



# ENERGY STAR® Application for Certification

# 80

ENERGY STAR®  
Score<sup>1</sup>

## ICF Office

**Registry Name:** ICF Office  
**Property Type:** Office  
**Gross Floor Area (ft²):** 245,750  
**Built:** 2010

**For Year Ending:** Jan 31, 2020<sup>2</sup>  
**Date Application Becomes Ineligible:** See [this FAQ](#) for details.

1. The ENERGY STAR Score is based on total source energy. A score of 75 is the minimum to be eligible for the ENERGY STAR.  
 2. The award is not final until approval is received from EPA or NRCan.



Please use the [Licensed Professional's Guide to the ENERGY STAR® for Commercial Buildings](http://www.energystar.gov/lpguide) for reference in completing this checklist (<http://www.energystar.gov/lpguide>).

## Property & Contact Information

### Property Address

ICF Office  
 9300 Lee Highway  
 Fairfax, Virginia 22031

**Property ID:** 10875726

### Property Owner

ICF International  
 9300 Lee Highway  
 Fairfax, VA 22031  
 2222222222

### Primary Contact

Kate Rubin  
 9300 Lee Highway  
 Fairfax, VA 22031  
 2222222222  
 kate.rubin@icf.com

## 1. Review of Whole Property Characteristics

### Basic Property Information

#### 1) Property Name for Registry: ICF Office

☒ Yes ☐ No

Is this the official name to be displayed in the [Registry of ENERGY STAR Certified Buildings and Plants](#)?

If "No", please specify: \_\_\_\_\_

#### 2) Property Type: Office

☒ Yes ☐ No

Is this an accurate description of the primary use of this property?

#### 3) Location:

☒ Yes ☐ No

9300 Lee Highway  
Fairfax, Virginia 22031

Is this correct and complete?

**4) Gross Floor Area: 245,750 ft<sup>2</sup>**

☒ Yes ☐ No

Is value an accurate account of the gross floor area for the property?

**5) Average Occupancy (%): 75**

☒ Yes ☐ No

Is this occupancy percentage accurate for the entire 12 month period being assessed?

**6) Number of Buildings: 1**

☒ Yes ☐ No

Does this number accurately represent all structures?

**7) Whole Property Verification:**

☒ Yes ☐ No

Does this application represent the entire property? If any space or energy use has been excluded from this property, please describe it in the notes section below.

**Notes:**

## Indoor Environmental Quality

**1) Outdoor Air Ventilation**

☒ Yes ☐ No

Were measurements and/or calculations taken and recorded under normal building operating conditions using an allowable method as described in the Licensed Professional's Guide which demonstrate this property meets the minimum ventilation rates according to ANSI/ASHRAE Standard 62?

[NOTE: In the case of an audit of this application, Appendix A: IEQ Measurement Form from the LP Guide, will be required to be completed and submitted to EPA. Failure to submit measurements will result in a denial of the application.]

**2) Thermal Environmental Conditions**

☒ Yes ☐ No

Were measurements taken and recorded per the Licensed Professional's Guide which demonstrate this property meets the acceptable thermal environmental conditions according to ANSI/ASHRAE Standard 55, Thermal Environmental Conditions for Human Occupancy?

[NOTE: In the case of an audit of this application, Appendix A: IEQ Measurement Form from the LP Guide, will be required to be completed and submitted to EPA. Failure to submit measurements will result in a denial of the application.]

**3) Illumination**

☒ Yes ☐ No

Were measurements taken and recorded per the LP Guide which demonstrate this property meets minimum recommended illumination levels according to the most recent version of the Illuminating Engineering Society of North America (IESNA) Lighting Handbook?

[NOTE: In the case of an audit of this application, Appendix A: IEQ Measurement Form from the LP Guide, will be required to be completed and submitted to EPA. Failure to submit measurements will result in a denial of the application.]

**Notes:**

## 2. Review of Property Use Details

### Office: Office Space - Occupied

**1) Gross Floor Area: 195,750 ft<sup>2</sup>**

☒ Yes ☐ No

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

**2) Weekly Operating Hours: 60**

☒ Yes ☐ No

Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the HVAC system is starting up or shutting down, or when property is occupied only by maintenance, security, cleaning staff, or other support personnel. For properties with a schedule that varies during the year, use the schedule most often followed.

**3) Number of Workers on Main Shift: 520**

☒ Yes ☐ No

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

**4) Number of Computers: 740**

☒ Yes ☐ No

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

**5) Percent That Can Be Cooled: 100**

☒ Yes ☐ No

Is this the total percentage of the property that can be cooled by mechanical equipment?  
This includes all types of cooling from central air to individual window units.

**Notes:**

## Parking: Parking Use

### 1) Open Parking Lot Size: 10,000 ft<sup>2</sup>

☒ Yes ☐ No

Is this the total area that is lit and used for parking vehicles? Open Parking Lot Size refers specifically to open area, which may include small shading covers but does not include any full structures with roofs. Parking lot size may include the area of parking spots, lanes, and driveways.

### 2) Partially Enclosed Parking Garage Size: 0 ft<sup>2</sup>

☒ Yes ☐ No

Is this the total area of parking structures that are partially enclosed? This includes parking garages where each level is covered at the top, but the walls are partially or fully open.

### 3) Completely Enclosed Parking Garage: 0 ft<sup>2</sup>

☒ Yes ☐ No

Is this the total area of parking structures that are completely enclosed on all four sides and have a roof? This includes underground parking or fully enclosed parking on the first few stories of a building.

