

Smart Energy Suite™

powered by Green 20 Now,

Reduces Energy Expense and Cuts Carbon Emissions for Commercial Property

CLIENT PROFILE - AKRIDGE

One of Washington DC's leading full-service real estate firms, encompasses more than 12 million square feet of office, industrial/flex, residential, retail, and entertainment space at a value of over \$2 billion.

INDUSTRY

- Real Estate

BUSINESS NEEDS ADDRESSED

- Lack of information regarding building's energy usage and carbon emissions
- Inability to accurately chargeback tenants for actual energy usage

KEY INFORMATION

- Founded in 1973
- Subsidiary of Jaco Holding Company

OwlPoint SERVICES

- Smart Energy Suite™ *powered by Green 20 Now* which was able to identify \$100k of savings within the first 30 days

OVERVIEW

Built above DC's Metro Center station and commanding one of the city's most dynamic districts, The Homer Building is one of the most recognizable commercial structures in the city. More than two decades old, it is an ENERGY STAR® partner in the process of earning LEED Gold Certification, and features innovations including:

- Wireless system monitoring technology
- Fully implemented Building Automation System
- Three advanced heat exchangers
- High-efficiency T-8 fluorescent lights throughout

However, the building still lacked a way to monitor its energy usage in real time, which would give Akridge the chance to reduce energy consumption. In addition, without a way to document actual energy usage, the building could not accurately chargeback tenants the money spent on heating, cooling and running the building.

BUSINESS NEED

Akridge implemented Smart Energy Suite™ *powered by Green 20 Now* in April of 2010 determined to confirm and validate the building's energy usage. While management had an idea of the building's energy consumption, they had no real way to measure or track peaks and valleys, spot anomalies, or find out immediately if there was a problem causing consumption to spike.

Smart Energy Suite™ analyzed the building's start and stop times, looked at the energy summary for the previous 30 days and evaluated real-time energy data. It also validated the occupancy schedule with building operations, set points, start/stop times, HVAC groupings, and configurations to set optimal energy signature thresholds.

SOLUTION

Smart Energy Suite™ *powered by Green 20 Now* gave Akridge leadership the power to monitor and moderate. The Homer Building's energy spending, consumption, and carbon output in real time. This gave the Homer Building engineers real-time information for controlling energy consumption and showed Akridge more efficient ways to manage multiple properties.

The Smart Energy Suite™ gave leadership a powerful ability to analyze energy consumption patterns in real-time and take specific steps to optimize the building's overall operations. By using real-time readings, engineers are able to receive alerts when an anomaly arises, recognize problems immediately, and track and test solutions.

Moreover, the sub-metering used to track and chargeback actual tenant energy usage was a huge help, in that it took the guesswork out of chargeback. Smart Energy Suite™ also showed the correlation and optimization between HVAC schedules and tenant occupancy. All this information combined allowed Akridge to identify over \$100,000 worth of savings—and all within the first 30 days of using Smart Energy Suite.

BENEFITS

Using Smart Energy Suite™, Akridge was able to confirm that backup energy generation was actually running under load, which is good for fire, life and safety issues as well as for insurance rates. Additionally Akridge was able to adjust building start and stop times, optimize ramp-up and ramp-down times, and evaluate the cost for each decision, especially with regard to tenant occupancy schedules.

Smart Energy Suite™ is like having an ongoing audit of energy consumption, 24 hours a day/7 days a week. A onetime audit will tell you what could be fixed at that moment, but buildings change, the weather changes and occupancy changes. With Smart Energy Suite™ you know the moment a problem arises.

This information allowed The Homer Building to reduce unoccupied load by more than 10%, uncover \$100,000 worth of savings and create a Return on Investment (ROI) in less than two months with recurring annual savings.

*In short, Smart Energy Suite **powered by Green 20 Now** paid for itself in two months.*



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