



Columbia Square (13th & F Associates L.P.)
555 13th Street, NW
Washington DC 20004

Project Summary

The Pepco C&I Energy Savings Program for the District of Columbia officially launched on August 17, 2009. Hines Property Management immediately identified an opportunity to make energy efficiency improvements at Columbia Square 555 13th Street, NW, Washington, DC.

Columbia Square is a 601,003 square-foot building that was built in 1987 and is situated east of the White House. Columbia Square's design, which includes a 13-story grand atrium, requires a high level of temperature control which can be a challenge for most buildings. Hines, the developer, owner and manager of Columbia Square replaced (40) existing motors with (40) new NEMA-rated premium-efficiency electric three-phase motors and installed (40) variable frequency drives (VFDs). The combination of new motors and VFD's created an annual energy savings of over 750,000 kilo-watt hours (KWH). Hines' energy saving efforts earned them a cash incentive of \$98,815, which is the largest incentive paid out in DC since the program was launched.

"Continuing our commitment to energy efficiency and sustainability at Columbia Square, Hines has installed 40 variable frequency drives and 40 new NEMA-rated premium-efficiency motors on all base building air handling equipment serving the office floors, as well the installation of VFDs on the outside air units. As a result of these projects, we are able to provide greater indoor environmental temperature control to the tenant end user while drastically reducing the building's energy consumption by 752,000 kilo-watt hours (kWh) annually. Reducing the amount of power consumed reduces Columbia Square's carbon footprint as well as the amount of power that needs to be supplied by the local utility provider. This furthers supports Hines' commitment to continuously strive to be the industry leader in sustainability, and to be a good steward of the environment and the community in which we conduct our business."

Erin Kuhn, Property Manager for Columbia Square.

The Pepco C&I Energy Savings Program is available to all DC and Maryland Pepco Commercial and Industrial customers. The program is designed to promote and encourage the incorporation of energy efficient-equipment, products and services into construction, renovation or replacement projects, large and small. We would like to thank the team from Columbia Square, Earl Keeler, Engineer and Erin Kuhn of Hines and Kenny Comba of CDS Mechanical for their efforts in supporting the Pepco C&I Energy Savings Program.