

# TEAM 2030 & EEB HUB ONE MONTGOMERY PLAZA



A Model Advanced Energy Retrofit  
for Regional Economic Growth

# A VALUABLE OPPORTUNIT

- Turn a liability into an asset
- Use REIT & Bond financing tools
- Support regional economic growth

Demonstrate a model retrofit for existing building stock



# 3-TIER APPROACH

- 2 year construction timeline
- Integrated design approach
- Phased relocation

Potential to reduce energy consumption by 42% (\$160k per year)

**Tier I:  
Necessary  
Repairs**  
\$13.7MM

**Energy  
Savings**  
2-3%

**Tier II:  
Basic System  
Upgrades**  
\$15.2MM

18-22%

**Tier III:  
Advanced  
Upgrades**  
\$16.2MM

28-42%



# TIER I

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- R26+ GFRC Panels
- R5 low-e, double-pane Glazing
- R20+ Roof
- Eliminate structural overloading issue

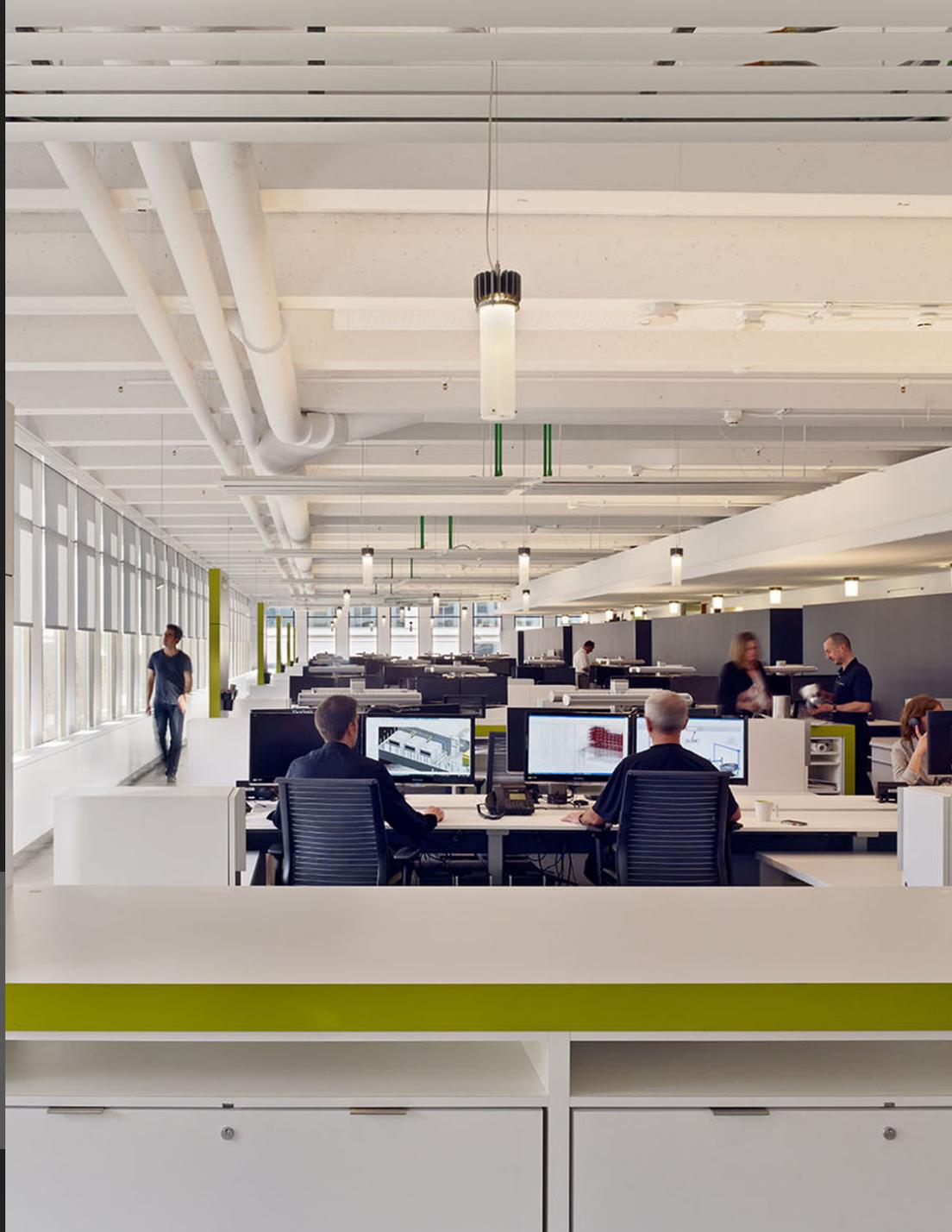
GFRC offers the best cost-benefit, install speed & aesthetics



