



Engineering & Property Management Sustainability Newsletter

2nd Quarter FY 2017

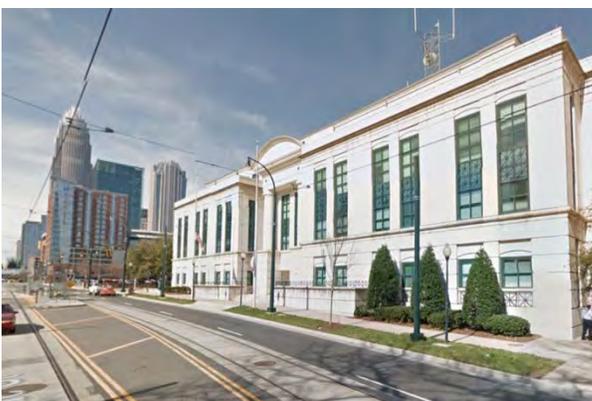
IN THIS ISSUE: Energy Efficient Buildings



Left to Right: Mike Bedard, Lisa Goelz, Katrina Graue, William Haas, Patrick Cerri, Steve Marlowe

The Building Services Division of E&PM provides round-the-clock maintenance for 178 City facilities. Experienced and skilled trade staff and project managers provide operation, maintenance, and renovation services as well as roofing and parking lot maintenance and repair. These services are delivered to multiple City Departments. Building Services ensures their customers receive low cost high quality services, are continuously satisfied with work order response time and quality of service, and facilities are operating energy efficiently. City facilities that perform energy efficiently display significantly lower utility bills than non-energy efficient facilities.

Laurie Sickles manages the Energy Star program for building services. Energy Star certified buildings save energy, save money, and help protect the environment by generating fewer greenhouse gas emissions than typical buildings. To be certified as ENERGY STAR, a building must perform better than 75% of buildings of its type. Laurie holds a key role in the program by working with departments and building services staff to identify eligible buildings. Most facilities require energy equipment upgrades and in some cases large energy renovations. Energy efficient focused projects save money on facility utility bills and places into service equipment that is more durable; thereby, allowing building services to spend less time fixing broken equipment and more time performing preventative maintenance.



CMPD's Law Enforcement Center (LEC) underwent a large energy renovation project which included upgrading the chiller, cooling tower, installation of interior LED light fixtures and retro-commissioning of control systems. The facility's parking deck was upgraded to LED light fixtures. Additionally, the energy renovation included sub-metering for the parking deck and IT equipment. **This has resulted in an accumulated cost savings avoidance of \$269,000 and a 25% energy reduction.** The result of energy upgrades turned LEC from an energy hog, to an Energy Star with score of 85, making it the City's 6th Energy Star Certified building. CMPD was very satisfied with Building Service's work not only from an energy perspective, but also from a CMPD employee perspective. Mike Bedard, Facilities Manager for CMPD, noted employee productivity was up because the building's newer and more sophisticated controls made people more comfortable in their work spaces.