






Services

-  Energy Audit
-  Lighting Controls
-  High-Efficiency HVAC Installation and Controls

The Elm

Location: Bethesda, MD

Project Type: ASHRAE Level II Audit

Size: 341,570 sf common and parking garage area, 456 apartments

New Building Tune Up to Further Reduce Energy Costs

Carr Properties is managing this new building and believed their energy expenses were higher than expected. Energesco Solutions was asked to review the common areas of the multifamily building to recommend improvements to the building operation and to reduce energy costs. Our recommendations focused on the central plant pumps for the WSHPs, boiler operations, and lighting controls for the common areas.

Although the building was in fact operating efficiently, we found energy savings of about 11.7% and cost savings of 15.7%, based on improvements in the closed loop pumping system, outside air supply air fans, domestic hot water circulator pumps, boiler optimization, primary pumps VFD retrofits, and lobby occupancy and daylighting controls.

FINANCIAL / PERFORMANCE HIGHLIGHTS

COST OF ENERGY PROJECTS	\$338,850
ANNUAL SAVINGS	\$76,673
GRANT FUNDING	\$119,085
SIMPLE PAYBACK	2.87 years
KWH SAVED	636,960
THERMS SAVED	1,329