



**HOTEL OPERATOR LETS US  
"TAKE A LOOK UNDER THE HOOD"  
TO FIND INEFFICIENCIES**

## OBJECTIVES

Westfield Marriott of Dulles realized an opportunity to leverage Dominion Energy's building tune up program to:

- Obtain an updated schedule of equipment.
- Understand how HVAC systems were performing.
- Identify inefficiencies.
- Take advantage of rebates to improve energy efficiency.

## PROPERTY DETAILS

**Vertical:**

Hotel

**Building Size:**

336,657 sq. ft.

**Assets:**

(17) RTUs, (6) AHU,

(2) Chillers, (336) Fan Coil Units

## SOLUTION

The CGS team provided the client an ASHRAE level 1 energy audit. This included documentation of existing equipment, SOW for proposed energy conservation measures, and implementation of a turn key RCx solution. The utility incentive allowed the client to see an ROI of less than 6 months.



## BENEFITS

Energy Conservation Measure	Electric Savings (KWh/Yr)	Electrical Energy Cost Savings (\$/ Yr)	Simple Payback (Years)
Optimize RTU unoccupied setpoints	148,752	\$17,850	0.5
Optimize Unoccupied Static Duct Pressure	2,586	\$310	2.42
Implement Optimal Scheduling	47,095	\$5,651	0.88
Optimize Guest Room Unoccupied Setpoints	53,176	\$6,381	0.51
Optimize VFD Fan Speed	26,342	\$3,161	0.63

**Projected Savings: \$33,354**  
**Projected Energy Savings: 277,952 kWh**  
**Cash flow positive in less than 1 year**

**"THE PROGRAM IS PRETTY MUCH LIKE HAVING SUPERMAN'S ABILITY OF X-RAY VISION TO LOOK INSIDE OUR BUILDINGS"**

- NED WESTFIELD, VP FACILITIES