January 3, 2001

Mr. Jay E. Shankman, Director
Commercial Management
Lerner Corporation
11501 Huff Court
North Bethesda, Maryland 20895-1094

Dear Mr. Shankman:

The purpose of this letter is to transmit a copy of an energy survey of the Two White Flint North building (TWFN) conducted by PEPCO Energy Services, Inc. (PEPCO) in October, 2000. The survey was performed in conjunction with the Federal government mandate to implement energy reduction programs in owned and leased building in which the Federal Government pays the utility bills. We obtained the services of PEPCO through the General Services Administration Area-Wide Energy Services contract.

The PEPCO survey identified five energy conservation projects and one water savings project. This survey is considered a preliminary step to identify projects that could result in energy reduction for the building. Under the terms of the GSA contract, the next step is to perform a comprehensive audit of each recommended project. The audit will provide technical information for each of the proposed projects to include project development and installation costs and projected annual energy savings. Projects that are self funded (financed by annual energy savings) will then be considered for implementation.

We are soliciting your support in meeting the Federal government mandate to reduce energy by allowing us to proceed with recommended projects in TWFN that are determined to be self funded. It is requested that you review the enclosed survey and provide comments no later than January 31, 2001. We will address your comments before beginning the comprehensive audit, which is tentatively scheduled to begin in February, 2001. To ensure we closely coordinate this effort, it is recommended that you identify a point of contact for us as we proceed through the comprehensive audit and project implementation. The NRC contact for this project is Ken McDow, of my staff. If any additional information is needed, please contact Ken on (301) 415-1712.

Sincerely,

/RA/
Timothy F. Hagan, Director
Division of Facilities and Security
Office of Administration

Enclosure: As stated

cc: Mr. John Allen, GSA

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