

SHOWCASE PROJECT: NIKE WORLD HEADQUARTERS - MILER BUILDING

SOLUTION OVERVIEW

The property is a two-story mixed-use building that is part of Nike World Headquarters' (WHQ) 'west campus' properties. This site was selected for energy efficiency renovations after Nike became the owner of the property in May 2013. Inefficient equipment and systems nearing end of life presented a major cost savings opportunity. The second floor office space of the building was also one of the first Nike campus locations to receive a significant Tenant Improvement (TI), increasing occupant density. All furniture, fixtures, and lighting were replaced with a new design reflecting the culture and business needs of the teams located there.

SECTOR TYPE

Commercial

LOCATION

Beaverton, Oregon

PROJECT SIZE

92,600 Square Feet

FINANCIAL OVERVIEW

SOLUTIONS

The following energy efficiency measures were completed at Nike World Headquarters:

- **HVAC RTU Replacement/Demand Control Ventilation:** Over 840,000 kBtu estimated savings, equaling more than \$16,000 annually.
- **Boiler Replacement:** Over 900,000 kBtu estimated savings, equaling more than \$9,000 annually.
- **HVAC measurement and control upgrade (pneumatic to direct digital control):** Over 3.1 million kBtu estimated savings, equaling more than \$40,000 annually.

OTHER BENEFITS

Following the energy efficiency renovations implemented at Nike World Headquarters, improvements were realized in occupant comfort, productivity, and space utilization/density. Additionally, Nike realized a significant reduction in maintenance labor costs. Finally, the facility's ENERGY STAR® score improved 30 points, achieving a score of 95 in November 2016.

Annual Energy Use

(Source EUI)

Baseline(2012)



Actual(2014)



Energy Savings

44%

Annual Energy Cost

Baseline(2012)



Actual(2014)



Cost Savings

\$73,100



Open meeting room, Nike Miler building



Main Reception, Nike Miler building with reclaimed wood



Main entrance, Nike Miler building



Rear of Nike Miler building, view of new HVAC Units