OFFICE TOWER ELEVATES ENERGY EFFICIENCY WITH PAY FOR PERFORMANCE

AN ENERGY STAR ON BROADWAY

As an ENERGY STAR®-certified building with a score of 80, the 1000 Broadway property was considered a top-tier energy performer. Significant improvements already made to the 24-story office building in downtown Portland made it notably energy efficient.

When Energy Trust of Oregon issued a request for proposals for Pay for Performance pilot projects in 2014, Energy 350, a Portland-based energy services company, and the 1000 Broadway building's management team saw the potential to further increase efficiency at a low risk. "Our property manager saw that we could make improvements with no capital costs, and she was excited," said Kevin Brooks, chief engineer for 1000 Broadway.

> **"This project was a win all around. We were able to hand off management of contractors to someone we trust, and we ended up improving efficiency, reducing wear and tear on equipment and saving a bunch of money."**
>
> Kevin Brooks, chief engineer
> 1000 Broadway

PROJECT-AT-A-GLANCE

Building size: 240,000 square feet, 24 floors, 42 tenants

Estimated annual savings

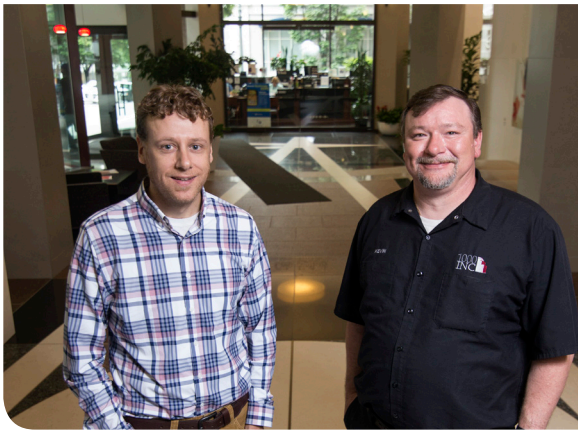
- 2015: 778,000 kilowatt hours
- 2016: 756,000 kilowatt hours
- 2017: TBD

Energy Trust cash incentives*

- 2015: $29,000
- 2016: $29,000
- 2017: TBD

**Under this contract, cash incentives were capped based on original savings estimates.*

Energy Trust of Oregon



In 2013, Energy 350 completed a technical energy analysis to identify energy-saving opportunities for the building. The owners implemented most of the recommended projects, but the remaining building tune-ups were more complicated to break down into individual energy efficiency projects for budgeting and implementation. "The Pay for Performance structure lined up perfectly for these nuanced projects," said Chris Smith, owner of Energy 350. "It allowed us to identify a group of projects that worked well together, then hire and oversee the contractors to implement them. Since our firm was paid based on verified energy savings, we were motivated on our own behalf as well as the client's to ensure that everything functioned at full efficiency."

Energy 350 managed the implementation of upgrades at 1000 Broadway in November and December of 2014 with fine-tuning continuing in 2015. The upgrades combined new equipment with retrocommissioning for a holistic approach to building efficiency. By adjusting the programming on several of the building's air and water handling systems, adding variable frequency drives, cycling motors and performing additional tune-ups, Energy 350 achieved a balance of comfort and energy-saving improvements.

During the first two years of Pay for Performance participation, 1000 Broadway's savings earned them $58,000 in Energy Trust incentives. The property manager estimates their annual energy savings during this period to be $65,000, with a reduction of building energy use of 16 percent.

The improvements also raised the ENERGY STAR rating from 80 to 92. The building is currently in year 3 of the three-year engagement.

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Get more from your energy. For more information about Pay for Performance, call **1.866.605.1676**.

> **"Pay for Performance enables us to do a thorough, comprehensive sweep of smaller actions that add up to larger savings overall. We have a transparent relationship with the customer, allowing us the freedom to act on a broader range of energy-savings opportunities. Then we benefit from the resulting energy savings, and so does the owner."**
>
> Chris Smith, owner
> Energy 350
> energy services company

Energy Trust of Oregon is an independent nonprofit organization dedicated to helping utility customers benefit from saving energy and generating renewable power. Our services, cash incentives and energy solutions have helped participating customers of Portland General Electric, Pacific Power, NW Natural, Cascade Natural Gas and Avista save on energy costs. Our work helps keep energy costs as low as possible, creates jobs and builds a sustainable energy future. **Printed on recycled paper that contains post-consumer waste. 7/17**