

500 New Jersey Avenue

LEED for Existing Buildings: Operations and Maintenance: Gold Certification 2011

Project Overview

In 2005, 500 New Jersey Avenue achieved the first LEED for New Construction ("LEED NC") Certification in Washington DC. The 102,985 SF, 12 story office building that overlooks Capitol Hill has become well known for its curtainwall in the nation's capital. The National Association of Realtors, the owner and the anchor tenant, has taken a leadership role in the sustainability industry. Cassidy Turley was engaged to achieve LEED for Existing Buildings ("LEED EB") certification, helping to demonstrate the owner's commitment to sustainable real estate.

The Challenge

After setting a strong precedent with the initial LEED NC Certification of the building, Cassidy Turley was challenged with ensuring that the building was not only designed with sustainable features in mind, but to demonstrate that it is operating under the same high standards.

The Cassidy Turley Solution

Cassidy Turley focused heavily on improving the energy efficiency of the building while ensuring tenant comfort was not affected. The LEED certification process at the building also focused on tenant engagement and furthering occupants' knowledge about the unique green features of the building.

The successful LEED program Cassidy Turley executed at 500 New Jersey Avenue targeted all areas of building operations:

- Retro-commissioned the building systems and implemented all of the energy conservation measures that were identified
- Collected rainwater on site and reused it to irrigate the building's plaza landscaping
- Conducted tenant education sessions to inform the building occupants of opportunities to take advantage of the sustainable features of the building
- Held an electronic waste drive for tenants to discard end-of-life electronics
- Applied sustainable features to the building's best practices including purchasing, green cleaning, exterior building management, waste, and pest control

Results Achieved

- LEED EB Gold Certification
- ENERGY STAR Label 2011
- Reduced the building's potable water consumption for the irrigation by 100%
- Demonstrated tenants commitments to sustainability: over 70% of building occupants do not commute to work by driving alone
- Reduced restroom potable water consumption by 36% as compared to the LEED Baseline
- Diverted 100% of the durable goods in the building's waste stream from ending up in landfills or incinerators



Client

National Association of Realtors

Building

500 New Jersey Ave, NW

Location

Washington, DC 20001

Square Footage

102,985 sq ft

Certifications & Designations

- LEED for Existing Buildings: Operations and Maintenance Gold
- ENERGY STAR 2011
- BOMA 2010-2011 -The Outstanding Building of the Year Award (TOBY) for size category and Grand TOBY for Washington, DC and Mid-Atlantic Region

Cassidy Turley Services

- Sustainability Services
- Property Management
- Leasing