

Utility Energy Forum Granlibakken Conference Center

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Stephen D. Miller, PE, LEED® AP





(a) *What did we work on?*
Natomas East Office Building

(b) *What elements of the project?*
* *Electrical service*
* *Temporary Construction Power*
* *Savings by Design*
* *Photovoltaic System*

(c) *Who did we work with?*

(d) *How did it go?*

(e) *What worked well?*

(f) *What could have helped even more?*



Natomas East Office Building

Sacramento, CA

Natomas East Corporate Center

LEED-CS Gold



NATOMAS EAST
SACRAMENTO, CALIFORNIA

LPA
SACRAMENTO, INC.

Natomas East

March, 2009 - View from the Southwest



Natomas East March, 2009 – PV Panels



Natomas East March, 2009 – PV Panels



Natomas East Aerial View





Natomas East Statistics

- 345,000 sf Core & Shell
- \$65 Million
- Commercial Speculative Office Building
- Located near Interstates 5 and 80
- 12 stories + Mechanical Penthouse
- 1,200 parking spaces
- Water-Cooled Chillers
- HVAC: Overhead VAV
- Central Fan Room in Penthouse



Natomas East Corporate Center

SMUD – HMM Interaction

Permanent Electrical Service

Temporary Electrical Service

Savings by Design

Commissioning Incentive

LEED Certification Incentive

PV Rebates



Natomas East

Electrical Service

Who did we work with?

Customer Service Center

Coordinated Service Size, Equipment Arrangement & Location, Accessibility for Installation & Maintenance



Natomas East

Electrical Service

What worked well?

- (a) Same person at the counter: she got to know us
- (b) dealt with electrical engineers: they knew SMUD's policies and the electrical code

What could have helped more?

3 different electrical engineers were assigned to the project



Natomas East

Savings by Design, Commissioning & LEED Incentives

Who did we work with?

Steve Oliver

Explained the program, gave us copies of the forms,
showed us how to fill them out, answered the same
questions many times... Patient



Natomas East

Savings by Design, Commissioning & LEED Incentives

What worked well?

- (a) Same person helped us throughout
- (b) was patient with our repetitive questions
- (c) called if he hadn't heard from us

What could have helped more?

No comment – the programs turned out to be easier than we thought they would be



Natomas East

Photovoltaic System Incentive Program

Who did we work with?

Jim Barnett

Explained the program, informed us of the impact of having the owner 'own' the system vs. a third party energy services firm own the system, offered advice on evaluating panel performance, assisted with the rebate paperwork, answered the same questions many times (what's a Renewable Energy Credit?)... Patient



Natomas East

Photovoltaic System Incentive Program

What worked well?

- (a) The same person (Jim) helped us throughout the project
- (b) Jim was a technical person: he understood the technology and economics of PV systems.

What could have helped more?

No Comment – it went very well



Natomas East

Overall SMUD – Natomas Relationship: what made it a success?

- (a) The owner expected a successful project**
- (b) The owner was involved and motivated to build a Sustainable Building**
- (c) SMUD specialists were geographically close: HMM and SMUD are within 3 miles of each other**
- (d) SMUD specialists were excellent communicators, patient, & followed-up**



What's HMM doing right now?

- (1) Contacting the owners and managers of the buildings we've built over the last 30 years**
- (2) Offering Energy Reduction Opportunity Assessment and 'One-Stop' Implementation**
- (3) Offering LEED Training and Feasibility Studies**



In the Future: What would help?

(1) 'Traige' for new projects: an initial review of the project with a person that can outline the steps and serve as your POC: service planning, equipment placement and space requirements, scheduling, temporary power service. The POC is assigned to your project from start to finish.

(2) Incentives and Rebates: need help!

Thank you

Questions?