### 4) Supplemental Heating: No

☒ Yes ☐ No

Is this the correct answer to whether your parking garage has Supplemental Heating, which is a heating system to pre-heat ventilation air and/or maintain a minimum temperature during winter months?

**Notes:**

## Office: Office Space - Vacant

### 1) Gross Floor Area: 50,000 ft<sup>2</sup>

☒ Yes ☐ No

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied

tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

**2) Weekly Operating Hours: 40**

☒ Yes ☐ No

Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the HVAC system is starting up or shutting down, or when property is occupied only by maintenance, security, cleaning staff, or other support personnel. For properties with a schedule that varies during the year, use the schedule most often followed.

**3) Number of Workers on Main Shift: 0**

☒ Yes ☐ No

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

**4) Number of Computers: 0**

☒ Yes ☐ No

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

**5) Percent That Can Be Cooled: 100**

☒ Yes ☐ No

Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.

**Notes:**

### 3. Review of Energy Consumption

Data Overview			
<b>Site Energy Use Summary</b>		<b>National Median Comparison</b>	
Electric - Grid (kBtu)	10,692,118 (100%)	National Median Site EUI (kBtu/ft <sup>2</sup> )	69.1
Total Energy (kBtu)	10,692,118	National Median Source EUI (kBtu/ft <sup>2</sup> )	193.4
<b>Energy Intensity</b>		% Diff from National Median Source EUI	-37%
Site (kBtu/ft <sup>2</sup> )	43.5	<b>Emissions (based on site energy use)</b>	
Source (kBtu/ft <sup>2</sup> )	121.8		

Greenhouse Gas Emissions (Metric Tons CO<sub>2</sub>e) 1,151.5

**Power Generation Plant or Distribution Utility:**  
Virginia Electric & Power Co

Note: All values are annualized to a 12-month period. Source Energy includes energy used in generation and transmission to enable an equitable assessment.

## Summary of All Associated Energy Meters

The following meters are associated with the property, meaning that they are added together to get the total energy use for the property. Please see additional tables in this checklist for the exact meter consumption values. **Note: please review all meter entries, making note of any unusual entries, and, if they are correct, provide a manual note to explain.**

Meter Name	Fuel Type	Start Date	End Date	Associated With:
Electric Grid Meter	Electric - Grid	01/01/2010	In Use	ICF Office

### Total Energy Use

☐ Yes ☐ No

Do the meters shown above account for the total energy use of this property during the reporting period of this application?

### Additional Fuels

☒ Yes ☐ No

Do the meters above include all fuel types at the property? That is, no additional fuels such as district steam, generator fuel oil have been excluded.

### On-Site Solar and Wind Energy

☒ Yes ☐ No

Are all on-site solar and wind installations reported in this list (if present)? All on-site systems must be reported.

### Notes:

## Electric - Grid Meter: Electric Grid Meter (kWh (thousand Watt-hours))

Associated With: ICF Office

Start Date	End Date	Usage	Green Power?
01/05/2019	02/05/2019	300,200	No
02/05/2019	03/05/2019	30,500	No

Start Date	End Date	Usage	Green Power?
03/05/2019	04/05/2019	257,420	No
04/05/2019	05/05/2019	250,950	No
05/05/2019	06/05/2019	258,450	No
06/05/2019	07/05/2019	310,000	No
07/05/2019	08/05/2019	310,200	No
08/05/2019	09/05/2019	305,360	No
09/05/2019	10/05/2019	294,500	No
10/05/2019	11/05/2019	263,200	No
11/05/2019	12/05/2019	260,840	No
12/05/2019	01/05/2020	282,480	No
01/05/2020	02/05/2020	311,200	No
<b>Total Consumption (kWh (thousand Watt-hours)):</b>			3,435,300
<b>Total Consumption (kBtu (thousand Btu)):</b>			11,721,243.6

**Total Energy Consumption for this Meter** ☒ Yes ☐ No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

**Notes:**

#### 4. Signature & Stamp of Verifying Licensed Professional

Kate Rubin (Name) visited this site on 12/04/2019 (Date). Based on the conditions observed at the time of the visit to this property, I verify that the information contained within this application is accurate and in accordance with the Licensed Professional Guide.

Signature Kate Rubin  
Date 05/07/2020

**Licensed Professional**

License: U.S. License 050517 in VA

Kate Rubin  
9300 Lee Highway  
Fairfax, VA 22031  
2222222222  
kate.rubin@icf.com



**NOTE:** When applying for the ENERGY STAR, the signature of the Verifying Professional must match the stamp.

## 5. Signatory Agreement

I hereby nominate the above described property for award of the ENERGY STAR. I have provided a copy of the Licensed Professionals Guide to the ENERGY STAR for Commercial Buildings to our Licensed Professional (LP) for reference. As documented by the above checklist, this property meets the conditions necessary to qualify as ENERGY STAR. I will assist EPA/NRCan, if requested, in verifying any data included in this application. Furthermore, I agree to associate the ENERGY STAR logo only with this property and to adhere to the ENERGY STAR Identity Guidelines.

Signature (must be a direct employee of the building owner/manager): Kate Rubin

Date: 05/07/2020

Signatory Name: Kate Rubin

Property Owner: ICF International

The government estimates the average time needed to fill out this form is 6 hours (includes the time for entering energy data, Licensed Professional facility inspection, and notarizing the SEP) and welcomes suggestions for reducing this level of effort. Send comments (referencing OMB control number) to the Director, Collection Strategies Division, U.S., EPA (2822T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460