



OPPORTUNITY/CHALLENGE

Capital Gateway I and II have received the ENERGY STAR® label for three consecutive years by closely monitoring and improving upon energy consumption and water usage. In 2008, the project began the process to earn LEED-EB: Operations & Maintenance certification and ultimately received Silver certification with a score of 45.

SOLUTION

- Variable Frequency Drives - Installed VFDs on all system pumps to allow for the gradual startup of equipment prolonging its life while reducing energy usage. Cost \$50,000; Return \$17,500 annually; Payback 2.86 years
- Lights and Lighting Control – Installed lighting sensors throughout the building and migrated to 28 watt bulbs. Cost \$15,000; Return \$40,000 annually; Payback 4.5 months
- Equipment Run Time – Reduced equipment run times by eliminating Saturday hours and reducing time and temperature of vacant floors. Cost \$0; Return \$120,000 annually; Payback Immediate
- Air Balancing – Rebalanced fans to reduce outside air. Cost \$6,000; Return \$11,700 annually; Payback 6.1 months
- Faucet Aerators – Installed low-flow aerators on all restroom faucets. Cost \$215; Return \$4,000 annually; Payback 14.2 days

VALUE ADDED BY TRANSWESTERN

ENERGY STAR® ENERGY PERFORMANCE RATING	
Before Upgrades 6700 Rockledge – 75 6710 Rockledge – 75	Current Ratings 6700 Rockledge – 78 6710 Rockledge – 90