

Boston Building – Unico Properties & Hamilton Partners

At a glance

Boston Building

Salt Lake City, Utah

Project:

Energy Recovery Ventilation (ERV) nighttime shutdown

Annual energy savings:

\$3,290 (86,237 kWh/year)

Project cost:

\$ 60 before incentives
\$-1,724 incentive payments

\$-1,664 after incentives

Simple payback:

Immediate

Project highlights:

Participation in *CRE Connect* through wattsmart Business led to an energy management solution for a simple Building Automation System (BAS) adjustment, saving 4.5 percent of total building electric usage without impacting tenants

Other benefits:

- Operational improvements
- Optimized BAS controls
- Reduced energy consumption
- Reduced environmental impact

Energy consultants:

- Waypoint
- Nexant



The Boston Building in Salt Lake City, Utah, is experiencing significant energy savings and other benefits with the help of Rocky Mountain Power's wattsmart Business program and its Commercial Real Estate (CRE) Connect offering.

Rocky Mountain Power helps 100+ year-old iconic Boston Building with energy management

Some owners of 110-year-old historical buildings might accept excuses for poor energy performance. Luckily at the Boston Building, owner Unico Properties, and property manager Hamilton Partners went the opposite direction, wisely investing in energy efficiency and sustainability improvements.

The Boston Building team enrolled in Rocky Mountain Power's wattsmart Business program and its *CRE Connect* offering to reduce the building's energy usage and utility costs. The *CRE Connect* team identified ways property managers could achieve significant energy and maintenance savings through improved building energy performance.

No need to ventilate an empty building

The *CRE Connect* team recommended shutting down Energy Recovery Ventilators (ERVs) during unoccupied periods — mostly nights and weekends. ERV schedules were adjusted in the Building Management System (BMS) to produce significant energy savings.

The Boston Building operates a typical office schedule of 7 a.m. to 5 p.m. weekdays, and provides code-required 10,000 cubic feet per minute of ventilation air continuously for occupants. The roof-mounted ERVs recover energy from ventilation exhaust air. Before this project, they operated 24/7/365, even during nights and weekends with an empty building. Not only did this require supply, exhaust and energy wheel motors to operate all year, cooling or heating was required to condition incoming outdoor air. Since ventilation is only required during occupied hours, night time ERV shut down reduced the quantity of outdoor air requiring conditioning as well as a reduction in fan motor runtime.

continued





“We understand that our buildings leave lasting legacies on our communities. That’s why we design, develop, and operate buildings with strategies that support environmental values, like the preservation and rehabilitation of historic buildings, while also maximizing asset value for our partners.”

Adam Knoff

Senior Manager of Sustainable
Real Estate & Renewable Energy
Unico Sustainability



“It’s been great working with Rocky Mountain Power and the CRE Connect offering for energy efficiency at the Boston Building. Initially we were worried that the ERV nighttime shutdown would negatively affect ventilation; once we realized it wouldn’t impact tenant comfort, it was an easy decision to program the measure and bring in the energy savings.”

Brian Horrocks

Asset Manager
Hamilton Partners

A few hours of BMS coding bring immediate savings

The total cost of updating ERV schedules was minimal. It involved in-house staff talking an energy engineer through BMS settings and updating ERV-related schedules. In all, it only required 1.5 hours of labor at a rate of \$40 per hour —\$60 total.

By shutting down ERVs during unoccupied periods, the Boston Building achieved an estimated annual electrical cost savings of \$3,290. The project also received a Rocky Mountain Power wattsmart Business incentive of \$1,724 — a full application of Energy Management incentives (\$0.02/kWh annual savings) even though the project only cost \$60.

About wattsmart Business

Rocky Mountain Power offers a variety of options to help our commercial, industrial and agricultural customers in Utah, Idaho and Wyoming build energy efficiency into new construction and retrofit projects. The wattsmart Business program offers technical expertise and cash incentives for lighting, HVAC, industrial processes and more.

About CRE Connect

To better engage Utah’s multi-tenant Commercial Real Estate market with energy efficiency, wattsmart Business offers CRE Connect. One portfolio at a time, CRE Connect simplifies access to Rocky Mountain Power’s technical expertise and cash incentives to improve energy efficiency and your Net Operating Income.

Let us help you get started

For more information about how we can assist your portfolio:

- Inquire online at **wattsmart.com**
- Email **wattsmartbusiness@rockymountainpower.net**
- Call our energy experts toll free at **1-800-222-4335**.

Because there are requirements to qualify for an incentive, it is important to call us **before** you start your project.

wattsmart.com

