

Project Experience

OVERVIEW

The Point Edwards community in Edmonds, Washington comprises over 250 condominiums in 11 buildings, along with shared amenities including an outdoor swimming pool, outdoor fireplaces, and two community centers. Each condominium building is master metered, and the homeowner's association collects dues to pay for all of the natural gas consumed in the development.

Point Edwards

60,000 ft² (amenity space)

261 condominiums

11 buildings on 23 acres

Constructed 2004-2010

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

SERVICES PROVIDED

Working closely with facility staff and members of the Homeowners' Association, Sweek Engineers commissioned the entire campus. We followed Puget Sound Energy's Comprehensive Building Tune-up program under a pilot project for multi-family residential buildings. We assessed and analyzed building operations through both physical testing and extensive data logging of each building.

SUCCESS STORY

Sweek Engineers identified a number of potential energy efficiency improvements and helped Point Edwards staff and residents make changes to conserve energy and save money. Most notably, analysis of the air distribution system identified the need to seal elevator shafts and modify the hallway thermostats to reduce energy use while improve occupant comfort. Data logging and analysis revealed that fireplace pilot lights inside the residences wasted energy for condominium owners who did not regularly use their fireplaces.

SYSTEMS TESTED

- Building envelope and pressurization
- Packaged rooftop units
- Fireplaces in condominiums
- Swimming pool heating systems
- Electricity in amenity spaces



Point Edwards Community

Photo credit: Sweek Consulting Engineers, LLC