

Carr Properties



Certification

Carr Properties owns and manages two buildings located in the Fair Oaks area of Fairfax County. Shortly after acquiring these facilities, Carr Properties began implementing a number of measures to improve the buildings' energy efficiency. In 2015, both buildings were awarded ENERGY STAR® certification for superior energy performance.

Sustainability Policy

Carr Properties sees sustainability as a key component of its corporate brand. Carr Properties believes that sustainability improves financial performance through increased client satisfaction, added property value, enhanced operating efficiency, employee recruitment and retention, risk mitigation, and better investor engagement.

Energy Tracking

In addition to using Portfolio Manager to track energy and water consumption, Carr Properties installed the MACH energy monitoring and management software platform to enhance data visibility and analytics. The real time meter data available through this platform enables engineers and property managers to make critical system adjustments throughout the day.

Energy Efficiency

Carr Properties reduced the annual electricity use at its Fairfax County buildings nearly 1 million kWh compared to pre-ownership levels by:

- installing lighting motion sensors in all restrooms
- installing LED lighting in the lobby, parking garage, and stairwells
- adjusting supply air temperature and static pressure set points on all air handling units to better match the loads on each floor

Water Conservation

These same buildings reduced their annual water and sewer consumption nearly 2 million gallons compared to pre-ownership levels. Actions that helped achieve this reduction include the installation of automatic faucets and toilets and adjustments to domestic water booster pump pressure.

www.carrprop.com

Organization Type

Property Management

Number of Fairfax County Employees

12

Fun Facts

Carr Properties started a company-wide peak demand response program to reduce kW during the hottest days of the year. When an event is called, the following measures can be taken to reduce demand:

- turn off unnecessary hallway and conference room lighting
- turn off tenant lights for participating tenants
- change HVAC set points
- shut down the following systems during the event when feasible – air handling units, cooling towers, fans, motors, condensers, and compressors