



Evening Star
1101 Pennsylvania Avenue, NW
Washington, DC 20004

Case Study

The Pepco C&I Energy Savings Program for the District of Columbia officially launched on August 17, 2009. Jones Lang LaSalle, a financial and professional services firm specializing in real estate, immediately recognized an opportunity to improve energy efficiency in one of the historic downtown properties they manage, The Evening Star Building. Located at 1101 Pennsylvania Avenue, Northwest, the property was built in 1898 and for several decades, was home to The Evening Star newspaper. Renovated in 1989, the 13-story, 218,672 square foot building is located between of 11th and 12th streets and is less than 2,500 feet from the steps of the White House.

The building management staff began the application process for a Lighting Retrofit Project in August 2009. Jones Lang LaSalle submitted two (2) Prescriptive Lighting Applications for the retrofit of a total of 1,950 lighting fixtures and ballasts moving from antiquated T-12 to high-performance T-8 lamps. Exit signs were also replaced and upgraded to high efficiency LED technology and occupancy sensors were installed in 100 offices to automatically turn off lights when empty.

In total, the retrofit will save 353,200 kWh annually and has received a cash incentive of \$44,585 from the program.

"Jones Lang LaSalle, as manager of the building for Evening Star Associates, L.P., is excited to be a one of the first participants in this Pepco energy efficiency incentive program. As a company, Jones Lang LaSalle strives to implement sustainability strategies and initiatives that help real estate owners reduce their operating costs and enhance property values. By collaborating with Pepco and Lockheed Martin on a building wide lighting retrofit, we anticipate a reduction of energy consumption by approximately 6% per year. Along with the incentive offered by Pepco, the return on the investment or payback period will be less than 2 years. The Pepco rebate program further enhances efforts to make this a greener building and lessen its carbon footprint. The utility savings will also help raise the Evening Star Building's EPA Energy Star rating significantly in the coming year."

Lynn Rumsey of Jones Lang LaSalle, Property Manager of the Evening Star Building.

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.