



Delaware Health and Social Services (DHSS) is the largest state agency in Delaware and has a mission to improve the quality of life for Delaware's citizens by promoting health and well-being, fostering self-sufficiency, and protecting vulnerable populations.

DHSS consists of 5 state service centers, 5 individual buildings, and 3 campus sites with a combined total of 53 buildings spread throughout the state of Delaware. DHSS partnered with Seiberlich Trane Energy Services to modernize their facilities' infrastructure and reduce utility spending.

Seiberlich Trane Energy Services completed an investment grade audit of DHSS's facilities and executed a performance contract to provide design and construction of needed building improvements. The work was setup as a multi-phase approach with the first phase focusing on lighting, water, and steam improvements. The second phase included replacing aging equipment, BAS upgrades, and installing solar arrays on multiple campuses.

"The energy project completed by Seiberlich Trane Energy Services not only made our campuses more green, but provided much needed upgrades to our facilities for our people."
Chris Hall, Director, Facilities Operations.

Project Objectives

- Employee and client comfort
- Reduction in utility spend
- Replace aging equipment
- Improve energy savings through building controls

Energy Conservation Measures Installed

- Chiller replacements and boiler replacements
- Cooling tower replacement
- High-efficiency transformers
- Solar installations
- Interior and exterior LED lighting retrofits
- Envelope weatherization
- Building controls optimization
- Laundry system upgrades

Project Results

Annually, the project improvements have realized both energy and operations savings including:

- **5,240,494 kWh of electricity**
- **427,402 therms of gas**
- **8,636 kGal of water**

The annual environmental impact of the project:

- **5,975 tons CO2 equivalent emissions**
- **632,871 kWh annually from solar arrays**

ANNUAL ENVIRONMENTAL IMPACT OF PROJECT

Greenhouse Gas
Emissions Avoided From

1,330



Passenger
vehicles driven for
one year

CO2 Emissions
Avoided From

753



Homes' energy
use for one year

Greenhouse Gas
Emissions Avoided By

2,067



Tons of waste
recycled
instead of sent
to the landfill

Carbon
Sequestered By

98,797



Tree seedlings
grown for 10
years