

PECO Ways to Save Helps Two Logan Square Attain Significant Energy Savings

Brandywine Realty Trust (BRT), which owns and operates Two Logan Square, works closely with PECO to improve energy efficiency—and earns substantial incentives for their effort.

Two Logan Square Continuous Commissioning Project

kWh savings:
820,995 kWh annually

Incentive:
\$82,100



Over the course of ten projects, Brandywine Realty Trust has received more than \$150,000 in funding incentives from PECO and saved an estimated 3 million kWh.

Two Logan Square rises high above the arts and cultural center of Philadelphia.

This pristine building is prime real estate for many businesses thanks to state-of-the-art amenities like a conference center, event space, fitness center, lobby lounge, and even an outdoor plaza with a fountain and natural shade.

Another benefit for tenants of Two Logan Square: BRT works closely with PECO to help tenants implement energy efficiency projects and supports constantly improving facilities and securing incentives on their tenants' behalf in the process. "If I can save money and save resources, we already have a reason to optimize," says Don Haas, the general manager of One, Two and Three Logan Square, which are owned and operated by BRT.

The latest optimization project at Two Logan Square saved energy by reducing the operating hours and adjusting temperature settings on multiple air conditioning units. The savings associated with these measures was approximately 820,995 kWh annually.

Real-time energy consumption data provided by a third party to BRT allowed management to identify energy-saving opportunities. The reduced occupancy allowed for adjustments to air conditioning, maximizing energy efficiency. Haas and other building management leaders have worked with PECO on continuous commissioning projects—each saving energy and providing incentives.

"Being able to talk directly with experts about energy efficiency and how to execute on these projects, while also achieving incentives, makes the process far easier," Haas said.

Working with PECO, BRT has completed ten projects since June of 2021, receiving more than \$150,000 in incentives and saving more than an estimated 3 million kWh. "We are constantly, every day, working with PECO to look for new, unique, progressive ways to take advantage of programs and rebates," Haas said. "Our greatest partnership is with PECO and the Ways to Save program. We do this a lot, and there aren't a lot of players out there doing it as well as PECO is."

Together with PECO, BRT is saving energy, saving money and making tenants happier. BRT encourages their tenants to work directly with PECO on any energy efficiency projects under consideration. "We see this as a best practice for better landlords throughout the country," said Ronald Becker, BRT's senior vice president of operations and sustainability. "It reduces tenant operating expenses and gives them the benefit of having a say on environmental impact."

"The way this all works makes sense. We can go to PECO with the concept of a project, and they help us tweak it not only to get more savings on it, but to make it a better project. Frankly, we benefit from that. And our tenants certainly do, too."

—Don Haas, General Manager of One, Two and Three Logan Square

About Brandywine

Brandywine has a thoughtful and strategic approach to managing our ESG program that is rooted in our core values, driving long-term value to stakeholders and communities where we reside. We create dynamic, people-centric spaces that inspire not only creativity and productivity, but also connection, health, and well-being as part of our ESG initiatives.

Brandywine was among the first eight companies awarded Green Lease Leaders' Platinum Level for 2022 actions and partnering with our tenants to drive ESG performance. We use green leases in 100% of our properties to help us meet our ESG goals while providing value to our tenants. Examples of strategies used in our leases include:

- We require metering of 100% of our tenant spaces.
- Our green leases grant us permission to utilize tenant utility data for whole building data tracking and ENERGY STAR® certification.
- Tenants agree to incorporate high efficiency, ENERGY STAR certified equipment and appliances during build out of their office spaces.
- Tenants agree to recycle at least 75% of the waste generated during the build out of their space.
- Our tenants share in the cost of our investments in energy efficiency, renewable energy, or other sustainability initiatives for their building and reap the savings in their utility bills.

▶ **Want to learn more about how PECO can help your business be more energy efficient?**

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