

Project Experience

OVERVIEW

Eastpointe is a class A commercial office building in Issaquah, Washington. In addition to office functions, the building houses a 15,000 square foot data center, a full-service commercial kitchen and cafeteria, and two stories of underground parking. The building was originally owned by Boeing and contains top of the line technology from 2000.

Eastpointe

156,000 ft²

Class A commercial office building, including commercial kitchen and cafeteria

Built in 2001, renovated in 2011

Puget Sound Energy's Comprehensive Building Tune-up (CBTU) Program

SERVICES PROVIDED

Treasa Sweek was the commissioning agent on this project, working with Paladino and Company. Following Puget Sound Energy's CBTU program, we analyzed the building's operations through direct physical testing and observation as well as through remote analysis of the building management system, both in real time and via trend log review. We helped the facility staff start a Portfolio Manager account and get their utility accounts connected to the website.

SUCCESS STORY

The commissioning process identified several no-cost energy efficiency improvements that resulted in immediate savings of over 10%. We found that the HVAC systems were operating in cooling and heating mode simultaneously. Although the central systems were capable of resetting the temperature and pressure, those features had been disabled. We worked with preventative maintenance vendors and the onsite facility staff to determine settings that everyone could agree on. The total energy savings are 15.3% and have persisted for 18 months so far.

SYSTEMS TESTED

- Five semi-custom packaged rooftop HVAC Dx units
- Ductwork systems and building pressurization
- VAV terminals units
- DDC building management system
- Lighting systems with legacy controls that are overridden by manual wall switches



Eastpointe

Photo courtesy Lake Washington Land Company LLC

DOCUMENT AND CLIENT INFO

DATE