

Terrell Place

575 7th Street NW, Washington, DC

LEED for Existing Buildings: Operations and Maintenance: Platinum Certification 2012

Project Overview

Terrell Place is a 522,000 SF multi-tenant, trophy, office building sitting in the heart of the Washington DC. The building is located only 7 blocks from the White House and is across the street from the Verizon Center. This iconic building was once the Hechts Department store and was renamed after the great civil rights activist Mary Church Terrell.

The Challenge

Following the successful certification of 10 office buildings for Beacon Capital Partners, Cassidy Turley Sustainability Services was engaged in 2011 to certify Terrell Place under the LEED for Existing Buildings ("LEED EB") rating system. The certification process for the building included an aggressive energy management program and retrocommissioning to improve the energy efficiency.

The Cassidy Turley Solution

Cassidy Turley's LEED EB process at the building included all aspects of building operation. The energy management program included:

- Detailed monthly energy tracking and analysis
- Tenant engagement and education programs
- Development of an ongoing commissioning plan

Cassidy Turley worked closely with the building tenants, ownership, and

management to tailor a comprehensive strategy to achieve LEED EB certification.

Educated tenants to engage in sustainable best practices including waste management, sustainable procurement, and commuting patterns

- Committed to the protection of an acre of woodland habitat in North America
- Retro-commissioned the building to ensure that all systems were running as efficiently as possible
- Conducted a waste stream audit to verify that the recycling program in place was effective and comprehensive.

Results Achieved

- First trophy office building to achieve LEED EB Platinum Certification in Washington, DC
- ENERGY STAR Label 2011
- 19 month payback for the entire LEED EB process and energy efficiency improvement costs
- Over 70% of building occupants do not commute to work by driving alone, therefore helping to reduce the building's carbon footprint
- Over 50% of the electronics purchased in the building were ENERGY STAR rated or met EPEAT standards
- Off-set 100% of the building's energy consumption for a two-year period with carbon offsets and Renewable Energy Certificates



Clients

Beacon Capital Partners
GE Asset Management

Location

Terrell Place 575 7th Street, NW
Washington, DC

Square Footage

522,000 SF

Certification & Designation

- LEED for Existing Buildings: Operations and Maintenance Platinum
- ENERGY STAR 2011

Cassidy Turley Services

- Sustainability Services
- Property Management
- Project Management
- Leasing