



CASE STUDY

PROJECT BACKGROUND

The American Chemical Society (ACS) owns and occupies two adjacent office buildings in Washington, DC. The Hach Building was constructed in 1959 and completely renovated in 1994. The 135,127 square foot building contains 8 floors of office and meeting space, two floors of underground parking and a green roof. The Othmer Building contains 96,629 square feet of office space on ten floors and two levels of underground parking. The Hach Building received Gold certification under the LEED for Existing Buildings O&M rating system in 2007. The building was recertified Platinum in 2012. The Othmer Building was certified Platinum in 2012.

Lutz Engineering has provided engineering services to ACS since 2000, including the design, implementation oversight and commissioning of a new building automation system (BAS) for both buildings in 2013. Throughout its 15 year relationship with ACS, Lutz Engineering has provided ENERGY STAR consulting services and engineering consulting for ACS' LEED EB O&M certification and recertification projects.

LEED EB O&M Recertification American Chemical Society (ACS) Washington, D.C.

Project Summary

- **LEED-EB O&M recertification credit consulting and administration services for two Washington DC office buildings**
- **Platinum certifications awarded November 2015**
- **Hach Building awarded 88 / 110 points**
- **Othmer Building awarded 90 / 110 points**

Since the last recertification period, Lutz Engineering has expanded its service offerings to include LEED consulting and administration services. ACS awarded Lutz the 2015 LEED Recertification project based on its long-standing relationship with and trust in Lutz Engineering's capabilities.

THE RECERTIFICATION PROCESS

Working closely with ACS' facility management and purchasing team, Lutz Engineering reviewed all prior LEED credit documentation, along with current building operations and documentation, in order to assist ACS in determining which LEED credits were achievable. Documentation was updated and revised as needed and LEED Online forms and uploads were completed. Consulting extended to all LEED credit categories.

Both Buildings Recertified
LEED EB O&M Platinum



Lutz Engineering also performed engineering tasks for Energy & Atmosphere (EA) credits, including ASHRAE Level I and Level II Energy Audits, ENERGY STAR Portfolio Manager activities, reviewed BAS trend data and building operations. For Indoor Environmental Quality (IEQ) credits, Lutz Engineering provided oversight and review of outside airflow measurements and exhaust fan testing, and reviewed and updated ASHRAE 62.1 Ventilation calculations.

PROJECT OUTCOME & FOLLOW-UP

Both ACS buildings were registered for LEED EB recertification in January 2015 and were submitted for review in June 2015. Both buildings were awarded LEED EB O&M Platinum Certification in November 2015. Lutz Engineering will continue to work with ACS to ensure that documentation and practices are maintained and to review the requirements for LEED v4, the latest version of LEED.

CLIENT FEEDBACK

"With well earned respect, I confidently recommend Lutz Engineering for LEED EB consulting. Lutz Engineering recently worked with the American Chemical Society to obtain LEED 2009 for Existing Building Platinum re-certification for our two buildings in downtown Washington, DC. Throughout the course of recertification, Lutz Engineering displayed a high level of professionalism, experience, dedication and commitment to quality. In addition, they have a passion for sustainability which is invaluable for this type of consulting." Joanna Brosnan, ACS Director of Administration and Customer Service.