

International Monetary Fund Headquarters 1

Washington, DC

Key Project Information

Building Type: Office Building

Initial Implementation Cost (Hard Cost): \$27,000

Annual Net Savings: \$28,000

Simple Payback: 0.96 years

Initial Implementation Cost (Soft Cost): \$442,950

LEED Status: LEED for Existing Buildings: Operations & Maintenance 2008 – Gold 2010



LEED certification first became a goal of the International Monetary Fund in early 2008. The IMF hired Leonardo Academy to perform a gap analysis on both Headquarters buildings, and it was determined that both buildings were well-positioned to earn Gold certification. The Headquarters 1 building, constructed in three phases from 1973-1999, is an office building located in downtown Washington, DC. The 13-story, 1,700,000-square-foot building houses offices, a cafeteria, a data center, a fitness center, and a garage. With Leonardo Academy as the consultant, the LEED-EB implementation effort began in January 2009. The project had a three-month performance period that lasted from July 1, 2009 to September 30, 2009 for all credits.

Participating in LEED-EB and achieving LEED-EB certification has produced a number of benefits for the Headquarters 1 building:

- Achieved a 27% reduction in conventional commuting trips to and from the building
- Earned an Energy Star score of 82 due to energy efficient operation
- Implemented energy efficiency measures resulting in an emissions reduction of 10,229 tons of CO2 equivalent per year (equal to removing approximately 1,860 cars from the road each year)
- Put in place a comprehensive green cleaning program with 99% purchase of sustainable products
- Reduction of fixture water use through the installation of flush valve diaphragms and aerators

Exemplary performance innovation credit initiatives at HQ1 included 100% underground parking, 100% recycling of durable goods, 100% occupant-controlled lighting, and 100% sustainable purchasing of durable electronic goods.