓
Commissioning & Building Automation System (BAS) Commissioning	✓	✓
Commissioning Process Management	✓	
Energy Modeling	✓	
ENERGY STAR Benchmarking & P.E. Certification		✓
Energy, Water & Waste Metering	✓	✓
ESG – Environmental + Ordinance Compliance Program Development		✓
Facility Assessments, ASHRAE Energy Audits & Water System Audits		✓
Indoor Air Quality Testing – CO2, TVOC, CO, etc.	✓	✓
LEED Services – Consulting, Energy Modeling & Commissioning	✓	✓
Measurement & Verification		✓
Portfolio Benchmarking & Strategy Implementation		✓
Transition to Occupancy	✓	

OUR TEAM

In 1984, EEI was founded to cultivate an efficient and effective built environment for people and the planet. Since then, we've attracted top talent from engineering, building operations, and construction fields to help us achieve our goal.

We are commissioning, operation, and engineering experts who specialize in optimizing facilities to suit the needs of owners, operators, and occupants.



Professional Engineers

Our Professional Engineers provide design reviews and assessments based on their design and engineering experience.



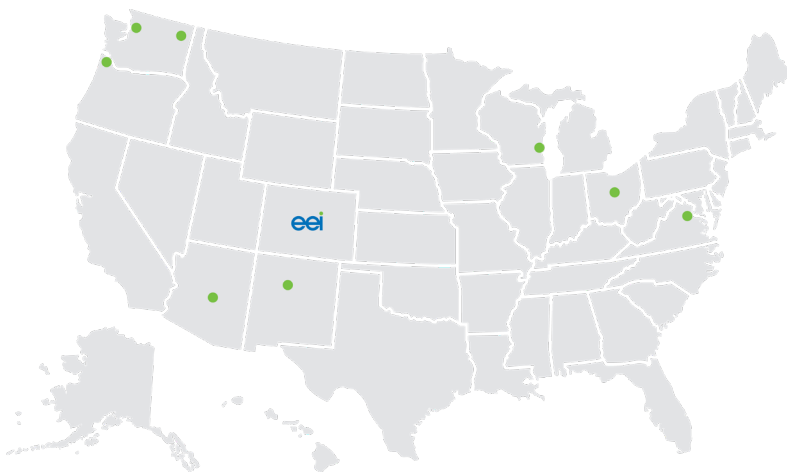
Commissioning Providers

EEI has ANSI accredited and certified Cx personnel under the Building Cx Association, ASHRAE, and AABC Cx Group.



Sustainability Experts

Sustainability is a critical feature of all of our projects. Our accredited sustainability experts help create greener buildings.



OUR LOCATIONS

Our network of offices spans the nation, providing local expertise in the following locations:

- Albuquerque, NM
- Columbus, OH
- Denver, CO (HQ)
- Liberty Lake, WA
- Mexico City, Mexico
- Milwaukee, WI
- Phoenix, AZ
- Portland, OR
- Seattle, WA
- Vancouver, Canada
- Washington, D.C.

EEI has Professional Engineers licensed in 48 states.

24 YEARS

Average Team Member
Experience

10 YEARS

Average EEI Tenure



OUR TECH

BalanceCx® is EEI's cloud-based facility analytics software, specifically designed to validate system performance during Cx and enhance ongoing facility operations. BalanceCx works long after project turnover, providing a continuous solution for future Cx.

BalanceCx...

- Tests 100% of building systems while EEI focuses on resolving issues
- Verifies that equipment performs per the OPR
- Verifies all system routines, sequences, and modes operate as designed and specified
- Allows O&M staff to assess system performance and troubleshoot issues in real-time
- Generates energy and utility cost savings
- Maintains the benefits of Cx, Re-Cx, and Retro-Cx beyond turnover
- Extends MEP equipment's usable life
- Validates conditions during testing for future reference

BalanceCx

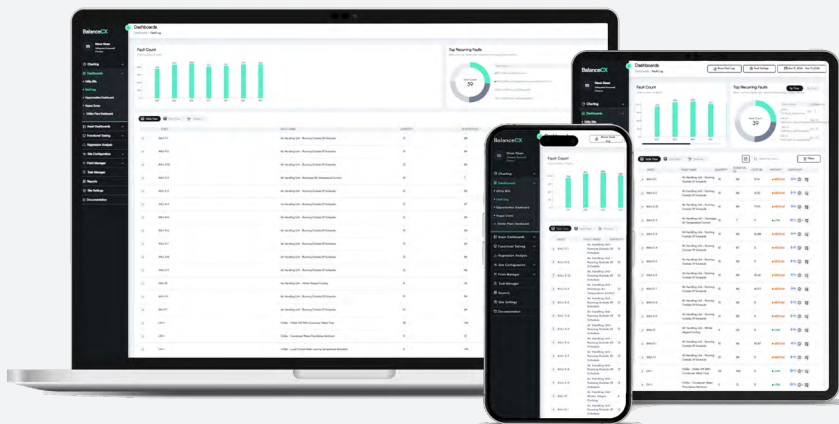
CONSTRUCTION BENEFITS

- Assess project status at a glance
- Test 100% of building systems rather than relying on a sample
- Set baselines for system performance

OCCUPANCY BENEFITS

- Allows O&M staff to monitor real-time system status
- Alerts maintenance staff to minor issues before they become expensive problems
- Monitors building energy use to keep utility costs low
- Increases building life expectancy and decreases lifetime costs

Monitor Project & System Status From Anywhere



Owners & Owner's Representatives

Owners and their teams can monitor project progress and issue status reports from wherever they are.

Remote & Mobile Staff

Validates proper system operations during functional testing.

Post Occupancy, O&M staff have access to tuned Fault Detection & Diagnostics data and Daily performance reporting.



