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CDM and CEA Partner in Groundbreaking Energy Efficiency Project

CAMBRIDGE, Massachusetts—[CDM](#) and the [Cambridge Energy Alliance](#) (CEA) have formed the first-of-its-kind partnership to evaluate energy and water efficiency at One Cambridge Place, CDM's world headquarters in Cambridge, Massachusetts. This large-scale energy and resource conservation project for CDM represents an innovative, community-based approach to making energy efficiency a reality for residents and businesses.

The project team includes [ConEdison Solutions](#), an energy service company, which is conducting a comprehensive energy efficiency audit of the 180,000 square feet that CDM leases at One Cambridge Place. The audit will create an accurate energy model of the building; identify electric, gas, oil, and water efficiency opportunities; and optimize building functions. Proposed infrastructure investments could yield more than \$100,000 per year in energy, water, and operational savings—as much as 16 percent of CDM's projected 2009 energy and water/sewer costs.

Tom Pedersen, CDM director of sustainability, states, "This effort is an integral part of our corporate-wide sustainability performance improvement program and further demonstrates CDM's commitment to develop lasting solutions for our clients, communities, operations, and people that meet current needs while preserving resources for future generations." CDM is one of the city's top 20 employers with 683 employees at One Cambridge Place.

"We're excited to be the first major business in Cambridge to be collaborating with CEA and ConEdison Solutions on this pioneering partnership in energy and water efficiency," says Robert Cabral, CDM vice president, facilities. "Proposed savings would not only cover the cost of doing this study and the implementation of recommended measures, but significantly reduce our greenhouse gas emissions and pay back the investment within 6 to 8 years." The audit will be complete by the end of 2009 with the installation of improvements slated for early 2010.

ConEdison Solutions will supervise the installation of energy efficiency measures and ensure that the expected savings materialize. Measures being considered include improved heating, ventilation, and air conditioning controls; energy-efficient lighting, refrigerators, and ice machines; as well as enhanced facility management processes, procedures, and policies.

CEA, the result of a first-in-the-nation collaboration between the city of Cambridge and major foundations, is a non-profit organization that is facilitating increased sustainability through large-scale implementation. "CEA aggregates all aspects of energy and water efficiency—from energy service providers, government rebates, and financing to renewable energy and demand reductions and community education and outreach—into one effort," explains Deborah Donovan, CEA executive director. "The inclusive program allows businesses, residents, and institutions across Cambridge to save energy and money, and dramatically reduce the city's greenhouse gas emissions. We're grateful for the city's forward-thinking support for CEA and to CDM for putting this project on the map by becoming the city's first major participant."

"This is an exciting development for CEA and the city," says Robert W. Healy, Cambridge city manager. "When the city co-sponsored the creation of CEA, we aimed to spur energy efficiency and clean energy improvements in the commercial building sector because that is where most of the energy use and greenhouse gas emissions are occurring. I congratulate CDM for stepping up to the plate and leading the way for our businesses. We hope many others will follow their example."

MetLife, the owner of One Cambridge Place, is working to obtain U.S. Green Building Council Leadership in Energy and Environmental Design (LEED[®]) Existing Building certification and an Energy Star[™] rating for the property.

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About CEA: The Cambridge Energy Alliance is a city-sponsored organization working with homeowners, businesses, and institutions across the city to achieve unprecedented levels of energy savings and to expand clean energy sources.

About CDM: CDM is a consulting, engineering, construction, and operations firm delivering exceptional service to public and private clients worldwide