



## Sentinel Real Estate Corporation Energy Consulting Services Washington, DC

### Utility Audit:

- FEA reviewed copies of utility bills provided to FEA for at least the past 12 consecutive months. The review included any and all electric, water and sewer bills. Additionally, FEA reviewed available copies of current utility rate contracts for electricity, natural gas, and water/sewer. Water and sewer rates were compared with the District of Columbia Municipal Regulations Title 21 – Water and Sanitation (February 1998 and subsequent rulings and amendments). Electrical and natural gas rates were compared with the District of Columbia Municipal Regulations Title 15 – Public Utilities & Cable Television (June 1998 and subsequent rulings and amendments).
- FEA developed annual (calendar year) utility budgets (electricity, water and sewer) based on historical use and projected occupancy. The audit was based on a sampling of office-connected electrical loads.
- FEA developed an annual cost per square foot to operate the base building.
- FEA reviewed monthly utility bills to check for the appropriate billing rates and comment on potential billing errors.
- FEA also evaluated potential billing credits for water not disposed into the sewer system.

### Utility Sub-Bills:

- FEA developed estimated retail tenant area HVAC costs.
- FEA developed hourly HVAC overtime costs for the tenant areas (by floor and half floor).
- FEA prepared monthly sub-bills for tenants for excess (above lease) electrical use.
- FEA prepared quarterly sub-bills tenants for excess (above lease) water and sewer charges.

### Electric Utility Suppliers:

FEA developed a list of potential electric generation suppliers. FEA reviewed and commented on the supplier and customer marketing surveys. FEA evaluated supplier qualifications, applicable rate structures offered through each supplier, and negotiation options (if available). FEA assisted Sentinel with negotiations and contract terms for the engagement of supplier services. The evaluation of electric utility suppliers included a review of compliance with the District of Columbia Council Renewable Energy Portfolio Standard Act (“REPS Act”), D.C. Code section 34-1431 (2008) and the “Clean and Affordable Energy Act of 2008.”



### **PRIMARY CLIENT REFERENCE**

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**START DATE:** January 2009  
**COMPLETION DATE:** On-going

**VALUE OF CONTRACT:** \$24,700

Sentinel Real Estate Corporation owns and operates the building at 1201 Pennsylvania Avenue, N.W. The building is a 450,000 square foot office building with approximately 33,000 square feet of below-grade parking located in Washington, D.C. The thirteen-story building has three main office tenants as well as restaurant tenants requiring electrical, water, and sewer services according to terms of their respective leases. FEA was requested to act as Sentinel’s energy consultant and review and process utility related purchases, evaluate utility consumption, and develop tenant-related HVAC, water, and sewer service costs. FEA provided the utility program support services listed to the left.