# TIER II

- DDC Controls
- Building Automation System
- Remove drop ceilings, lighting redesign
- Modernize layout

Basic system upgrades, controls, and lighting



# TIER III

- Advanced lighting controls
- Heat recovery, economizer
- Demand controlled ventilation
- Plug load reduction

Advanced Energy Retrofit could reduce consumption by 42%



# BARRIERS

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- Large capital costs
- Costs dwarf energy efficiency returns
- County does not want general bonds
- Limited subsidies for this size & scale

Potential to leverage parking garage renovation with P3



# FINANCE TOOLS

- \$8M Qualified Energy Conservation Bond at 2.3%
- \$2.5M Energy Works Loan at 3.5%
- \$17.7M REIT/IIF

Use available tools and resources first; partner for the rest



# LEVERAGE PARKING

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- Create new revenue stream
- “Certificate of Participation”
- Contract with REIT or Infrastructure Investment Fund

Also achieve structural improvements for 3 garage facilities

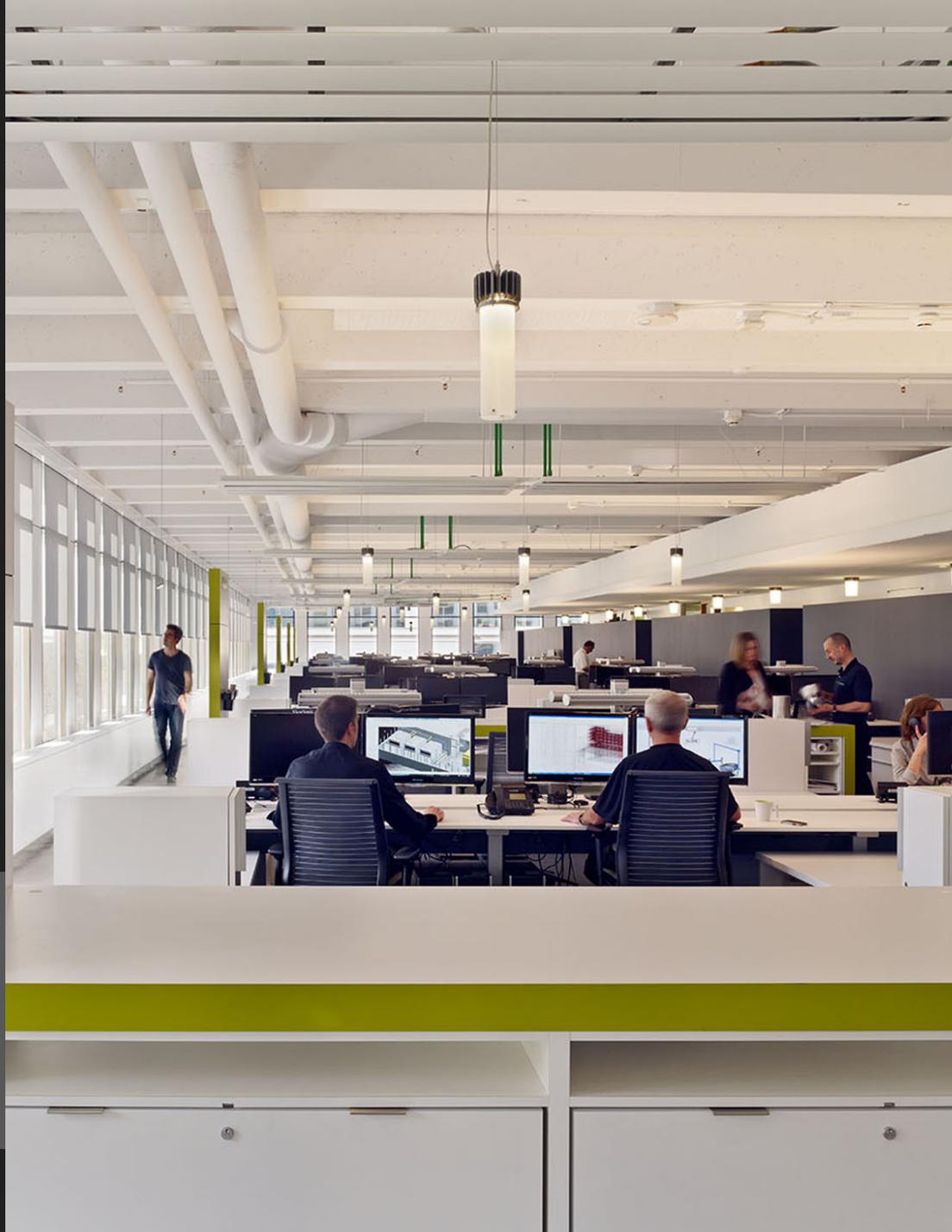


# GREAT WORKPLACES

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1. Ability to control surroundings
2. Social interaction
3. Acoustic privacy
4. Natural light and views to outside

