

# Beacon Capital Partners

10 Office Buildings in the Washington, DC Metro Region

LEED for Existing Buildings: Operations and Maintenance - Silver Certification 2011

## Project Overview

Cassidy Turley was engaged by Beacon Capital Partners (“Beacon”) to oversee the LEED for Existing Buildings (“LEED EB”) certification for 10 assets in Washington, DC and Northern Virginia exceeding 2.5 million SF. Cassidy Turley previously oversaw the Silver LEED EB certification for Beacon at Market Square, a 730,000+ SF mixed use property in Washington, DC, and was subsequently trusted with the unique task of certifying 10 buildings in 12 months.

## The Challenge

Cassidy Turley was challenged with developing a portfolio program to address the diverse features of all 10 buildings including the various mechanical systems as well as the diversity of tenants and vendors. With more than 7,000 individual occupants Cassidy Turley needed to develop a plan to educate and engage the tenants about the pursuit of LEED EB while acknowledging that many tenants had their own culture and strategy for sustainable practices in the work place. Included in the task of creating the portfolio program was developing a comprehensive energy management program to maximize energy savings across the portfolio.

## The Cassidy Turley Solution

Cassidy Turley developed a virtual project management platform that allowed the property teams to participate in weekly webinars and conference calls from remote locations. The webinars were geared to educate and inform the property teams of the sustainability requirements of LEED EB and how they could enhance the performance of their buildings.

Cassidy Turley and Beacon developed an aggressive energy management program and identified strategies to reduce energy consumption and operating costs within the compressed project schedule.

Overall, Cassidy Turley implemented a robust sustainability and energy efficiency program that enhanced building operations through various sustainable features:

- Conducted energy audits at all 10 buildings and full building Retro-Commissioning (“RCx”) for select buildings to identify and implement low/no cost and capital projects that improved energy performance
- Created and led tenant educational programs to support LEED EB certification
- Leveraged relationships with vendors to ensure sustainability initiatives were included in service contracts including recycling, cleaning and lighting
- Enhanced the building’s recycling program
- Modified restroom fixtures and fittings to reduce water consumption
- Implemented environmentally preferred operational best practices for purchasing, landscaping, waste, pest control and green cleaning

## Results Achieved

- LEED EB Silver certification for all 10 buildings
- ENERGY STAR labels for 8 of the 10 buildings
- Completed the process 18% below budget
- Diverted over 10,000 pounds of electronic equipment from the main waste stream
- Installed interval meters to collect real time energy usage data to measure and track consumption and costs
- Enrolled in an electricity demand response program that reduces the peak demand on the utility grid



## Client

Beacon Capital Partners

## Location(s)

Washington, DC and Northern Virginia

## Certifications & Designations

- LEED for Existing Buildings: Operations and Maintenance Silver 2011
- ENERGY STAR Label: 8 out of 10 buildings

## Portfolio Scale

10 Multi-Tenant Office Buildings  
2,542,148 SF

## Cassidy Turley Services

- Sustainability Services
- Property Management
- Leasing
- Project and Development