



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.

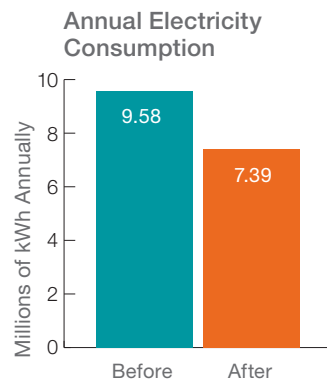
Our Solution

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 or 301.202.2930