

City of Seattle

Energy Services Program

DETAILS

PROJECT DATES

02/2007 – Ongoing

PROJECTS COMPLETED TO DATE

Phases: 19

Buildings: 40+

UTILITY REBATES SECURED

\$1.2 million

ANNUAL UTILITY SAVINGS

\$421,850

ANNUAL ENERGY SAVINGS

Electrical 5,631,690 kWh

Gas: 74,954 Therms

Water: 3,182 CCF

ANNUAL MAINTENANCE SAVINGS

\$270,445

GHG EMISSION REDUCTION

CO₂: 5,993,203 lbs

CO₂ REDUCTION EQUIVALENTS:

- Removing **523** cars from the road
- Planting **743** Acres of Trees

MCKINSTRY TEAM

ACCOUNT MANAGER

Matt Wegworth

PROJECT DIRECTOR

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PROGRAM MANAGER

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CONSTRUCTION MANAGER

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CONTACTS

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PROJECT DETAILS

McKinstry's Energy Services team has partnered with the City of Seattle to help identify and address facility infrastructure needs across a portfolio of over 200+ city owned buildings in an effort to provide for more reliable, efficient and sustainable operations. The city selected McKinstry through a competitive RFP process to perform detailed facility audits in order to help identify, quantify, and prioritize the greatest opportunities for addressing infrastructure needs and improving facility operations. The Energy Services program is available to all city departments via Contract #0000001961. Working with a variety of city departments, McKinstry has helped identify and address significant energy conservation and infrastructure improvements resulting in over \$421,850 of annual utility savings to date.

Project Highlights:

- Performed comprehensive energy audits in over 70 City of Seattle owned and occupied facilities.
- Replaced over 9,000 lighting fixtures in the 62-story Seattle Municipal Tower with more efficient fixtures featuring integral day lighting control.
- Replaced heating systems at two city vehicle maintenance garages for energy savings and operational improvement.
- Installed more efficient cooling equipment at four city data centers.
- Performed lighting upgrades at five city-operated electrical substations and one power generation dam.
- Various boiler replacements, retro-commissioning, and building automation controls upgrades at city facilities



PARTICIPATING DEPARTMENTS



Finance & Administrative Services



- Chilled water and steam system improvements including pressure independent control valves and insulation at Seattle Center campus.

PROJECT FINANCING

McKinstry's Energy Services Team worked directly with a team from the Mayor's office to pursue and secure more than \$20 million in competitive block grants supporting Seattle's Community Power Works (CPW) program.

Working with local utility companies, McKinstry has secured \$1.2 million to date in rebate funding for city projects.

In 2011, McKinstry's energy savings guarantees for a selection of facility improvement measures helped facilitate bond financing of \$1.9 million in upgrades.

WOMEN & MINORITY BUSINESS ENTERPRISE PARTICIPATION

As part of the commitment by the city and McKinstry to the success of minority and women-owned businesses, WMBE contracting and consulting participation has been achieved on 14 different projects to date. Subcontract request for proposals have included WMBE firms for 86% of total subcontract value to date.

Subcontract services performed by WMBE firms during the scope of the various project phases typically include mechanical and electrical construction as well as some specialty construction and professional services. For example:

- | | | |
|---------------|------------------------|---------------------|
| ▪ Sheet Metal | ▪ Piping | ▪ Plumbing |
| ▪ Insulation | ▪ DDC Controls | ▪ Electrical |
| ▪ Roofing | ▪ General Construction | ▪ Demolition |
| ▪ Roofing | ▪ Structural Design | ▪ Energy Consulting |

To date, WMBE contractors have won over \$1.16 million worth of subcontracts for McKinstry projects with the City of Seattle.

RESULTS

To date, McKinstry's projects for the City of Seattle have resulted in electrical savings of 5,631,690 kWh, gas savings of 74,954 Therms, water savings of 3,182 CCF, and sewer savings of 1,063 CCF. McKinstry's energy efficiency improvements have also reduced the city's carbon output by over 2,719 metric tons. These facility improvement measures have resulted in maintenance savings of \$270,445 and utility savings of \$421,850 to date.