



The historic DuPont Building has been a landmark in downtown Wilmington since 1908. The longtime headquarters for the DuPont Company, the 1,000,000 square foot building was purchased by The Buccini/Pollin Group (BPG) in 2017 to convert into a mixed-use facility consisting of a hotel, luxury apartments, a theater, retail, and offices.

BPG partnered with Seiberlich Trane Energy Services to modernize the facility's infrastructure and improve tenant comfort. The project leveraged Commercial Property Assessed Clean Energy (C-PACE) financing, the first project to do so in the state of Delaware.

A big feature of the modernization was replacing three 60 year old chillers with new Trane high-efficiency centrifugal chillers using low Global Warming Potential (GWP) refrigerants. The upgrades will save the property owner an estimated \$14.2 million over the lifespan of the equipment.

"Working with Seiberlich Trane Energy Services allowed us to move quickly and confidently to utilize C-PACE to modernize our chiller plant and make this historic property more environmentally friendly," Ralph Rossi, Senior Vice President of Commercial Operations, BPG.

Project Objectives

- Reduction in utility spend
- Modernize building with new HVAC equipment
- Improve tenant comfort level

Energy Conservation Measures Installed

- New high-efficiency centrifugal chillers
- New chiller plant automation system
- Cooling tower refurbishment & system upgrades
- Convert chilled water pumps to variable flow
- New timing switches on steam system
- Boiler system insulation
- Smart exhaust control system on kitchen hoods
- Automated individual tenant submetering
- Transition to low GWP refrigerants

Project Results

The project improvements are expected to realize both energy and operations savings including:

- **3,361,008 kWh of electricity**
- **168,379 therms of gas**

The environmental impact of the project was:

- **8.19 kilotons CO2 equivalent emissions reduction over the life of the project**

ANNUAL ENVIRONMENTAL IMPACT OF PROJECT

Greenhouse Gas Emissions Avoided From

712



Passenger vehicles driven for one year

CO2 Emissions Avoided From

394



Homes' energy use for one year

Greenhouse Gas Emissions Avoided By

1,114



Tons of waste recycled instead of landfilled

Carbon Sequestered By

54,153



Tree seedlings grown for 10 years