

BENCHMARKING:

FIRST STEP TO ENERGY SAVINGS

The owners of Bank of America Fifth Avenue Plaza have made energy management a priority since the building opened its doors in 1981. Frank “Skip” Weiss, of Hines real estate group, instituted this commitment as the building’s first chief engineer, and the tradition continues today.

Hines first began measuring and rating, or “benchmarking,” the building’s energy performance using the EPA’s free [ENERGY STAR Portfolio Manager](#) in 2000. It was an eye-opening experience. For the first time, Hines was able to compare the building’s energy performance to similar buildings in the Seattle area as well as those located elsewhere within the company’s portfolio.

Over the years, Hines has continued to benchmark and improve the building’s energy performance. By making energy-efficiency upgrades to the building, they have seen significant savings in energy and money. Today, the building has an ENERGY STAR rating of 100 – the highest score possible.

Since 2008, Bank of America Fifth Avenue Plaza has lowered energy use by 15%, saving Hines nearly \$240,000 a year*.

The building has also earned:

- 11 years of ENERGY STAR certification
- LEED-EBOM Gold certification



Bank of America Fifth Avenue Plaza Stats:

Address	800 Fifth Ave. Seattle, WA
Year Built	1981
Size	42-story, 1.2 million sq. ft.
Type of Use	Office and retail space, public plaza, and parking
Major Tenants	Bank of America, Stokes Lawrence, and Centris
Building Owner/ Manager	Hines

*As of 2011.

Bank of America Fifth Avenue Plaza
Seattle, WA



“ Using ENERGY STAR Portfolio Manager is a great way to learn how your building’s energy performance compares to similar buildings, and can serve as a catalyst for making upgrades that improve efficiency and lower energy costs.

At Hines, we’re always looking for innovative ways to reduce our operating expenses. Lower operating costs are a benefit that can be passed onto tenants. ”

Anthony Brusco
Hines Engineering Manager

Energy savings continued on back ▶

Let the Energy Savings Continue:

After benchmarking the building's energy performance, Hines wanted to know which energy upgrades would provide the greatest return on investment. Hines did a full energy audit of the building and used Seattle City Light's [Seattle Meter Watch](#) program to track the building's energy use in real time. Using these tools, Hines discovered a wealth of energy- and money-saving opportunities, including:

- **Garage fan retrofit** – installed air-quality monitoring system and speed controls
- **Restroom lighting retrofit** – upgraded lights to high-efficiency fixtures
- **Chiller compressor retrofit** – upgraded traditional air conditioning system to a more efficient model
- **Stairwell and garage lighting replacement** – replaced single-wattage lights with more efficient dual-wattage fixtures

Hines offset some of the cost of these measures with utility rebates, in total obtaining more than \$600,000 from Seattle City Light to help pay for upgrades. These rebates included:

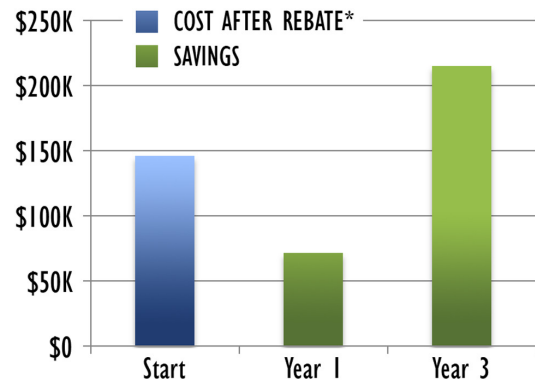
- Lighting retrofits
- Variable frequency drives
- Lighting controls
- Soft start motors

Once energy-efficiency measures are paid for, they continue to save money for years to come. The majority of upgrades to the Bank of America building were generating net savings within three years.

But not all upgrades cost money. In fact, some measures don't cost a thing and immediately add dollars back to the bottom line. By actively managing the building's HVAC system pre-start times, Hines saved \$30,000 on energy in the first year, and still kept the building at an optimal temperature for tenants and data centers.

Tenants have also played a role in lowering the building's energy consumption. Hines Green Office program - which encourages employees to engage in energy saving behavior such as turning off their monitors at night - has 100% participation from Bank of America tenants.

Energy Upgrades: Investment vs. Savings



Investment vs. actual and projected savings for 10 energy-efficiency measures implemented at the Bank of America building over the past 3 years.

* Utilized \$147,000 in rebates from Seattle City Light

**GET STARTED
SAVING
TODAY:**

Owners of all commercial and multifamily buildings 20,000 sq. ft. or larger are required to annually benchmark and report energy performance to the City of Seattle.

Get a leg up on the competition and benchmark your building today using the EPA's free benchmarking tool.

For more information on rebates and other financial assistance for energy upgrades to buildings, visit your local utility website:

- Seattle City Light: seattle.gov/light/conserves/business
- Seattle Steam: seattlesteam.com
- Puget Sound Energy: pse.com/savingsandenergycenter

Visit the City of Seattle website to learn more about the city's benchmarking policy and how to get started: seattle.gov/energybenchmarking.

Questions? Email energybenchmarking@seattle.gov



SEATTLE OFFICE OF
Sustainability & Environment