

LEED-CI

LEED® FOR COMMERCIAL INTERIORS

Puget Sound Energy

Corporate Headquarters, Bellevue, WA
Tenant Improvement
LEED®-CI Pilot Project

BUSINESS BENEFITS

- 199,431 kWh or \$10,000 annual energy savings.
- Numerous awards and broad media coverage.
- Improved employee satisfaction.

Puget Sound Energy built green to lower their utility costs. Now they hope their customers will do the same.

“As an energy company, it is important for us to walk the talk and be a model for energy efficient building systems. This project lets us show our customers and employees how easy it is.”

- Paul Wiegand, Vice President, Project Development and Contract Management, Puget Sound Energy

PROJECT BACKGROUND

Puget Sound Energy (PSE) delivers energy and leads regional energy conservation activities. Moving to a new building gave them the opportunity to “walk the talk” by incorporating efficiency-minded tenant improvements to the leased site, in line with their corporate environmental ethic and commitment to employee comfort and productivity. They chose to use LEED for Commercial Interiors (LEED-CI) to meet and measure their goals.

Owner / Developer: Bentall Capital Limited Partnership

Architect: Mithun

Mechanical Engineer: MacDonald Miller

Contractor: Lydig Construction



THE CASE FOR GREEN BUILDING

PSE delivers energy and innovative energy solutions to nearly 1 million electric customers and more than 650,000 natural gas customers in Washington State. PSE’s CEO, Stephen P. Reynolds, says the company is on the “forefront of the future.” Their new corporate headquarter offices, located on floors 8 through 12 of the Summit building in downtown Bellevue, Washington, were designed to embody the organization’s commitment to that future and tangibly communicate their core values of innovation, energy efficiency, and customer value. The new “green” offices needed to save energy, exemplifying the company’s commitment to energy efficiency and improving employee-working conditions, all without increasing costs. Investments in the building were in line with improving the bottom line for reducing costs and improving worker productivity.

“The LEED® process was great because it drove many employee-friendly design elements” – Paul Wiegand,

Vice President, Project Development and Contract Management, Puget Sound Energy

PROJECT GOALS AND RESULTS

PSE’s corporate roots go back 131 years in the Northwest, and Reynolds credits the employees as the “backbone” of PSE’s corporate legacy. Therefore, when undertaking the \$5 million, 110,000 sq. ft. project, management wanted to be sure that employee satisfaction was among the primary goals.

“The LEED process was great because it drove many employee-friendly design elements,” noted Paul Wiegand, Vice President, Project Development and Contract Management. In addition to low VOC-emitting interior finishes and ergonomic workstations, the project team maximized worker access to daylight and views by placing the workstations along the perimeter walls, and placing the offices at the core. Wiegand feels these efforts did not go unnoticed by the employees, and the return on the investment has been worth it. “Employees have expressed great pride in their new building,” Wiegand says, “which reinforces their enthusiasm and, ultimately, their results.”

In addition, the fit-out of the new headquarters had to exhibit PSE’s commitment to “Northwest values of conservation, energy efficiency and care for the environment in general,” reported Wiegand. “We were able to show our customers and the conservation community that an energy efficient building could be easily accomplished.” Not only are energy

efficiency technologies incorporated into the design, the results are monitored and dynamically displayed in the lobby where they are publicly accessible, allowing visitors and staff to compare the results with the performance of a standard building.

The building is projected to save almost 200,000 kWh per year. Strategies include Surveyor software that measures, monitors and manages energy consumption across the entire PC network. The majority of the energy savings, however, comes from lighting controls and sensors. Wiegand says adding motion sensors to the low occupancy spaces was not inexpensive, but given the amount of time employees spend out of the office, it was a worthwhile investment. The building also features programmable low-voltage zone sweep controls to eliminate unnecessary use. The energy system is projected to pay for itself in three years. And already, the building is delivering an annual savings of close to \$10,000

per year that is reported to have already offset any additional project first costs. Moreover, the building is operating well beyond code requirements, reports Gurvinder Singh, Senior Energy Management Engineer with PSE.

The project also offered significant benefits to the building’s owner, enabling them to take advantage of incentive monies to install permanent energy-efficient systems. The additional cost of the energy measures totaled almost \$59,000, but a rebate of \$25,000 offset 43% of the cost of the improvements.

ABOUT PUGET SOUND ENERGY

As Washington State’s largest energy utility, Puget Sound Energy (utility subsidiary of Puget Energy [NYSE: PSD]) delivers energy and innovative energy solutions to nearly 1 million electric customers and more than 650,000 natural gas customers in Washington State. The company, with a 6,000-square-mile greater Puget Sound area service territory, generated more than \$2.1 billion in revenue in 2003. As the landscape of the energy industry is reshaped, PSE is on the forefront of the future. Innovative programs such as the EnergyTracker make PSE a leading energy distribution company. It’s part of an ongoing commitment to offer customers, community and shareholders unparalleled value in the 21st century.



LEED-NC Build green. Everyone profits.



City of Seattle



King County



BETTERBRICKS

LEED® IS THE NATIONALLY RECOGNIZED VOLUNTARY STANDARD FOR GREEN BUILDING FROM THE U.S. GREEN BUILDING COUNCIL.

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