

## EXTRAORDINARY DELIVERED

# 1899 L STREET

Washington, D.C.  
Asset Services

### OPPORTUNITY

After taking on management services for the property in 2005, Transwestern determined operating expenses were \$15.46 per square foot, well above the market average at the time. The property also had an Energy Star score of 47, well below the 75 needed to receive the Energy Star designation.

### SOLUTION

To address operating expenses, Transwestern reviewed all operating procedures; rebid service contracts; implemented a preventative maintenance plan; and utilized onsite building engineers in instances where work had previously been outsourced.

To bring up the Energy Star score, Transwestern installed occupancy sensors in all restrooms and LED exit lights throughout the building; recommissioned the EMS system and added new monitoring points; strongly encouraged all new tenant build-outs to use energy-saving light fixtures; and installed light timers, photocells and more energy-efficient motors when existing motors failed.

### RESULTS

Transwestern saved the landlord approximately \$150,000, or approximately \$1.89 per square foot, in operating expenses in the following two years. The property achieved an Energy Star rating of 78 in 2008, 88 in 2010, and had received the Energy Star rating for 9 years in a row as of 2016.

