



Advanced Scoring Report

Arc Scoring Demonstration Project

2099 Pennsylvania Avenue, District of Columbia 20006

Report created on Mar 02, 2022



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Overview

Arc Energy Performance Score

Data Quality  Poor  Good  Best

Occupancy	GHG intensity	Energy score
201	4.1 kgCO2e/sqft/year 	82
Gross area	Total GHG	Carbon score
70,000 sqft	289,653.7 kgCO2e/year	90
Operating hours	Source energy intensity	Source energy score
40	85.1 kBtu/sqft/year 	74
Space type	Total source energy	
Office: Administrative/Profes...	5,954,480 kBtu/year	

Scorecard

Program name	Result
Arc Energy Improvement Score	✔ 0
Arc Energy Performance Score	✔ 82.07
Arc Peer Score	✔ 100
ASHRAE 100	✔ Pass
Building Energy & Water Efficiency Strategy	✔ Yes
Building Energy Ordinance	✔ Fail
Building Energy Performance Standard	✔ Pass
Building Energy Reporting and Disclosure Ordinance	✔ Pass until 2029
Carbon Risk Real Estate Monitor - GHG	✔ Pass until 2033
Carbon Risk Real Estate Monitor - Source Energy	✔ Fail
Energy Benchmarking Law	✘ No
Energy Benchmarking Ordinance	✔ Higher performance in all metrics
ENERGY STAR Score	✔ 75
GRESB (2020)	✔ Performing average
GRESB (2021)	✔ Fail
Local Law 97	✔ Pass until 2034
Play to Zero score	✔ Player

Arc Energy Performance Score

Overview

Geographic Scope: 

Description: The Arc Energy Performance Score measures source energy and carbon relative to the Arc Reference Set.

Baseline period: **N/A**

Performance period: Last 12 months

Benchmarking

Data Quality ■ Poor ■ Good ■ Best

Occupancy 201	GHG intensity 4.1 kgCO2e/sqft/year ■■■	Energy score 82
Gross area 70,000 sqft	Total GHG 289,653.7 kgCO2e/year	Carbon score 90
Operating hours 40	Source energy intensity 85.1 kBtu/sqft/year ■■■	Source energy score 74
Space type Office: Administrative/Professional	Total source energy 5,954,480 kBtu/year	

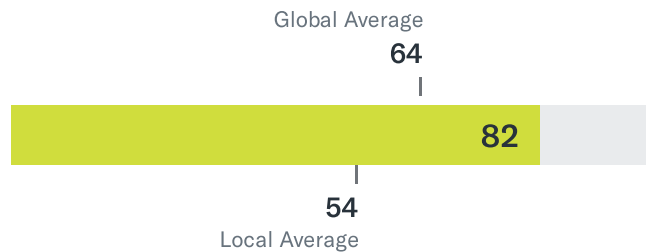
Current Energy Score

for 12 month performance period ending Mar 02, 2022

 **82/100**

Breakdown

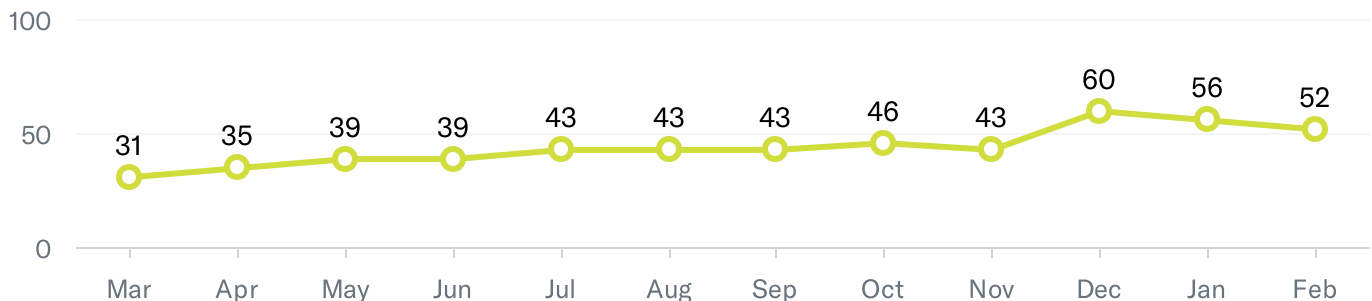
Energy Intensity: **74.47**
Carbon Intensity: **89.67**



Monthly average Arc Energy Score

 Mar 01, 2021 - Feb 28, 2022

44/100



Energy Score calculated for the first day of each month

Arc Energy Improvement Score

Overview










Geographic Scope: 

Description: The Arc Energy Improvement Score evaluates simple year-over-year changes in performance relative to changes among GRESB participants.

Baseline period: **Lagging 12 months**

Performance period: Last 12 months

 **0 / 100** Estimated

	Data Quality  Poor  Good  Best 			
	Estimated Site Energy Intensity	Estimated Source Energy Intensity	Estimated Energy Cost Intensity	Gross Area
	kBtu/floor area	kBtu/floor area	cost (USD)/square meters	square meters
Change	▼ 7.5% (Less is better)	▼ 2.4% (Less is better)	NA	0%
Baseline period	299.064391 	355.384851 	NA 	6,503.219093
Performance Period	321.619369 	363.884177 	NA 	6,503.219093

Arc Peer Score

Overview




Geographic Scope: 

Description: The Arc Peer Score measures source energy intensity relative to all Arc participants.

Baseline period: **N/A**

Performance period: **12 months ending today**

Benchmarking

Data Quality  Poor  Good  Best

Selected Country

United States

Energy intensity

75.2 kBtu/sqft/year 

Percentile

47

Selected State

All

Total energy

5,261,608.8 kBtu/year

Selected SpaceType

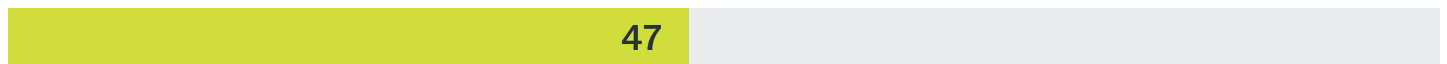
Core Learning Space: K-12 Ele...

Selected Certification

Not-Certified, Pre-Certified, C...

 Mar 03, 2021 - Mar 02, 2022

47/100 percentile



ENERGY STAR Score

Overview

Geographic Scope: United States

Description: The ENERGY STAR Score compares whole building source energy performance to the U.S. building stock.

