



The owner of 1313 North Market partnered with Seiberlich Trane Energy Services to complete \$2.4MM in energy savings improvements that increased energy efficiency and occupant comfort. Upgrades were made to the 500,000 square foot multi-tenant office tower to improve aging infrastructure, enhance controls for tenant spaces, and meet the company's energy and environmental goals.

Seiberlich Trane Energy Services completed an investment grade audit of the facilities and executed a performance contract to provide design and construction of the needed building improvements. The project leveraged a lot of existing infrastructure to keep costs low and was executed with minimal disruption to tenants.

By improving efficiencies, the project saved approximately 39% of the benchmarked annual electric consumption while reducing the building's carbon footprint by 29%. Additionally, the project performance exceeded projections allowing the owner to realize over 1MM kWh more savings than were guaranteed.

"Providing upgraded building infrastructure to tenants with real environmental benefits was a win-win, and Seiberlich Trane Energy Services was instrumental in making that happen," said Scott Johnson, Partner at McConnell Johnson Real Estate.

Project Objectives

- Reduction in utility spends
- Extend life of existing equipment
- Increase occupant comfort level
- Better controls for tenant spaces

Energy Conservation Measures Installed

- New boiler & fuel switching
- Variable speed hot water
- Chilled water plant optimization
- AHU recommissioning: variable flow
- Building airflow optimizations
- Lighting retrofits
- Building automation upgrades
- Chiller leak check & repair

Project Results:

The project realized both energy and operations savings. Delivered annual energy savings and demand reduction:

- **4,150,547 kWh**
- **8,465 kW**

ANNUAL ENVIRONMENTAL IMPACT OF PROJECT

Greenhouse Gas
Emissions Avoided From

655



Passenger
vehicles driven
for one year

CO2 Emissions
Avoided From

371



Homes' energy
use for one
year

Greenhouse Gas
Emissions Avoided By

1,018



Tons of waste
recycled
instead of
landfilled

Carbon
Sequestered By

48,637



Tree seedlings
grown for 10
years