



practical
energy
solutions

case study

Ballard Spahr
Andrews & Ingersoll, LLP

Rate Analysis Gives Phila Law Firm New Negotiating Power

Project Description/Services:

- Energy consumption trend assessment and rate analysis for the 12 floors of the 54-story BNY Mellon Center occupied by Ballard Spahr.
- CO₂ emissions tracking in preparation for the American Bar Association Law Office Climate Challenge.
- Level I review of building operations and heating/air conditioning systems and controls, including thorough analysis of HVAC setpoints.
- Development of framework for an ongoing 2-year energy management/reduction program.



Outcomes:

- PES provided this tenant with a thorough understanding of their complex high-tension, tiered electricity billing structure, giving them the ability to negotiate with the property manager for a reduced kWh rate for off-peak cooling. PES also provided a clear summary of information needed for future negotiations when deregulation occurs in the Pennsylvania electricity market (Jan. 1, 2011). Tenant currently spends approximately \$1/2 million annually on electricity.
- PES projects a 12.5% decrease in energy consumption over 2 years, for a 5-year savings of \$220,000 with the following, simple efforts and an ongoing tracking/energy awareness program:
 - New HVAC setpoint schedule to reduce overall electricity consumption and peak demand;
 - T-12 to T-8 fluorescent lighting replacement program with simultaneous reduction of overlighting; and
 - Reduction of phantom plug loads caused by 600+ PCs, 400+ printers, and other office equipment currently left on or in “ready” mode unnecessarily.

Project Stats:

- Services provided spring 2009
- Target 5-year Savings: \$220,000

Contact:

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