Baseline period: **N/A**

Performance period: Last 12 months

Benchmarking

Data Quality ■ ■ Poor ■ ■ Good ■ ■ ■ Best

Occupancy

201

Source energy intensity

85.1 kBtu/sqft/year ■■■

ENERGY STAR score

75

Gross area

70,000 sqft

Total source energy

5,954,480 kBtu/year

Operating hours

40

Space type

Office: Administrative/Professional

Current EnergyStar Score

⚡ **75/100**



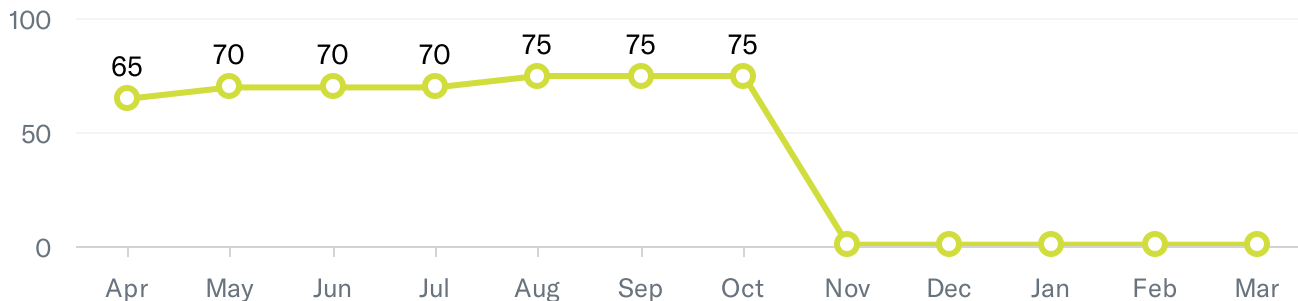
Effective at: **Sep, 2021**

Last synced at: **Oct 23, 2021**

Monthly average ESPM Score

■ Apr 01, 2021 - Mar 31, 2022

71/100



Score calculated for the first day of each month

GRESB (2020)

Overview

Geographic Scope: 

Description: The GRESB Sector Score compares project energy intensity with sector average intensities from 2020.

Baseline period: **N/A**

Performance period: Last 12 months

Benchmarking

Select SpaceType

Healthcare

2020 Global average energy intensity

225 kWh/sqm/year

Energy intensity

237.1 kWh/sqm/year 

Total energy

1,542,021.1 kWh/year

Data Quality

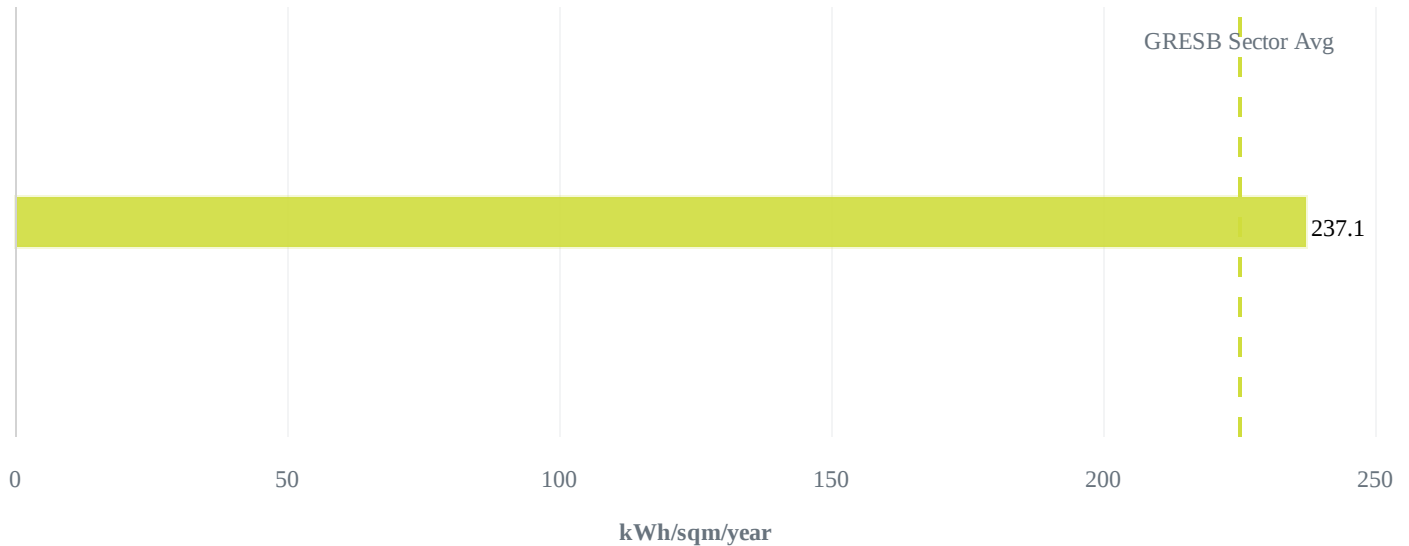
 Poor

 Good

 Best

Rating

 **Performing average**



Building Energy Performance Standard

Overview

Geographic Scope: Washington, DC

Description: The Washington, DC Building Energy Performance Standard (BEPS) evaluates operational source energy performance relative to climate action plan requirements.

Baseline period: **N/A**

Performance period: Last 12 months

Benchmarking

Data Quality ■ Poor ■ Good ■ Best

Geographic area

Washington, DC

Source energy intensity

85.1 kBtu/sqft/yr ■■■

Meets EUI benchmark

✔ **Pass**

Ownership

Private

Total source energy

5,954,480 kBtu/yr

Meets ENERGY STAR score benchmark

✔ **Pass**

Property type

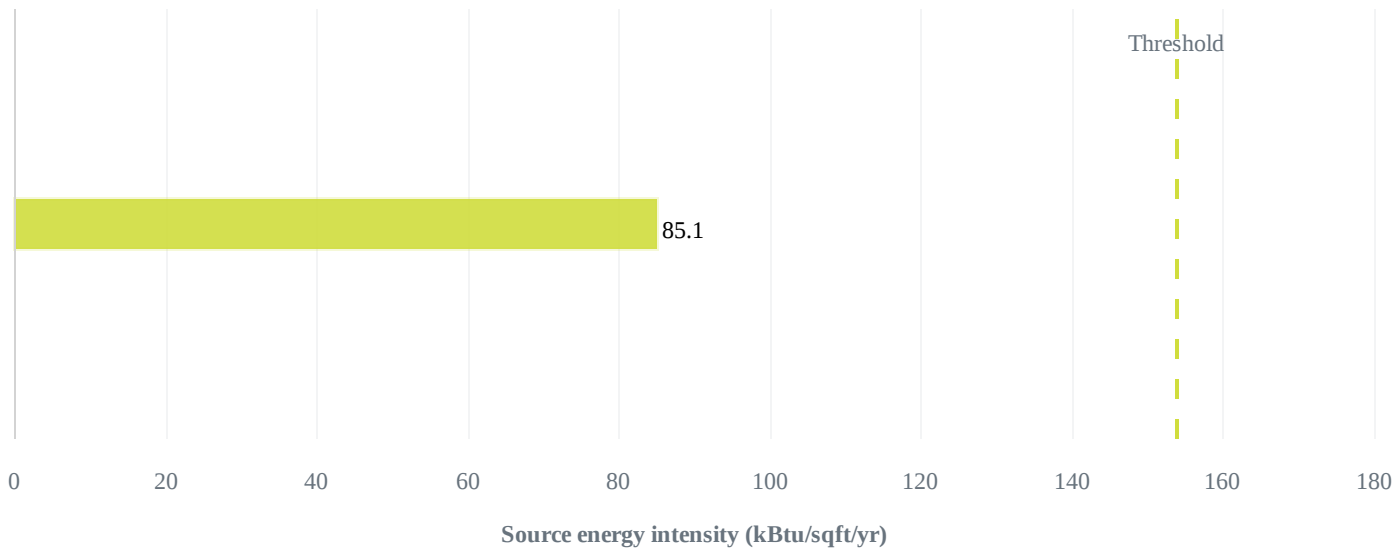
Office

ENERGY STAR Score

75

Gross area (sqft)

