



# Kicking the [Energy] Tires of the Fairmont Hotel

Comprehensive assessment shows potential buyer of hotel where energy savings can help recoup portion of purchase price



## Asset Facts

|            |       |
|------------|-------|
| Date Built | 1985  |
| 415 Rooms  |       |
| Asset Type | Hotel |

## Project Facts

|                                    |             |
|------------------------------------|-------------|
| Annual Energy Savings              | \$2,191,155 |
| Annual Savings                     | \$591,081   |
| Gross Investment                   | \$5,778,091 |
| Rebates                            | \$466,745   |
| Rebates as % of Total Project Cost | 8%          |
| Net Investment                     | \$5,311,346 |
| Net Payback                        | 8.99 years  |

**ROI 11.1%**

## Challenge

When negotiating the purchase of the Fairmont Hotel in Washington, DC, the prospective buyer engaged Green Generation Solutions for a detailed review of current energy costs and potential energy savings with recommended retrofits and upgrades. Reviewing all energy-consuming aspects of the property as well as billing data, a reliable baseline was established. In addition, suggestions for improvements were outlined and supported by a detailed financial analysis.

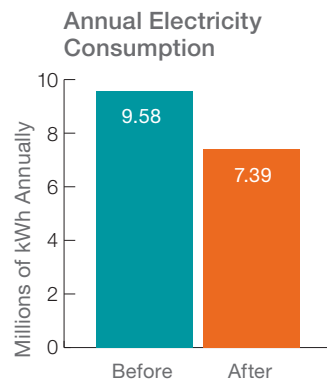
## Our Solution

If taken together, the proposed improvements would increase the value of each hotel room by more than \$15K and an overall net increase in value of the hotel in excess of \$6.5 million.

- Assessed: lighting, HVAC, controls, building envelope, on-site power generation, roof, operations and maintenance
- Potential rebates were researched and quantified
- Proposed focus areas include: lighting and controls upgrades, low-flow faucets, in-room HVAC controls, variable frequency drives, heat pipe, combined heat and power, building management system upgrade, variable air volume boxes, and a cooling tower replacement.

## Energy Savings – 23%

- Save 23% of building kWh
- CHP projected payback in just 9 years
- Reduce total building lighting consumption (non-guest rooms) by just under 10%.



**How can we help you?** Please contact Green Generation Solutions at [info@greengenerationsolutions.com](mailto:info@greengenerationsolutions.com) or 301.202.2930