

## **Opportunities for Energy Improvement**

Benchmark results for FY 2009—the first year that comprehensive energy benchmarking was undertaken by the District—show that overall, public buildings in the District of Columbia perform below average compared to similar buildings nationwide. This suggests many opportunities for saving energy through improvements. With an annual energy budget of \$79 million for District buildings, even modest energy performance improvements can lead to significant budget savings.

Energy performance can be improved in buildings through:

- Improvements to the core building and its systems
- Facilities management that supports energy efficiency
- Energy-wise behavior by building occupants

While transforming a large and varied set of buildings such as those owned by the District into an energy-efficient, high-performance building portfolio is a long-term project, building improvements are based on a handful of common-sense steps:

- Collect accurate energy performance information based on reliable building data
- Identify specific building problem areas through building condition assessments, submetering, energy audits, and permanent building monitoring systems
- Assess and evaluate improvements costs based on performance and financial benefits over time
- Invest in strategic buildings improvements that produce best energy savings results for money invested
- Track building performance over time

For facilities that have already undergone building condition assessment, the District is undertaking low-cost improvements that have a track record of improving energy performance:

- Weatherization of buildings including insulation and sealing of air leaks
- Replacement of inefficient lighting with efficient new lighting
- De-lighting where lighting is redundant
- Installation of motion sensors
- Education of facilities staff and building occupants on common-sense energy conservation, with incentives for individual and agency actions

In FY 2011, the District will conduct approximately 260 energy audits in public buildings to identify problem areas and opportunities for improvement. Over \$1.8 million in federal stimulus dollars is being deployed for this purpose. The One Judiciary Square complex will be benefiting from \$7.5 million in federal stimulus funds for a building monitoring system and energy efficiency measures. The District is working in cooperation with Pepco to install smart meters throughout the District public buildings system.