

CommonWealth

partners

SHOWCASE PROJECT: COMMONWEALTH PARTNERS: COTTONWOOD CORPORATE CENTER

SOLUTION OVERVIEW

The CommonWealth Partners property management team began planning to retrofit the Cottonwood Corporate Center in 2012, despite the fact that the building already had an ENERGY STAR® score of 94. The entire project was assessed and implemented with the mindset of not just increasing energy efficiency, but also making sure not to sacrifice performance for the building's tenants.

SECTOR TYPE

Commercial

LOCATION

Salt Lake City, Utah

PROJECT SIZE

136,000 Square Feet

FINANCIAL OVERVIEW

\$6,100

SOLUTIONS

It was determined that significant energy savings would be captured through retrofitting 180 metal halide lamps to energy-saving high-output alternatives, and installing self-adjusting astronomical timers to the exterior lighting of the building. In addition, a comprehensive Preventative Maintenance Program for the Building's HVAC systems was developed and implemented, and the BAS (building automation system) has been calibrated and programmed to run the HVAC equipment at peak efficiency.

The project began in January 2013 and was implemented in four stages:

- **January - March 2013:** a total of 150 parking garage lamps were retrofitted from 125 Watts to 40 Watts each.
- **April - June 2013:** full implementation of new HVAC Preventative Maintenance Program

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was completed.

- **July - September 2013:** a total of 35 exterior lamps were retrofitted from 125 watts to 23 watts each. Self-adjusting, astronomical timers were installed for exterior lighting on the building.
- **October -December 2013:** a total of 30 roadway/parking pole lamps were retrofitted from 300 watts to 80 watts each. The entire project was completed at the conclusion of the fourth quarter of 2013.

The project resulted in average energy savings of over 75% for each lamp retrofitted.

OTHER BENEFITS

In addition to increasing Cottonwood Corporate Center's ENERGY STAR score, this project allowed CommonWealth Partners to add another successfully completed project to its resume. Throughout the project, CommonWealth staff adeptly balanced tenant expectations and needs surrounding the retrofit while keeping project tasks in line with the preplanned project schedule.

Annual Energy Use

Baseline(2012)
256 kBtu/sq.ft

Actual(2014)
213 kBtu/sq.ft

Energy Savings

17%

Annual Energy Cost

Baseline(2012)
\$255,000

Actual(2014)
\$220,000

Cost Savings

\$35,000



Cottonwood building exterior



Parkway pole light



Underground parking lighting