SustainableWorks

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Case Study

Center Pointe—1408 North Washington, Spokane, WA

Center Pointe serves a diverse population of disabled adults. Located in north central Spokane, Center Pointe sees 45-60 clients per weekday operating from 9 am to 5 pm with occasional weekend events.

The property was originally constructed in 1950 using a combination of concrete panel and concrete masonry units for the building shell. The building was extensively remodeled in 1992 to suit Center Pointe's mission.

The Situation

Organizations like Center Pointe have learned to use every available tool to enhance funding and manage costs. With a 14,000 SF building, costs for basic amenities like heating and cooling can be a substantial—and rising—expense.

When Richard Cunningham, the Executive Director, began discussions with SustainableWorks, he knew that reducing operating expenses was a high priority, but questioned whether his organization could afford upgrades. He needed an economic "return on investment", before he could take any course to his Board of Directors.

The Solution

SustainableWorks conducted a comprehensive building audit which immediately identified two *building system retrofit* opportunities:

- Increasing ceiling insulation to R-30;
- Installation of two new roof top heating and cooling (HVAC) units and upgrades to the remaining two units.

SustainableWorks brought in a pre-qualified local contractor, Banner Fuel of Spokane, to provide project cost information. Based upon the reduction of electric and natural gas use, Avista provided an incentive of $10,000 for the upgrades.

With the combination of Avista incentives and projected lower utility bills after the retrofit, Center Pointe Executive Director Cunningham was able to show his Board a payback of less than four and one half years at current utility rates.

The Result

The retrofit was approved. Better ceiling insulation helps prevent heat loss and has produced a noticeably more comfortable space. All of the HVAC units are equipped with economizers. What this means is that during late spring, summer and fall months evening air is drawn into the building, both cooling and refreshing the interior. This results in a reduced cooling load for the air conditioners. CO_2 monitors signal units to draw in only enough cold outdoor air during the heating season to keep the air fresh, reducing heating bills.

The outcome is a win for all: A noticeably more comfortable building, remarkable utility cost savings, and a substantial reduction of greenhouse gas emissions.

Banner Furnace & Fuel, Inc.

AVISTA