CUSTOMER PROFILE: Alderwood Business Center

Cost Savings: > $70,000/yr. (1 million kWh)

ALDERWOOD BUSINESS CENTER offers tenants an ideal location in two, six-story Class A office buildings in the heart of Lynnwood. Totaling nearly 200,000 square feet, it is the only ENERGY STAR labeled office complex in the area.

In the past dozen years, working with four ownership groups, the center has completed a number of lighting and heating, ventilation and air conditioning (HVAC) energy projects with the PUD. In 2007, Earl Wayman of Kidder Mathews assumed property management responsibility and, together with Chief Engineer Scott Holmes, approached the PUD to evaluate additional opportunities to improve building performance.

Working with PUD engineers and mechanical and control contractors, they tested systems, identified a scope of work and completed energy savings estimates and financial analysis. Using this information, Wayman made a compelling business case to building owners to fund and implement the recommended upgrades, including HVAC distribution and control upgrades to address ongoing tenant comfort issues and improve efficiency.

Since implementation in mid-2008, electrical use has decreased by 17 percent, while occupant comfort and satisfaction have greatly improved. The center’s ENERGY STAR rating increased from 49 to a stellar 91.

By viewing occupant satisfaction, comfort, efficiency and profitability as complementary, rather than mutually exclusive efforts, Earl, Scott and the rest of the facilities staff provide exceptional value to both the property owner and the tenants. They continue to work with the PUD to identify additional energy saving improvements and funding and support, acting on their belief that energy efficiency and sustainability make good sense in their competitive marketplace.

Recent projects include:
- Exterior and parking garage lighting upgrades
- Variable-Air-Volume (VAV) terminal box retrofit
- Control system upgrades
- Rooftop AC unit replacement

To find out how PUD energy professionals can assist you in identifying and managing your next energy project, please contact us today.

“By questioning the ways things have always been done, we’ve identified some innovative approaches to energy efficiency. And through our partnerships with the PUD and technology providers, we’ve developed solid ROI models to effectively build the business case to sell our projects to building ownership.”

Earl Wayman, RPA
Senior Property Manager, Kidder Mathews
2009 Better Bricks Award Winner

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425.783.1700
www.snopud.com