70,000



Energy Benchmarking Law

Overview

Geographic Scope: Seattle, Washington

Description: Seattle's Energy Benchmarking Law (Municipal Code 22.920) evaluate operational source energy performance relative to Seattle's climate action plan requirements.

Baseline period: **N/A**

Performance period: Last 12 months

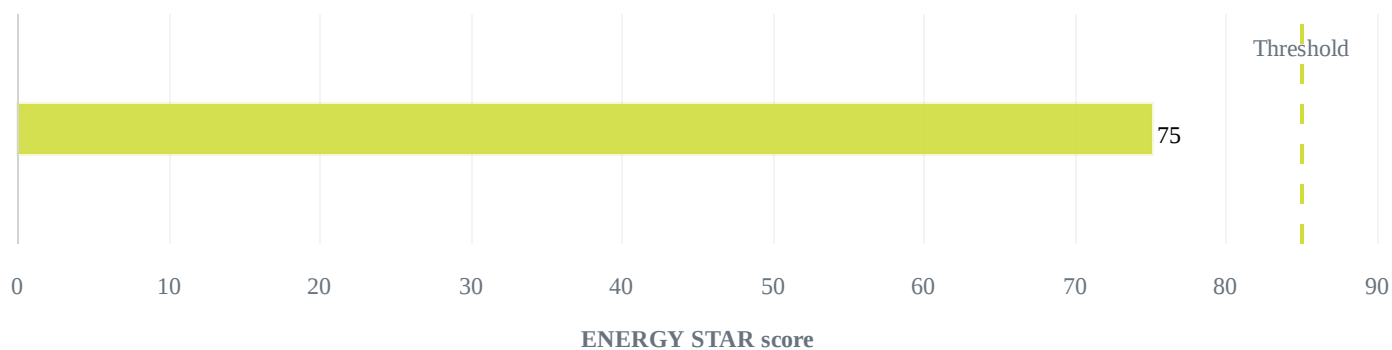
Benchmarking

Gross area
70,000 sqft

ENERGY STAR score
75

Meets threshold
⊗ No

Seattle Building performance threshold
>= 85



Building Energy & Water Efficiency Strategy

Overview

Geographic Scope: Orlando, FL

Description: The Building Energy & Water Efficiency Strategy evaluates operational performance relative to City of Orlando climate action plan goals.

Baseline period: **N/A**

Performance period: Last 12 months

Benchmarking

Select SpaceType

Commercial

ENERGY STAR score

75

Meets city of Orlando benchmark

✔ **Yes**

Gross area

70,000 sqft

Meets minimum gross area criteria

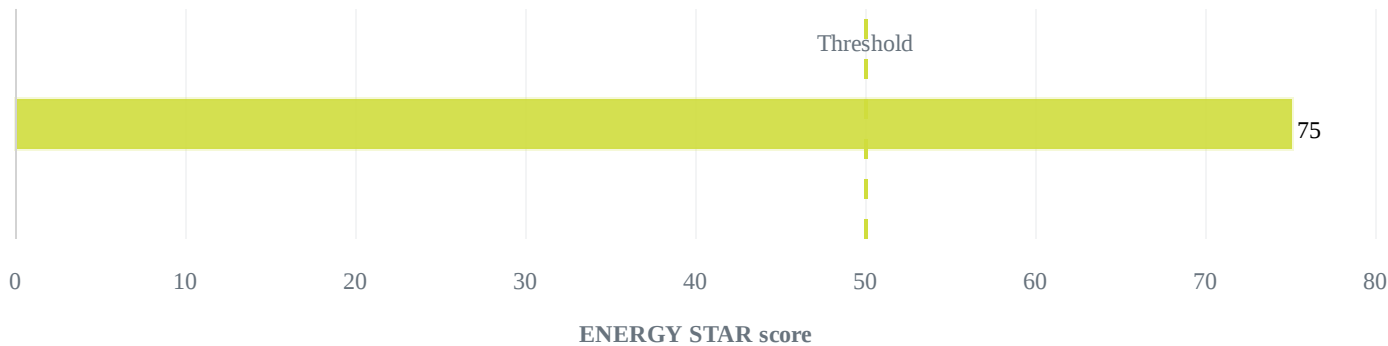
✔ **Yes**

Minimum gross area criteria

>= 50000 sqft

Minimum score to meet city of Orlando benchmark

>= 50



CRREM GHG

Overview

Geographic Scope: European Union

Description: The Carbon Risk Real Estate Monitor (CRREM) evaluates operational greenhouse gas emissions relative to a 1.5 degree decarbonization pathway.

