

FOR IMMEDIATE RELEASE

The Compass Groups helps two Akridge Properties achieve LEED-EB Certification

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The Compass Group announces that two Akridge-managed downtown Washington, DC properties, the International Brotherhood of Electrical Workers Headquarters at 900 7th Street and Carroll Square at 975 F Street have earned LEED for Building Operations and Maintenance (O+M) Gold and Silver certification, respectively, from the U. S. Green Building Council. This prestigious certification is given to buildings that demonstrate a high level of sustainability performance and commitment to the environment on an ongoing basis. The Compass Group, based in Madison, WI, acted as the LEED consultant on both of these projects.

The International Brotherhood of Electrical Workers (IBEW) represents approximately 750,000 active members and retirees who work in a wide variety of fields, including utilities, construction, telecommunications, broadcasting, manufacturing, railroads and government. The IBEW has members in both the United States and Canada and stands out among the American unions in the AFL-CIO because it is among the largest and has members in so many skilled occupations. The IBEW building implemented multiple sustainability measures, including:

- Implementation of operational improvements to conserve energy and the installation of MACH Energy software, increasing the building's ENERGY STAR score to an 88, reducing the kWh consumption by 21% in 2013 compared to 2012, equating to an annual savings of \$220,750 in electricity expenditures.
- Ongoing commissioning program in place in the building to ensure proper operation and function of all building systems.
- Faucet aerators and water-efficient urinals and water closets in place, resulting in projected annual water savings of 202,950 gallons compared to the LEED IPC code baseline.
- Extremely low-mercury lighting in place in the building.
- Implementation of an effective ongoing waste and recycling tracking program.



Carroll Square is a 10 story commercial office building located in downtown Washington, DC. Constructed in 2006, Carroll Square structurally integrated existing late 19th century commercial townhouses into its final design to continue as subsidized artists' studios and a public art gallery exhibiting the work of regional artists. The Carroll Square building implemented many sustainability measures, including:

- Installed occupancy light sensors in the parking structure, all perimeter offices, the fitness center and all restrooms resulting in annual energy consumption savings of 145,000 kWh and a simple payback of only 0.8 years.
- Installed MACH Energy software allowing engineers to monitor and measure energy performance in real time. The building is now analyzing energy consumption continuously and making adjustments in real time to optimize energy savings.
- Conducted several lighting retrofit projects that converted existed lighting such as lobby MR16 halogen lamps to all LED lighting leading to ongoing energy and maintenance savings.



“These LEED designations provide confirmation that the building teams, together with the Compass Group, are optimizing building operations and technology while minimizing the building’s environmental impact on the community.”, stated Matthew Klein, President.

About The Compass Group

The Compass Group is a sustainability consulting group with 60 collective years of sustainability experience with many well recognized organizations. The Compass Group team has deep expertise in sustainability and LEED for Existing Buildings, having consulted on over 30 million square feet of buildings. A leader in obtaining both LEED initial certification and LEED recertification, The Compass Groups combines a love of the environment with real-world knowledge and understanding of the sustainability field to provide outstanding service to clients. For more information about The Compass Group, please visit www.thecompassgroup.us.

About Akridge

Akridge is a commercial real estate operating company and a prominent and highly successful investor and developer in the greater metropolitan Washington, DC market. Since its founding in 1974, the company has acquired, developed and/or entitled 14 million square feet of commercial real estate and land. We believe in transforming the landscape of our nation’s capital through places that make working more productive, playing more delightful and living in our city more harmonious. Akridge is committed to sustainable development and practices, and has been recognized as an Energy Star Top Performer and Partner of the Year. Akridge’s most notable projects include the 1 million square foot Gallery Place, the internationally recognized Homer Building, and the 3 million square foot Burnham Place air rights development project at Union Station. For more information, please visit WWW.AKRIDGE.COM.