

## BENCHMARKING:

# ENERGY EFFICIENCY INVESTMENTS YIELD QUICK RETURNS

Demonet Building  
Washington, D.C.



Originally built in 1880, the same year Thomas Edison patented the light bulb, the historic Demonet Building was extensively expanded in 1984 with the addition of a 12-story office tower. Today, we can imagine Edison would admire how simple enhancements are helping the building use energy more efficiently.

When Transwestern took over management in 2009, one of the first things they did was benchmark, or measure and rate, the Demonet Building's energy performance. Robert Sloan, the building's Chief Engineer, said benchmarking helped them see just how much energy the building was consuming. With an ENERGY STAR® score of 41 out of 100, they knew there was work to be done.

Transwestern made a myriad of low-cost changes in energy equipment and procedures that have quickly paid for themselves in utility bill savings. In just three years, the building's energy performance rose from a 41 to a 72. Managers are hopeful that the building's score will rise further as more efficiency improvements are made.



**In the first half of 2012, the Demonet Building saved \$55,000 and reduced its energy use by 521,728 kWh — enough to power 45 average American homes for a year.**

“Every bit of energy saved means more dollars back in our tenants' pockets.”

### Demonet Building Stats:

Address	1155 Connecticut Ave. NW, Washington, D.C.
Year Built	1880 (historic part); 1984 (high-rise tower)
Size	12 story, 94,794 sq. ft.
Type of Use	Office and Retail
Building Manager	Transwestern



“Low or no-cost improvements like refining operating schedules can help immensely.”

**Bob Sloan**  
Chief Engineer, Transwestern

Energy savings continued on back ▶

## Let the Energy Savings Continue:

**A**fter benchmarking the Demonet Building, Transwestern knew they wanted to make energy efficiency improvements but the question was where to begin. The findings of an initial energy audit helped to answer this question by uncovering a number of saving opportunities.

One of the changes with the biggest savings cost no more than a few hours of time. Previously the building's operating system started running well before tenants arrived and long after workers left for the day. Realigning the system to match the workday not only saves tons of energy – it saves money for the tenants paying the bill.

Other energy saving measures:

- > **Adjusting elevator lighting**
- > **Adding a new energy management system**
- > **Retrofitting 120 variable air volume (VAV) boxes**
- > **Installing motion sensors in storage rooms and garage**

## Savings Close Up: Garage Motion Sensor Installation

Project Cost	\$5,932
Annual Savings	\$3,180
Payback	22 months