Baseline period: **N/A**

Performance period: 12 months ending today

Benchmarking

Data Quality ■ Poor ■ Good ■ Best

Geographic area

Netherlands

GHG intensity

44.5 kgCO₂e/sqm/yr ■■■

Result

✔ **Pass until 2033**

Property type

Commercial

Total GHG

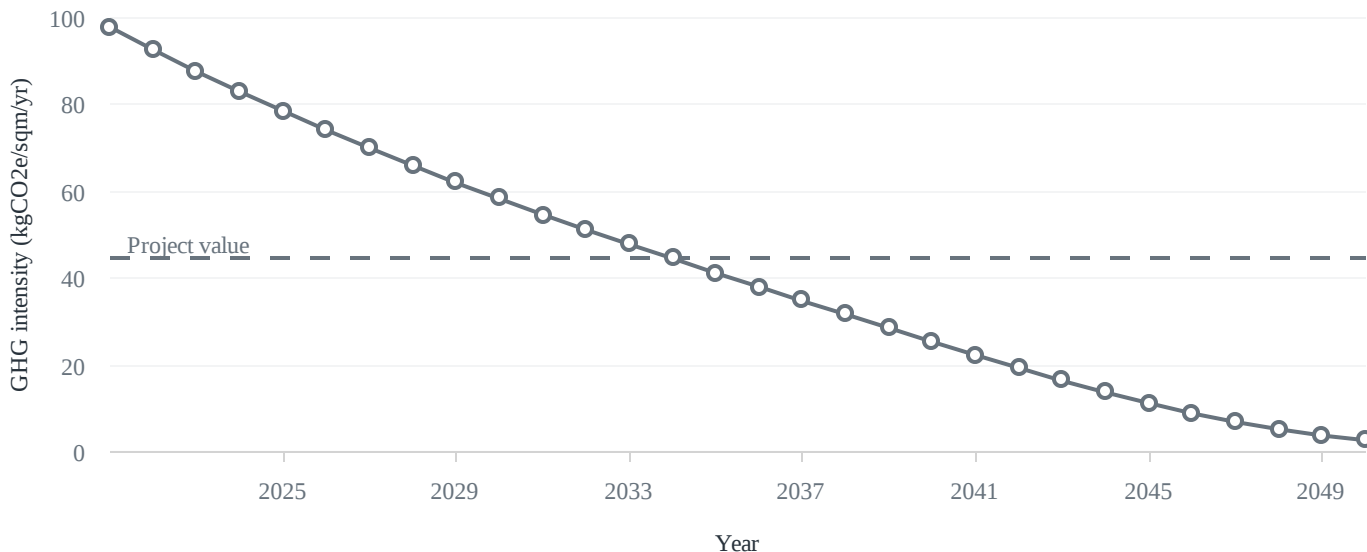
289,653.3 kgCO₂e/yr

Sub property type

Office

Specific plan path

CRREM 1.5 degree plan



CRREM GHG (continued)

<u>Year</u>	<u>Criteria (kgCO₂e/sqm/yr)</u>	<u>Meets criteria</u>	<u>% improvement</u>
2021	<= 97.9	✔ Pass	N/A
2022	<= 92.6	✔ Pass	N/A
2023	<= 87.7	✔ Pass	N/A
2024	<= 83.0	✔ Pass	N/A
2025	<= 78.5	✔ Pass	N/A
2026	<= 74.2	✔ Pass	N/A
2027	<= 70.0	✔ Pass	N/A
2028	<= 65.9	✔ Pass	N/A
2029	<= 62.0	✔ Pass	N/A
2030	<= 58.3	✔ Pass	N/A
2031	<= 54.6	✔ Pass	N/A
2032	<= 51.2	✔ Pass	N/A
2033	<= 47.8	✔ Pass	N/A
2034	<= 44.5	✘ Fail	0.1%
2035	<= 41.2	✘ Fail	7.3%
2036	<= 38.0	✘ Fail	14.5%
2037	<= 34.8	✘ Fail	21.7%
2038	<= 31.7	✘ Fail	28.8%
2039	<= 28.5	✘ Fail	35.9%
2040	<= 25.4	✘ Fail	43.0%

CRREM GHG (continued)

<u>Year</u>	<u>Criteria (kgCO₂e/sqm/yr)</u>	<u>Meets criteria</u>	<u>% improvement</u>
2041	<= 22.3	⊗ Fail	49.9%
2042	<= 19.3	⊗ Fail	56.7%
2043	<= 16.4	⊗ Fail	63.2%
2044	<= 13.7	⊗ Fail	69.3%
2045	<= 11.2	⊗ Fail	74.9%
2046	<= 8.9	⊗ Fail	80.0%
2047	<= 6.9	⊗ Fail	84.5%
2048	<= 5.2	⊗ Fail	88.3%
2049	<= 3.8	⊗ Fail	91.4%
2050	<= 2.7	⊗ Fail	93.9%

CRREM Source

Overview

Geographic Scope: European Union

Description: The Carbon Risk Real Estate Monitor (CRREM) evaluates operational source energy performance relative to a 1.5 degree decarbonization pathway.

Baseline period: **N/A**

Performance period: 12 months ending today

Benchmarking

Data Quality ■ Poor ■ Good ■ Best

Geographic area
Belgium

Property type
Commercial

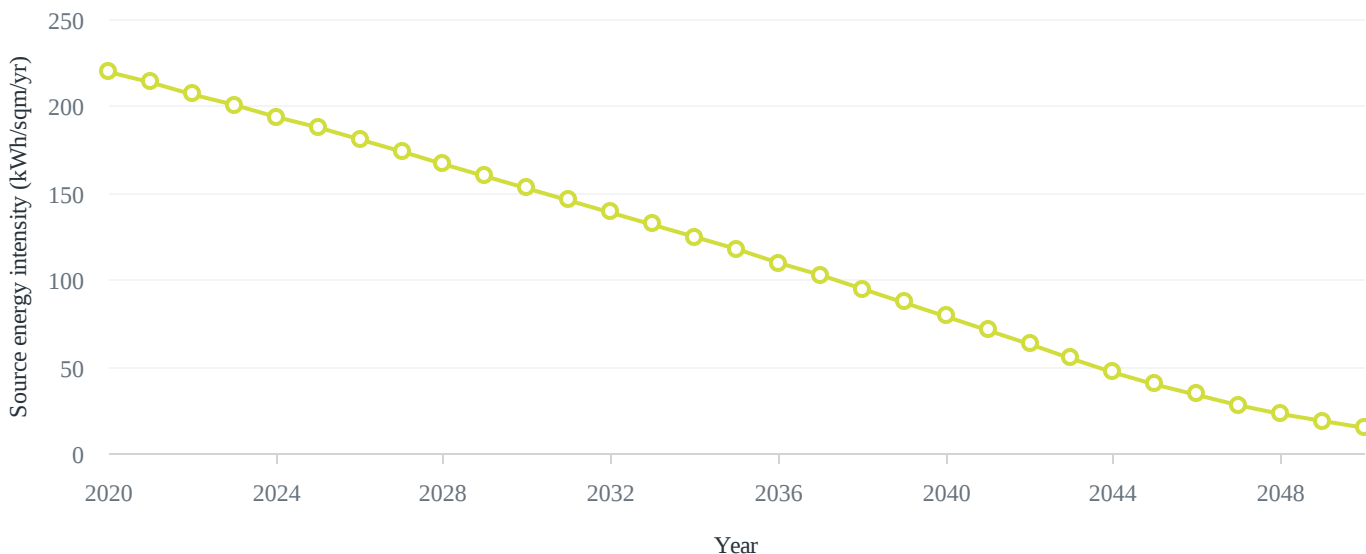
Sub property type
Office

Specific plan path
CRREM 1.5 degree goal

Source energy intensity ■■■
268.3 kWh/sqm/yr

Total source energy
1,745,083.7 kWh/yr

Result
! **Fail**



CRREM Source (continued)

