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Service & Product Provider Partner

ABM Industries

5300 S. Eastern Ave, Los Angeles, California 90040
Business: Facility and Engineering Service
John H. Harvey, Regional Manager
Phone: 714-292-5224
Email: john.harvey@abm.com

Customer

USAA Real Estate Company

2201 Dupont Drive, Suite 360, Irvine, California 92612
Business: Commercial Real Estate
Brenna Walraven, Managing Dir. Natl. Prop. Mgmt.
Phone: 949-442-7700/ Fax: 949-261-0926
Email: brenna.walraven@usrealco.com

ABM Engineering implements energy management performance metrics to improve USAA Real Estate Company's overall Energy Performance Rating.

Project Scope

ABM Engineering partnered with USAA Real Estate Company to improve USAA's operational practices throughout their commercial portfolio, including its FBI Chicago office building. Performance metrics and goals were developed and implemented to promote continuous improvement in operating efficiency, resulting in significant energy and financial savings.

Project Summary

The performance metrics implemented across the USAA commercial portfolio include the measurement and tracking of electricity, gas, and water data, through the use of the ENERGY STAR Portfolio Manager tool. Goals included completion rates for critical and non-critical preventative maintenance tasks and service requests. Success metrics from the FBI Chicago office building include the following:

- **Energy Savings**

The FBI took occupancy in 2006, and within the first year ABM was able to achieve a baseline ENERGY STAR energy performance rating of 78, enough for the building to earn the ENERGY STAR. By the end of 2007 the rating was improved to 87. This was accomplished by the entire building management staff working as a team in locating areas for potential energy savings. In 2008 the building's ENERGY STAR rating improved to a 95 - representing a 20% improvement in efficiency since the beginning of 2007.

- **Investment**

The investment cost in 2008 totaled approximately \$328,000 in energy efficiency retrofits.

- **Financial Return**

The FBI Chicago office building is saving \$90,000 annually in energy costs. Programs established to shutdown the boiler system and adjust the air handling units and relief fans after hours when outside air is above 50 degrees results in an estimated savings of \$44,640 annually alone. Additional energy-saving measures implemented include updating the fluorescent lighting, the installation of a sub metering pilot program, and the procurement of gas from an independent source versus a local utility.

- **Other Benefits**

Other environmental improvements at the FBI building include water conservation measures and expansion of the recycling program to include construction materials. These programs are reducing annual water use by over 3 million gallons and have diverted 150,000 pounds of material that would otherwise go into landfills.

Monitoring & Verifying Energy Savings

ABM's use of the ENERGY STAR Portfolio Manager tool to measure and track performance metrics has allowed USAA Real Estate Company to engage in a process of continuous improvement in terms of tenant and employee comfort, energy efficiency, asset value, and positive impacts to the environment.

Distinguishing Value

USAA Real Estate Company's average ENERGY STAR rating was 82 in 2008, up from 48 in 2000. USAA's commercial portfolio has saved more than \$12 million dollars as it works toward the goal of reducing total energy consumption 25%.

