

STORIES BEHIND THE BATTLE



Hillside Center II (6310)

First Potomac Realty Trust
Columbia, Md.

RECOGNITION:

#2 overall winner
#1 winner, Office category
20% energy use reduction

SAVINGS:

37.1% energy savings
\$30,428 estimated cost savings
185 MtCO₂e greenhouse gas emissions prevented

BUILDING STATS:

Type: Office
Ending EUI: 171 kBtu/Sq. Ft.

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“Start simple. There are a surprising number of options available in most buildings to improve energy efficiency and realize cost savings without breaking the bank or requiring complex solutions.”

VAV system saves

The top efficiency project for Hillside Center was the installation of variable air volume (VAV) boxes for the HVAC system. In many buildings, the heating and cooling system uses more energy than any other system. Installing a VAV system controls the amount of constant-temperature air that is in a room to meet the varying conditions of the space. This allowed Hillside to substantially reduce energy use by not having to continuously heat or cool the air.

Small changes bring big savings

Hillside’s team also focused on making small changes to save big. In one example, more than 25 400-watt parking lot pole heads were replaced with 96-watt LED lights, while an additional six 250-watt wall-packs were replaced with 20-watt LEDs. This project has an anticipated payback period of just over three years.