<u>Year</u>	<u>Criteria (kWh/sqm/yr)</u>	<u>Meets criteria</u>	<u>% improvement</u>
2020	<= 220.0	⊗ Fail	18.0%
2021	<= 214.0	⊗ Fail	20.2%
2022	<= 207.0	⊗ Fail	22.8%
2023	<= 201.0	⊗ Fail	25.1%
2024	<= 194.0	⊗ Fail	27.7%
2025	<= 188.0	⊗ Fail	29.9%
2026	<= 181.0	⊗ Fail	32.5%
2027	<= 174.0	⊗ Fail	35.1%
2028	<= 167.0	⊗ Fail	37.8%
2029	<= 160.0	⊗ Fail	40.4%
2030	<= 153.0	⊗ Fail	43.0%
2031	<= 146.0	⊗ Fail	45.6%
2032	<= 139.0	⊗ Fail	48.2%
2033	<= 132.0	⊗ Fail	50.8%
2034	<= 125.0	⊗ Fail	53.4%
2035	<= 118.0	⊗ Fail	56.0%
2036	<= 110.0	⊗ Fail	59.0%
2037	<= 103.0	⊗ Fail	61.6%
2038	<= 95.0	⊗ Fail	64.6%
2039	<= 87.0	⊗ Fail	67.6%

CRREM Source (continued)

<u>Year</u>	<u>Criteria (kWh/sqm/yr)</u>	<u>Meets criteria</u>	<u>% improvement</u>
2040	<= 79.0	⊗ Fail	70.6%
2041	<= 71.0	⊗ Fail	73.5%
2042	<= 63.0	⊗ Fail	76.5%
2043	<= 55.0	⊗ Fail	79.5%
2044	<= 47.0	⊗ Fail	82.5%
2045	<= 40.0	⊗ Fail	85.1%
2046	<= 34.0	⊗ Fail	87.3%
2047	<= 28.0	⊗ Fail	89.6%
2048	<= 23.0	⊗ Fail	91.4%
2049	<= 19.0	⊗ Fail	92.9%
2050	<= 15.0	⊗ Fail	94.4%

ASHRAE

Overview

Geographic Scope: United States

Description: ASHRAE 100 measures building performance relative to CBECS (2012) divided by property type and climate zone.

Baseline period: **N/A**

Performance period: 12 months ending today

Benchmarking

Data Quality ■ ■ Poor ■ ■ Good ■ ■ Best

Climate code

4A

Source energy intensity

85.1 kBtu/sqft/yr ■■■

Result

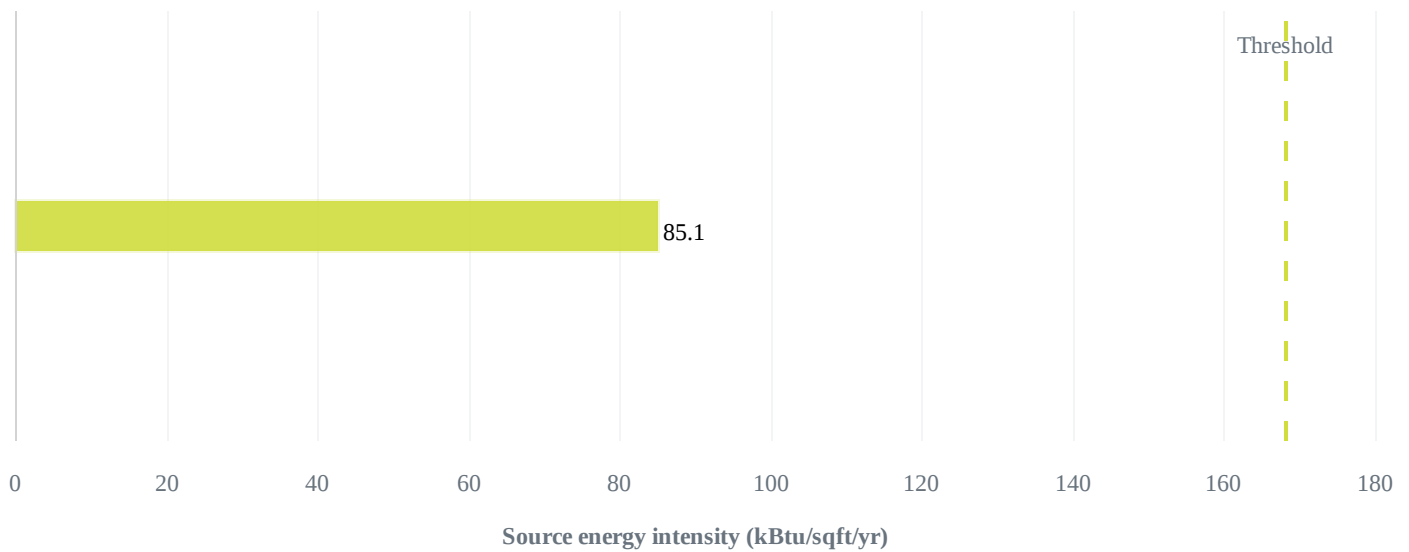
✔ **Pass**

Property type


Hotel

Total source energy

5,954,480 kBtu/yr



ASHRAE (continued)

<u>Year</u>	<u>Criteria (kBtu/sqft/yr)</u>	<u>Meets criteria</u>	<u>% improvement</u>
2012	<= 168.0	 Pass	N/A

Building Energy Reporting and Disclosure Ordinance (BERDO)

Overview

Geographic Scope: Boston, MA

Description: The Building Energy and Reporting Disclosure Ordinance (BERDO) evaluates operational performance relative to City of Boston climate action plan goals.

