

PEAK DEMAND MANAGEMENT

FOR OFFICE BUILDINGS

Effective June 2025, 9-10x increase in capacity prices will be realized impacting rates in 13 states across the mid-Atlantic and D.C. Efforts to manage energy usage and increase your energy efficiency could yield a lower price per kWh.



To explore how MDEA can help you mitigate the impact of rising energy costs, please contact **Christine Ciavardini**, Client Relationship Manager, at cciavardini@mdenergyadvisors.com or 610-737-2257.

Feel free to learn more at: www.MDEnergyAdvisors.com.

HVAC

1. Chillers turn up chilled water temperatures 2-3 degrees.
2. Adjust floor set points temporarily up 2-3 degrees.
3. Slow fan speeds, lower static pressure.
4. Reduce outside air intake (never below code requirements, however systems are set for 100% of code occupancy)
5. Add CO2 sensors in both outside and return air handlers to control the volume of outside air needing to be heated or cooled. This is a longer-term solution. MDEA can help you determine if your building is a good candidate for these hints.
6. Lobby HVAC and be adjusted more than 3 degrees, many times it is a separate system.
7. Back of house areas can be adjusted more than 3 degrees.

Elevators

1. Turn off one elevator (July August building is less occupied).

Lights

1. Turn off half of common hallway lights.
2. Perimeter garage lights could be turned off.
3. Make sure all lights are replaced with LEDs.
4. Turn off lights in storage areas.

Unoccupied Space

1. Adjust set points to unoccupied, many times these are set up for broker tours and have occupied set points.
2. Turn off all lights.
3. Close shades.

Tenant Behavior

1. Many tenants are happy to help keep their pass-through costs down, create an education program. Create tenant guidelines.
2. Close shades.
3. Make sure no one has an under-desk heater. It does happen in summertime.
4. Saturday hours upon request since many tenants don't need Saturday hours.
5. Tenant equipment is ENERGY STAR®.
6. Refrigerators or freezers are not set to lowest setting.
7. Post a sign in the lobby about shades and turning off unused equipment.

Generator

1. Building generator could be used to offset demand.

Operations

1. Have cleaners start with trash pickup instead of vacuuming depending on start time.
2. Be sure any construction or other work scheduled stops early or starts later.
3. Loading docks door shut.
4. Exterior doors be sure weather seals are good shape.
5. Penthouse be sure no door propped to access roof.