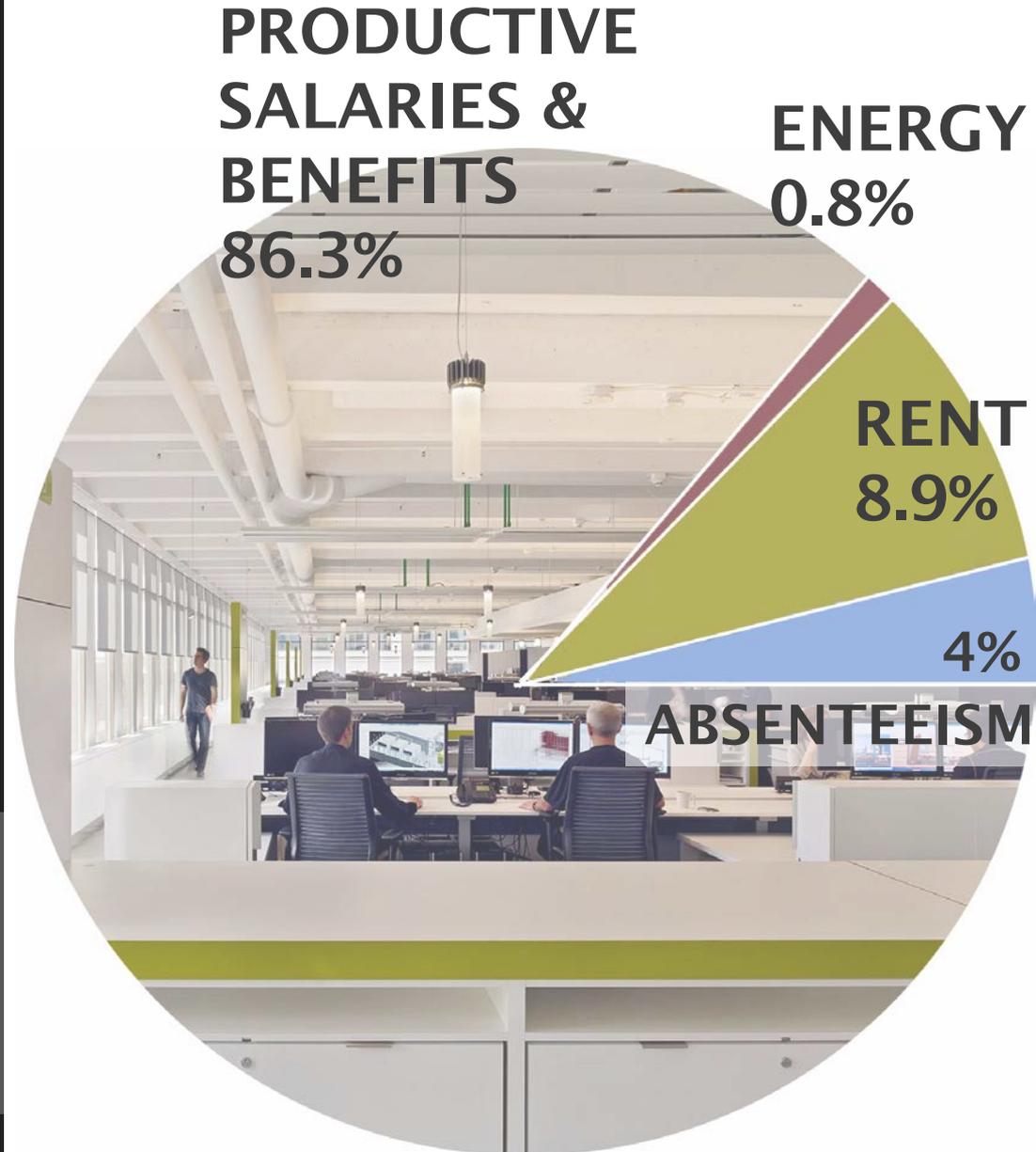
Great workplaces  
reduce absenteeism  
& increase productivity



# VALUE-ADDED BENEFITS

- Payroll is the single largest outlay
- Reductions in absenteeism: \$1.1M
- Increases in productivity: \$2.3M per year

