



# Case Study

## Arlington County Arlington, VA



### PROJECT DESCRIPTION: Energy Performance Contract

**Challenge:** The Arlington Initiative to Reduce Emissions (AIRE) has set a goal of reducing the county's emissions by 10% from 2000 to 2012. AIRE is looking for ways to reduce the county's impact on the environment while it encourages county citizens and businesses to do the same.

### PROJECT SCOPE

**Solution:** The Justice Center, comprising the County Courthouse and Detention Center, provided the county of Arlington with an ideal opportunity to incorporate energy performance contracting into its environmental initiatives. The two buildings measure 639,354 square feet. ConEdison Solutions, through its subsidiary, Custom Energy Services, worked collaboratively with county staff to develop a project that addressed the extremely high water use of the Detention Center, and also helped make needed system improvements. When fully implemented, these changes will create substantial emissions reductions and valuable cost and capital investment savings.

**Contact:**  
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Arlington, VA 22201  
703.226.4426

**Construction start date:**  
December 2008 (estimated)

**Construction end date:**  
June 2009 (estimated)

### ENERGY CONSERVATION MEASURES

High efficiency lighting

Water conservation

Chemical-free cooling tower water treatment

Heat recovery from building exhaust

Energy management system upgrade

Air handling unit retro-commissioning and optimization

**“All local governments are seeking ways of reducing energy costs and performance contracting is one option. ConEdison Solutions has provided strong support to VML’s Go Green Virginia initiative—as we provide Virginia’s localities with the information and tools they need to protect the environment and improve the energy efficiency of their buildings.”**

Jay Fisetto  
Immediate Past President,  
Virginia Municipal League

### PROJECT HIGHLIGHTS

#### Environmental Benefits

2,234 tons of harmful greenhouse gas emissions reduced annually

#### Equivalent to:

- Preserving 14.1 acres of forest from deforestation\* or
- Conserving 4,713 barrels of oil\*

#### Capital Costs

\$5,390,201

#### Annual Savings

Energy: \$428,000  
Non-energy: \$29,872  
Utility Cost Reduction: 31%

\*Sources:

- Leonardo Academy's Cleaner & Greener<sup>SM</sup> Emissions Reduction Calculator  
[http://www.cleanerandgreener.org/resources/emission\\_reductions.htm](http://www.cleanerandgreener.org/resources/emission_reductions.htm)
- U.S. Environmental Protection Agency, Greenhouse Gas Equivalencies Calculator  
<http://www.epa.gov/cleanenergy/energy-resources/calculator.html>



## Clients: Government & Non Profit Groups

### FEDERAL

**Federal Aviation Administration**  
New England Region,  
Burlington, MA

**General Services Administration,**  
New York, NY

**General Services Administration**  
Department of Justice,  
Dallas, TX

**General Services Administration**  
Federal Court House Building,  
Fort Lauderdale, FL

**General Services Administration**  
Internal Revenue Service,  
Farmers Branch, TX; Kansas City, MO

**General Services Administration**  
Northeast Region,  
Boston, MA

**General Services Administration**  
R.L. Timberlake, Jr. Federal Building,  
Tampa, FL

**National Archives and Records**  
Administration,  
Boston, MA

**Veterans Administration**  
VISN #3, New York City Medical Center  
New York, NY

### STATE AND MUNICIPAL

**Alexandria Sanitation Authority, VA**

**Arlington County, VA**

**Bergen County Utility Authority,**  
Little Ferry, NJ

**City of Baltimore, MD**

**City of Baltimore, Fire Department, MD**

**City of Boca Raton, FL**

**City of Charlottesville, VA**

**City of Ft. Myers, FL**

**City of Hialeah, FL**

**City of Parsons, KS**

**City of Pittsburg, KS**

**City of Tallahassee, FL**

**City of Temple Terrace, FL**

**City of Winter Haven, FL**

**City of Ybor, FL**

**Essex and Union Counties, NJ**

**Florida Department of Environmental**  
Protection,  
Tallahassee, FL

**Florida Department of Management**  
Services,  
Miami, FL

**Hernando County Government,**  
Brooksville, FL

**Kansas Insurance Department,**  
Topeka, KS

**Miami-Dade County,**  
Miami, FL

**Middlesex Water Company,**  
Middlesex, NJ

**Missouri State Fairgrounds,**  
Sedalia, MO

**New York Power Authority**  
(various locations),  
New York, NY

**Pittsburgh Housing Authority,**  
Pittsburgh, PA

**Plant City Public Works,**  
Plant City, PA

**Polk County Government,**  
Bartow, FL

**Southbridge Water Department,**  
Southbridge, MA

**St. Lucie County,**  
Fort Pierce, FL

**State FL-Division of Fruits & Vegetables,**  
Winter Haven, FL

**Suwannee County,**  
Live Oak, FL

**Trenton Water Works,**  
Trenton, NJ

### CORRECTIONAL FACILITIES

**El Dorado Correctional Facility, KS**

**Hutchinson Correctional Facility, KS**

**Lansing Correctional Facility, KS**

**Norton Correctional Facility, KS**

**Winfield Correctional Facility, KS**

### U.S. POSTAL SERVICE

**Atlanta Bulk Mail Center, GA**

**Atlanta Georgia Facilities, Group 1 and 2,**  
Crown Road Facility,  
Hapeville, GA

**Kilmer Processing and Distribution,**  
Edison, NJ

**Morgan Processing and Distribution**  
Center,  
New York, NY

**USPS-Central Florida District, FL**

**USPS-Suncoast District, FL**

**Whippany Processing and Distribution**  
Center,  
Kearney, NJ

**SES Contracts awarded for: CA, AZ, NV,  
HI, Guam, CO, WY, UT, ID, OR, WA and  
AK**

### U.S. MILITARY

**Florida Department of Military Affairs**  
Hanscom Air Force Base,  
Bedford, MA

**MacDill Air Force Base,**  
Tampa, FL

**National Naval Medical Center,**  
Bethesda, MD

**Naval Air Station,**  
Jacksonville, FL

**Tyndall Air Force Base,**  
Panama City, FL

**U.S. Army Garrison at Fort Hamilton,**  
Brooklyn, NY

**U.S. Army Reserves,**  
New York, NY

**U.S. Coast Guard,**  
Boston, MA

**U.S. Navy, District of Washington**  
Anacostia Annex,  
Washington, D.C.

**U.S. Navy, Washington Navy Yard,**  
Washington, D.C.

### MUSEUMS

**John F. Kennedy Presidential Library**  
and Museum,  
Boston, MA

**U.S. Naval Museum,**  
Washington, D.C.

**Museum of Science and Industry,**  
Tampa, FL

**USS Intrepid Sea, Air and Space Museum,**  
New York, NY