

SHOWCASE PROJECT: DWS: 1800 K STREET

SOLUTION OVERVIEW

1800 K Street is a 224,865-square-foot mixed-use office and retail building originally constructed in 1969. In 2011, DWS commenced a building repositioning project with an emphasis on energy efficiency, superior air quality, and tenant comfort. In addition to generating substantial energy and cost savings through deep retrofits, LEED® certification was identified as a goal for the asset.

SECTOR TYPE

Commercial

LOCATION

Washington DC, District Of Columbia

PROJECT SIZE

225,000 Square Feet

FINANCIAL OVERVIEW

Project Cost \$2,700,000

SOLUTIONS

The original 44-year-old chiller plant was replaced with a modern unit with variable speed pumps and fan motors. Additionally, a new Energy Management System (EMS) was procured to enable a state-of-the-art energy-efficient control scheme for 1800 K Street. Concurrently, LEED certification brought about high-performance green cleaning, 100% sustainable purchasing, a 61% recycling rate, and the reduction of harmful airborne particulates through Merv 13 filters and lobby walk-off mats.

OTHER BENEFITS

The combined impact of the central plant and EMS retrofit yielded a 52-point ENERGY STAR® score increase. In October 2013, the project achieved LEED Gold certification under the Existing Buildings: Operations & Maintenance 2009 rating system. The above efforts have contributed to a high-performing, healthy, and comfortable building enjoyed by all occupants.

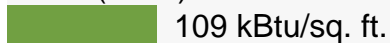
Annual Energy Use

(Source EUI)

Baseline(2010)



Actual(2019)



Energy Savings

65%

Annual Energy Cost

Baseline(2010)



Actual(2019)



Cost Savings

\$777,000



1800 K Street, corner view