Baseline period: N/A

Performance period: 12 months ending today

Benchmarking

Geographic area
Boston, MA

Gross area (sqft)
70,000

Property type
Commercial

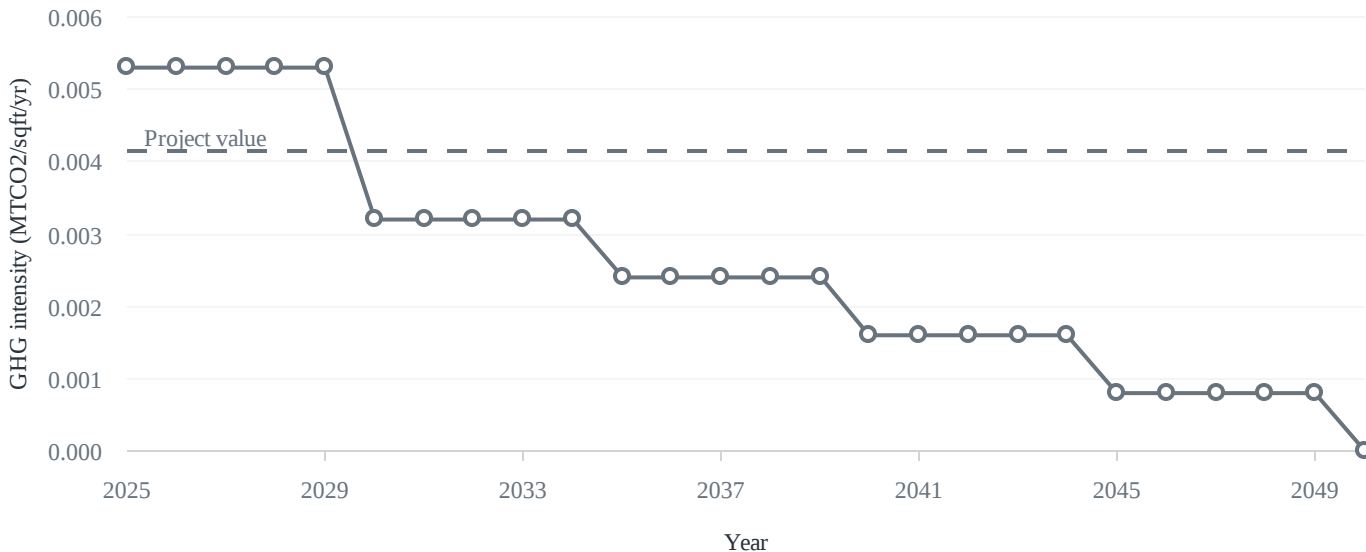
Sub property type
Office

GHG intensity
0.00414 MTCO2/sqft/yr ■■■

Total GHG
289.80000 MTCO2/yr

Data Quality ■ ■ ■ Poor Good Best

Result
✔ **Pass until 2029**



Building Energy Reporting and Disclosure Ordinance (BERDO) (continued)

<u>Year</u>	<u>Criteria (MTCO2/sqft/yr)</u>	<u>Meets criteria</u>	<u>% improvement</u>
2025	<= 0.0053	✔ Pass	N/A
2026	<= 0.0053	✔ Pass	N/A
2027	<= 0.0053	✔ Pass	N/A
2028	<= 0.0053	✔ Pass	N/A
2029	<= 0.0053	✔ Pass	N/A
2030	<= 0.0032	✘ Fail	22.7%
2031	<= 0.0032	✘ Fail	22.7%
2032	<= 0.0032	✘ Fail	22.7%
2033	<= 0.0032	✘ Fail	22.7%
2034	<= 0.0032	✘ Fail	22.7%
2035	<= 0.0024	✘ Fail	42.0%
2036	<= 0.0024	✘ Fail	42.0%
2037	<= 0.0024	✘ Fail	42.0%
2038	<= 0.0024	✘ Fail	42.0%
2039	<= 0.0024	✘ Fail	42.0%
2040	<= 0.0016	✘ Fail	61.4%
2041	<= 0.0016	✘ Fail	61.4%
2042	<= 0.0016	✘ Fail	61.4%
2043	<= 0.0016	✘ Fail	61.4%
2044	<= 0.0016	✘ Fail	61.4%

Building Energy Reporting and Disclosure Ordinance (BERDO) (continued)

<u>Year</u>	<u>Criteria (MTCO2/sqft/yr)</u>	<u>Meets criteria</u>	<u>% improvement</u>
2045	<= 0.0008	⊗ Fail	80.7%
2046	<= 0.0008	⊗ Fail	80.7%
2047	<= 0.0008	⊗ Fail	80.7%
2048	<= 0.0008	⊗ Fail	80.7%
2049	<= 0.0008	⊗ Fail	80.7%
2050	<= 0.0	⊗ Fail	100.0%

LL97

Overview

Geographic Scope: New York City, New York

Description: Local Law 97 evaluates operational greenhouse gas emissions relative to New York City Local Law 97.

Baseline period: **N/A**

Performance period: 12 months ending today

Benchmarking

Geographic area
New York, NY

Gross area (sqft)
70,000

Property type
Commercial

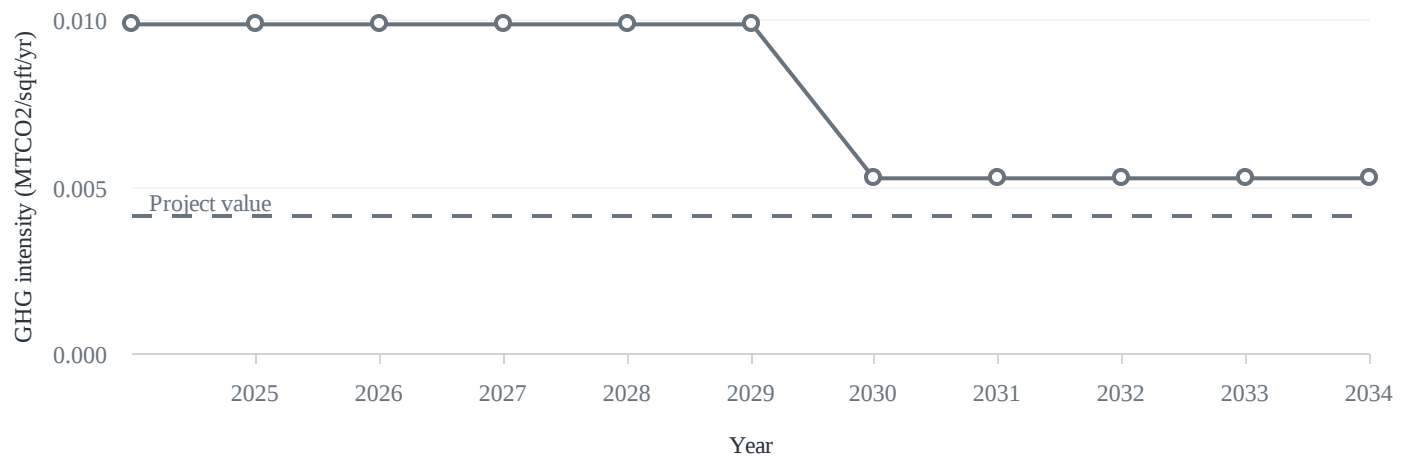
Sub property type
Hotel

GHG intensity
0.00414 MTCO2/sqft/yr ■■■

Total GHG
289.80000 MTCO2/yr

Result
✔ **Pass until 2034**

Data Quality ■ Poor ■ Good ■ Best



LL97 (continued)

<u>Year</u>	<u>Criteria (MTCO2/sqft/yr)</u>	<u>Meets criteria</u>	<u>% improvement</u>
2024	<= 0.00987	✔ Pass	N/A
2025	<= 0.00987	✔ Pass	N/A
2026	<= 0.00987	✔ Pass	N/A
2027	<= 0.00987	✔ Pass	N/A
2028	<= 0.00987	✔ Pass	N/A
2029	<= 0.00987	✔ Pass	N/A
2030	<= 0.00526	✔ Pass	N/A
2031	<= 0.00526	✔ Pass	N/A
2032	<= 0.00526	✔ Pass	N/A
2033	<= 0.00526	✔ Pass	N/A
2034	<= 0.00526	✔ Pass	N/A

GRESB (2021)

Overview

Geographic Scope: 

Description: The GRESB Sector Score compares project energy intensity with sector average intensities from 2021.

