

SAVING ENERGY, SAVING MONEY

Southeastern Pennsylvania Transportation Authority’s (SEPTA) headquarters at 1234 Market St. was not always a model of energy efficiency. The office building, constructed in the 70s, was actually highly energy *inefficient* when SEPTA moved into the building in 1994. Peter Hansen, Manager of Office Space Facilities for SEPTA, says they have been taking steps to find energy savings since the day they moved in.

With a background in architecture, Hansen was familiar with the concept of measuring performance and started benchmarking the building’s energy performance right away. However, it was just in the past two years that they moved from using an internal system to the EPA’s free online tool, **ENERGY STAR Portfolio Manager**. Hansen says using the tool has been very helpful and given them more defined information to work with.

Taking steps to improve the energy efficiency of the building has led to significant energy and dollar savings.

Between 2008 and 2011, 1234 Market reduced energy use by approximately 2 million kWh, saving SEPTA and other building tenants a total of \$200,000 over the 4-year period.

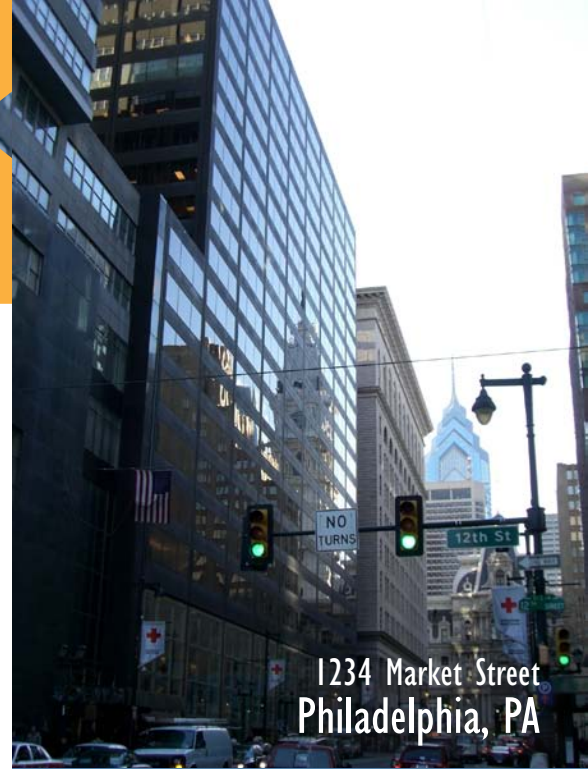
The building also has attained:

- ENERGY STAR certification
 > 2010: 90, 2012:92
- 2007-2008 BOMA **Outstanding Building of the Year** for a government building



1234 Market Street Stats:

Address	1234 Market St. Philadelphia, PA
Year Built	1973
Size	20 story, 672,143 sq. ft.
Type of Use	Office
Major Tenants	SEPTA, City of Philadelphia Redevelopment Authority, Philadelphia Housing Development Corporation
Building Owner/ Manager	SEPTA



1234 Market Street
Philadelphia, PA

“ You have to look at all the options. It’s not just the big-ticket items that save energy; sometimes smaller operational changes that might not immediately come to mind can be big energy savers.

The EPA has tools to help you along the way and can provide examples of what other buildings have done. ”



Peter Hansen
Manager,
Office Space Facilities
SEPTA



Let the Energy Savings Continue:

As a publicly funded authority, SEPTA has tackled energy upgrades to 1234 Market one idea at a time.

Hansen says one of the best changes they made at the property was one that cost them nothing at all. Switching from nighttime to daytime cleaning allowed lights and other operating systems to be shut down after business hours. This relatively simple change saved \$125,000 between 2008-2011, with no upfront cost.

Other energy-saving measures include:

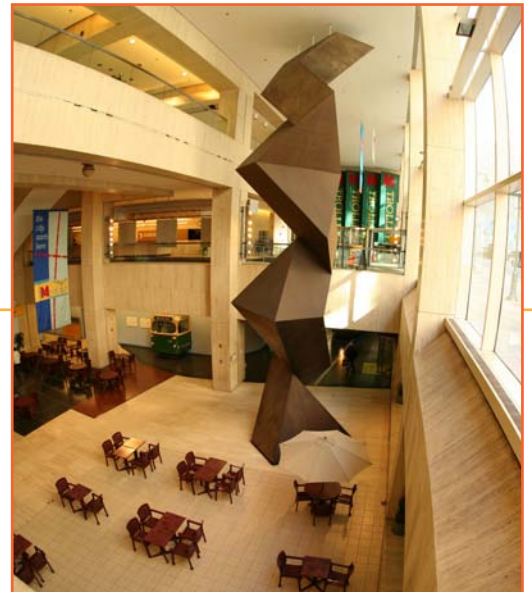
- **Installing digital elevator controls**
- **Lighting retrofits: switched from T12 to high efficiency T8 lighting**
- **Utilizing steam power to run two escalators during the winter**
 - > Average savings of \$10,000 during a typical heating season
- **Intelligent controls for HVAC system**
 - > Reduced building air conditioning load by 12%

BOTTOM LINE BENEFITS BEYOND LOWER ENERGY BILLS

- Energy-efficient buildings, especially those with ENERGY STAR and LEED certifications have lower vacancy rates.
- People that work in energy-efficient buildings are more productive and take less sick days.

SEPTA worked with Philadelphia Electric Company (PECO) to obtain a number of rebates to help offset the costs of energy-saving measures. SEPTA also participates in PECO's program **e-Valuator**, a voluntary load reduction program that helps them lower their energy bills by reducing energy use during peak times.

“The energy-efficiency improvements made to 1234 Market have certainly helped lower the building's operating costs. This has been a primary draw for many of our tenants.”
– Peter Hansen



STEPS TO ENERGY SAVINGS:

1. **KNOW WHERE YOU STAND:** Measure and track your building's energy performance with EPA's free online benchmarking tool: ENERGY STAR Portfolio Manager: [Energystar.gov/benchmark](http://energystar.gov/benchmark).
2. **IDENTIFY ENERGY WASTE AND WAYS TO SAVE:** Assess how your building uses energy and ways to save through an energy audit.
3. **PICK LOW-HANGING FRUIT:** Start with no- and low-cost energy-saving practices like retro-commissioning and energy conservation.
4. **MAKE SMART INVESTMENTS:** Lights and HVAC systems typically use the most energy and have the highest ROI when updated or replaced with energy-efficient products.

For more information on energy audits, rebates and other financial assistance for energy upgrades to buildings, visit your local utility website:

Philadelphia Electric Company (PECO): www.peco.com/savings

Philadelphia Gas Works: <http://bit.ly/pgworks>



DELAWARE VALLEY GREEN BUILDING COUNCIL