

LEED Consulting & RCx

LEED CONSULTING AND RETRO-COMMISSIONING PROJECT

Global Facility Solutions (GFS) provided retro-commissioning and LEED consulting services at a 550,000 SF Class A office building located in Washington, DC.

Following project completion, the eight-year old building, owned by Beacon Capital Partners and maintained by building manager Cassidy Turley, achieved Platinum LEED® certification under the U.S. Green Building Council (USGBC) LEED for Existing Buildings: Operations & Maintenance.

The LEED green building certification program is the nationally accepted benchmark for the design, construction, and operation of green buildings. This marks the first Platinum LEED-EB building in DC for Cassidy Turley.

background and scope:

Under the scope of work, GFS performed an ASHRAE Level 1 energy audit, developed a refrigerant management plan and implemented retro-commissioning of HVAC systems and controls.

the Terrell Place project plan:

- > Retro-Commissioning of existing equipment and controls
- > Energy Audit with Energy Conservation Recommendations
- > Refrigerant Management Plan
- > Ongoing Commissioning Plan
- > IEQ Airflow Testing



Terrell Place Building, 7th Street
Washington, DC

GFS identified seven low-cost or no-cost solutions that, if implemented, would reduce energy use and provide annual cost savings. GFS also identified an additional four Capital Projects that could provide additional savings. Implementing all measures would reduce energy usage by approximately 738,386 kWh, resulting in a savings of over \$110,000 annually.

engineering expertise:

“GFS’ extensive experience with the LEED process and credits, including audits, commissioning, indoor environmental quality testing, documentation, and Energy Star, position us to be a broad-based knowledgeable and strategic partner for implementing practical, cost efficient green solutions in buildings,” says Robert K. Calloway, PE, Founder and President at GFS.

“We’re pleased to support a company’s commitment towards energy efficiency and better environmental performance.”

project completion and OCP:

Three measures, including the following, were implemented, with the remaining measures planned for future implementation.

- > Reduction of Exhaust Fan Run Hours in Garage
- > Revisions to Elevator Machine Room Air Handlers
- > Calibrations & Adjustments to HVAC Systems

GFS, in conjunction with Beacon and Cassidy Turley, completed the implementation of improvements and developed an Ongoing Commissioning Plan (OCP) identifying periodic maintenance steps that should be taken to ensure the implemented retro-commissioning measures and associated energy savings persist over time.