Baseline period: **N/A**

Performance period: Last 12 months

Benchmarking

Select Geographic Area

Americas

Select SpaceType

Office

2021 Global average energy intensity

194 kWh/sqm/year

Energy intensity

237.1 kWh/sqm/year 

Total energy

1,542,021.1 kWh/year

Data Quality

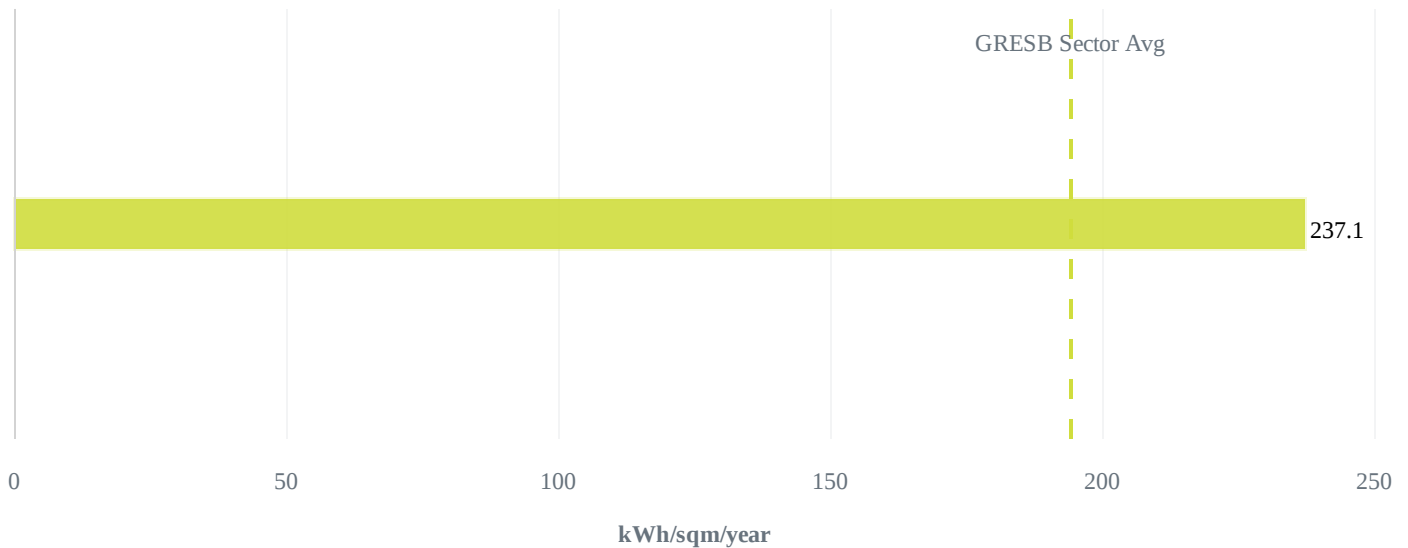
 Poor

 Good

 Best

Rating

 **Fail**



Play to Zero score

Overview

Geographic Scope: Global

Description: GSA inspires sports leagues and teams to promote healthy and sustainable communities by advancing social and environmental responsibility.

Baseline period: Lagging 12 months

Performance period: Last 12 months

Benchmarking

Property type

Sporting venue

Source energy intensity

(Baseline period)

69 kBtu/sqft/yr ■ ■ ■

GHG intensity

(Baseline period)

0 MTCO₂/sqft/yr ■ ■ ■

Source energy intensity

(Performance period)

85.1 kBtu/sqft/yr ■ ■ ■

GHG intensity

(Performance period)

0 MTCO₂/sqft/yr ■ ■ ■

Data Quality

■ ■ ■ Poor

■ ■ ■ Good

■ ■ ■ Best

Result

✔ **Player**

Energy Result

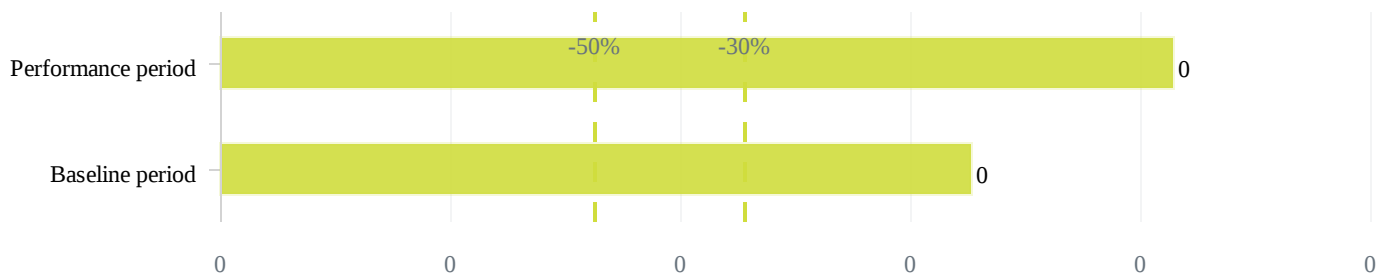
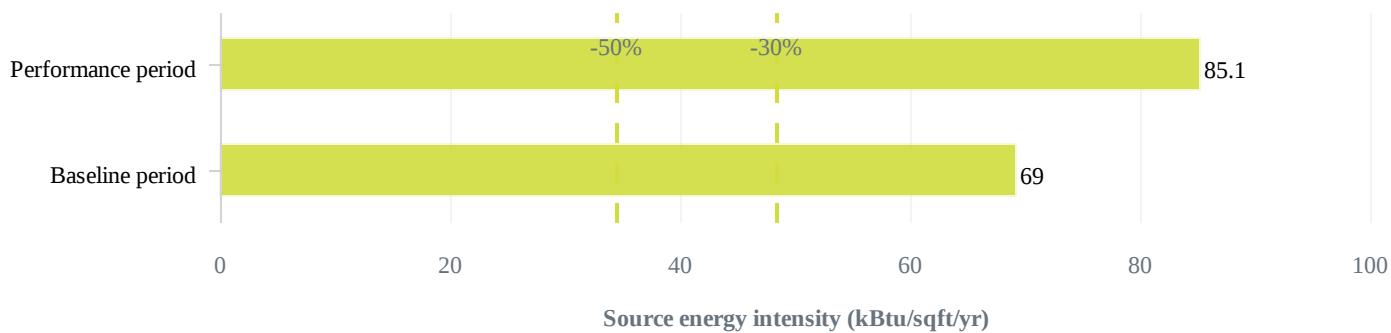
✔ **Player**

GHG Result

✔ **Player**

Reduction threshold

< 30%



Building Energy Ordinance

Overview

Geographic Scope: St. Louis, MO

Description: This program requires privately owned and municipal buildings over 50,000 sqft to benchmark their building energy performance to determine compliance under or over the local 35th percentile site EUI threshold.

