

General Services Administration (GSA) Region 8 | ESPC

FACTS

LOCATION

Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming

PROJECT DATES

IGA: 07/15/13

Implementation: 09/27/13 – 11/30/2014

PROJECT SIZE

Buildings: 26 | Square Feet: 5.1M

CONTRACT

Amount: \$10.8M | Type: ESPC

Term: 20 years

TEAM

PROJECT DIRECTORS

King Tang, Dan Addink

PROGRAM MANAGERS

Matt Bruce, Tim Scotland-Stewart, Karen Hedglin, Bernie Eikmeier

ENERGY ENGINEERS

Nick Zylstra, DJ Hubler, Eric Weckenbrock, Reid Prison, Ellie Gilliam

DESIGN ENGINEERS

Marc Graham, Arliss Merrell

SR. CONSTRUCTION MANAGER

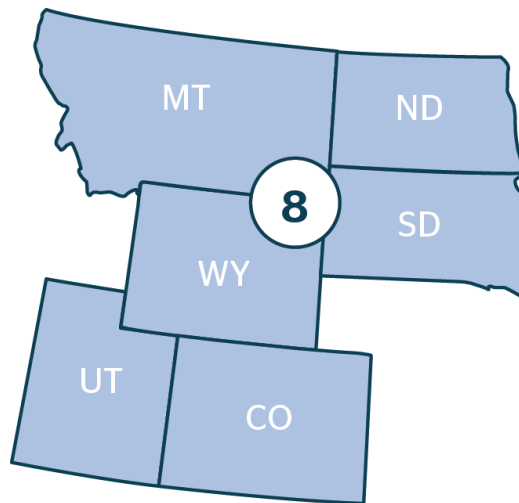
Tara Carney

COMMISSIONING ENGINEERS

Chris Bulatewicz, James Hauswirth, Todd Lagan

M&V/PERFORMANCE ASSURANCE

Vaibhav Potnis, Jaymes McMullin, Niffy Ovuworie, Kevin Ryan



PROJECT OVERVIEW

The U.S. General Services Administration, Rocky Mountain Region 8 (GSA Region 8) and McKinstry worked together to implement an energy savings performance contract (ESPC) project covering six states and 26 facilities. Drawing from in-house resources from multiple McKinstry offices located in the GSA Region 8 territory, we provided a low-cost/high-value project to achieve the following benefits:

- Reduction of electrical, natural gas, and water consumption, making significant progress toward meeting Executive Order 13423 and GSA conservation goals
- Needed infrastructure improvements in HVAC and control systems, aiding in improved tenant comfort
- Reduced HVAC and lighting run times, generating significant maintenance savings
- Standardization of lighting equipment, reducing inventory requirements
- Assessment of energy and infrastructure opportunities to assist in facilitating future capital planning

Through the Department of Energy IDIQ contracting process, GSA Region 8 selected McKinstry to perform a Preliminary Assessment and then issued a Notice of Intent to Award to complete an Investment Grade Audit of 39 federal buildings covering six states. As a result, in September 2013, GSA Region 8 issued McKinstry a Task Order to provide needed infrastructure upgrades and considerable energy savings through a bundled suite of 56 energy and water conservation measures in 26 facilities consisting of:

- HVAC retrofits including variable speed fans, economizer cooling for data centers, federal courthouses, labs, and office space

General Services Administration (GSA) Region 8 | ESPC

CONTACTS

Jill Long, GSA Contracting Officer
Office: (303) 236-2953
Fax: N/A
W 6th Avenue & Kipling Street
Lakewood, CO 80225-0546
jill.long@gsa.gov

Jeffrey Engelstad, GSA Project Manager
& Contracting Officer Representative
(Denver Federal Center)
Office: (303) 236-2976
Cell: (303) 242-4846
Fax: N/A
W 6th Avenue & Kipling Street
Lakewood, CO 80225-0546
jeffrey.engelstad@gsa.gov

Jason Hessling, GSA Project Manager &
Contracting Officer Representative
(Mountain Plains – Montana, ND, SD,
Utah, and Wyoming)
Office: (303) 236-2971
Cell: 303-335-5242
Fax: (303) 236-1774
1 Denver Federal Center
Lakewood, CO 80225-0546
jason.hessling@gsa.gov

- Major central plant upgrades including a chiller replacement and a complete boiler plant replacement
- Complete conversion of a building HVAC system from antiquated multi-zone system to a modern and efficient VAV system
- DDC upgrades consisting of installation of new controls systems to support GSA Smart Building initiative
- Lighting upgrades to include installation of lighting controls, T-12 to T-8, T-8 to Super T-8, and T-8 to LED retrofits in office, labs, and federal courthouses
- Retro-commissioning ECMs including control system, chiller plant, and variable speed pumping optimizations, and demand control ventilation strategies
- Water conservation ECMs including re-commissioning of plumbing fixtures, installation of low flow fixtures, and irrigation well deduct meters

These energy and water conservation measures will save GSA Region 8 more than \$15 million in energy costs and help avoid more than \$3 million in operating expenditures for the duration of the program. McKinstry will measure and verify these savings for a 20-year performance period.

PROJECTED OUTCOME SNAPSHOT (ANNUAL SAVINGS)



5,816,446 kWh



267,882 Therms



\$625,650



2,284 kgal