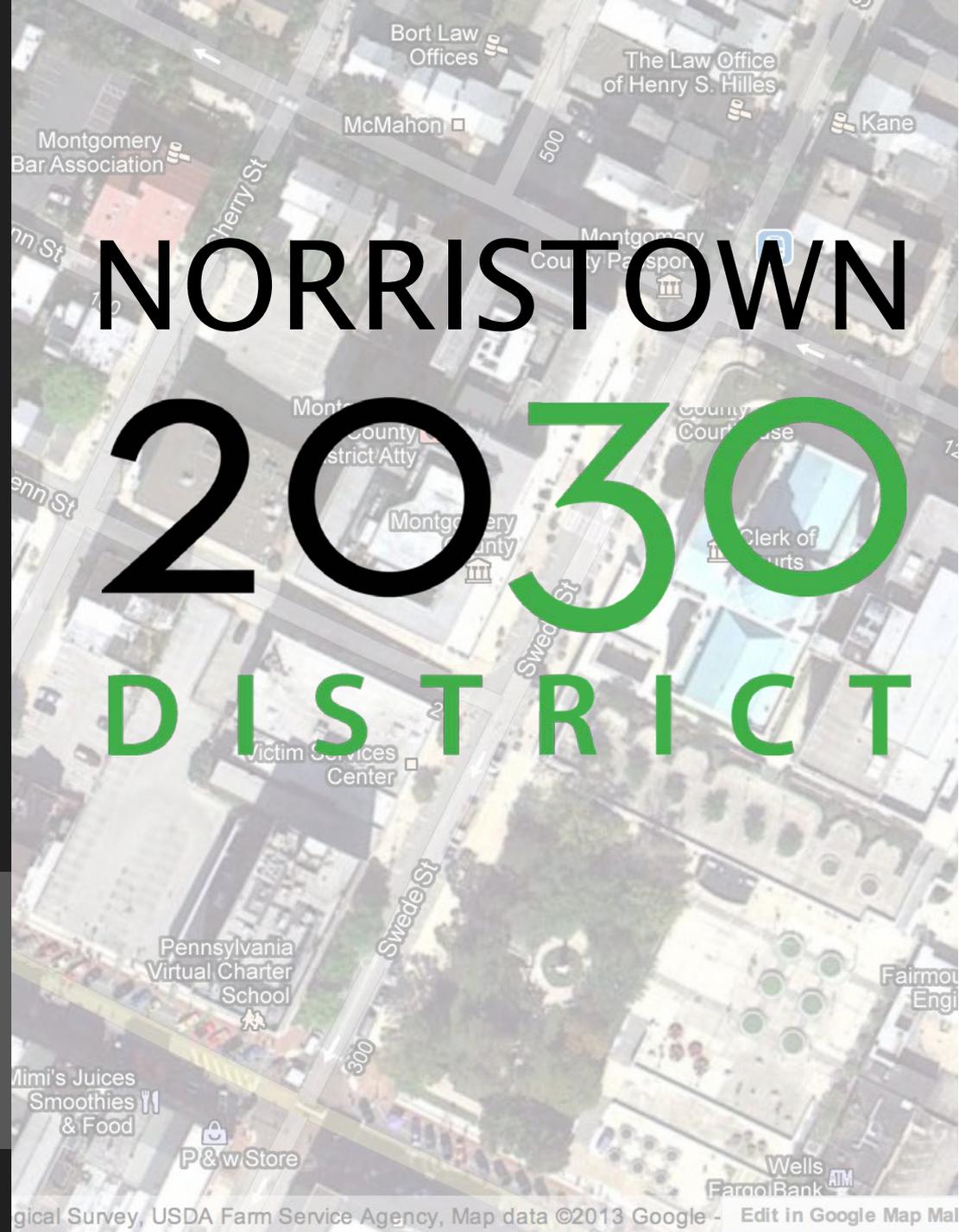
The greatest savings may be realized in workplace productivity



# CREATE COMMUNITY

- Collaborate with other stakeholders
- Set targets for the future
- Share resources & support

Grow regional economy  
around jobs, energy  
efficiency & wellbeing



# QUESTIONS

## TEAM 2030

Presenters

Michael Puckett  
John D'Agostino  
James Santana

Team Members

Jessica Aldridge  
Carol Rosenfeld





# CHOICE OF FAÇADE

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- EIFS
- IMP
- Pre-Cast panel
- GFRC panel

GFRC offers the best  
cost-benefit, install  
speed & aesthetics



# STRUCTURAL LOADING

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- Reduce quantity
- Digitize archive
- Free up valuable real estate space

34 problem areas at  
500sqft represents  
\$255k per year



# ROOFTOP GARDEN

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- Step outside
- Connect with nature
- Improve water quality

At \$15psf, such a space would cost ~ \$108K



# RELOCATION PLAN

- Unoccupied space speeds timeline
- Utilize existing HSC vacant space

Utilizing HSC and reducing timeline will save \$2.7M to \$5.4M

Year 1:  
Relocate to  
HSC's vacant  
space



Year 2:  
Relocate to  
OMP South &  
HSC's vacant  
space