Baseline period: N/A

Performance period: Last 12 months

Benchmarking

Geographic area
St. Louis, MO

Property type
Commercial

Sub property type
Office

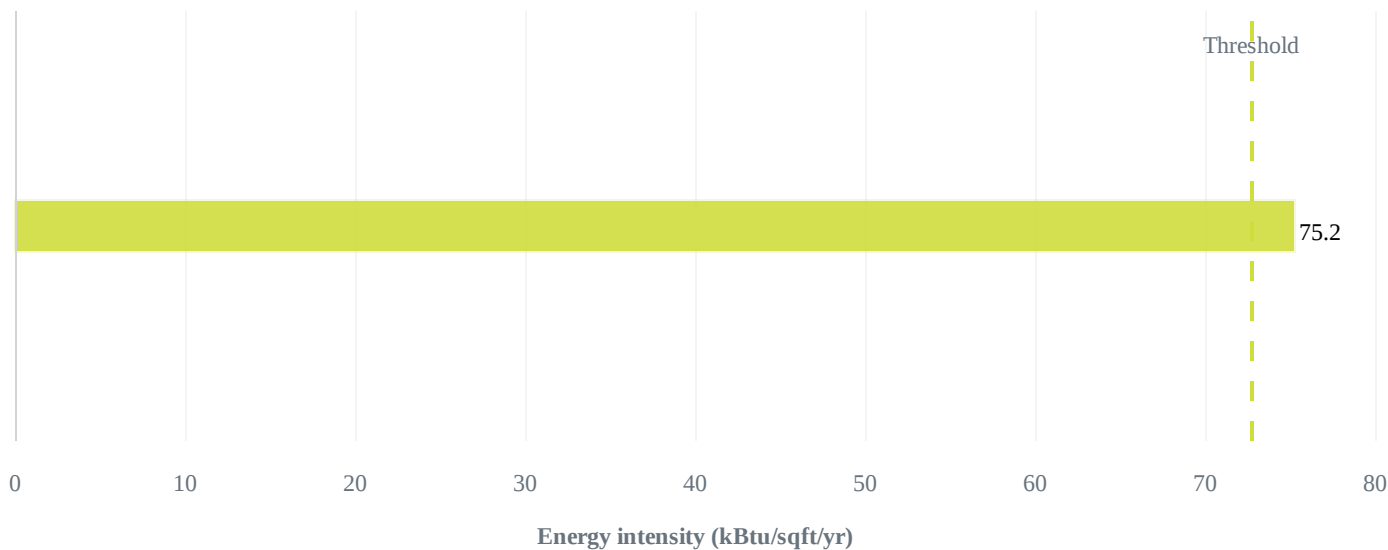
Gross area (sqft)
70,000

Energy intensity
75.2 kBtu/sqft/yr ■■■

Total energy
5,261,608.8 kBtu/yr

Data Quality ■■■ Poor ■■■ Good ■■■ Best

Result
⚠ **Fail**



Energy Benchmarking Ordinance

Overview

Geographic Scope: Chicago, IL

Description: Chicago's Energy Benchmarking Ordinance evaluates a variety of metrics for commercial and residential buildings over 50,000 sqft.

Baseline period: N/A

Performance period: Last 12 months

Benchmarking

Geographic area

Chicago, IL

Property type

Office

Chicago energy rating

3.5

Gross area (sqft)

70,000

Energy intensity

75.2 kBtu/sqft/yr ■ ■ ■

Total energy

5,261,608.8 kBtu/yr

Source energy intensity

85.1 kBtu/sqft/yr ■ ■ ■

Total source energy

5,954,480 kBtu/yr

GHG intensity

4.1 kgCO₂e/sqft/yr ■ ■ ■

Total GHG

289,653.7 kgCO₂e/yr

ENERGY STAR Score

75

Data Quality

■ ■ Poor

■ ■ Good

■ ■ ■ Best

Result

✔ **Higher performance in all metrics**

Chicago energy rating result

✔ **Higher Rating than Median**

Site result

✔ **Lower intensity than median**

Source result

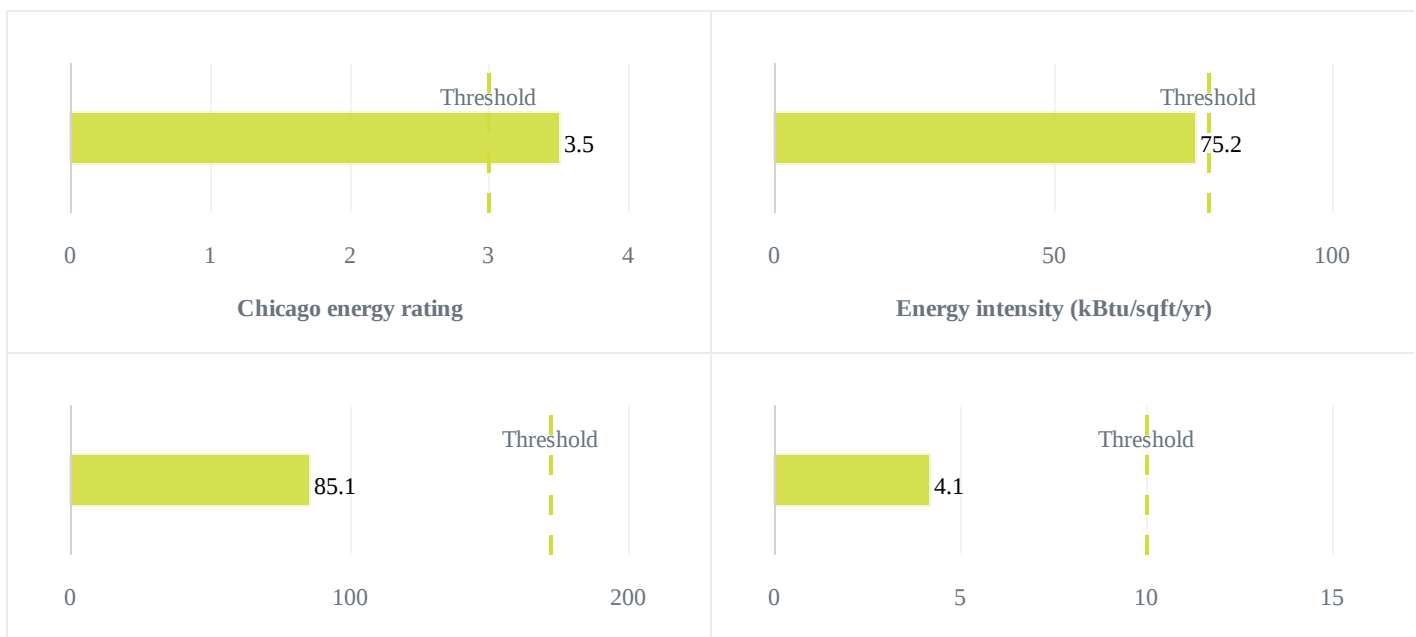
✔ **Lower intensity than median**

Ghg result

✔ **Lower emissions than median**

ENERGY STAR result

✔ **Higher Score than Median**





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