



The Plaza

Energy and Water Assessment

About the Facility:

The Plaza is a Class B office building completed in 1976 and features a total of 220,000 square feet of leased office space located in downtown Birmingham, Alabama. The facility owners wished to reduce utility expenses and benchmark current facility energy usage utilizing a loan program funded by the American Recovery and Reinvestment Act known as Alabama Saves. The act enables businesses to secure below-market rate financing for achieving energy savings which typically provide a simple 10-year payback. It requires an ASHRAE Level 1 Assessment objective to primarily identify potential energy conservation measures, estimated savings and budgeted costs. While capital improvements are included, the aim of the program was focused on providing low cost solutions.

Scope of Work

SEA was contracted to provide an ASHRAE Level 1 Energy Assessment for The Plaza. This resulted in SEA utilizing computer energy models to actively seek energy conservation opportunities while maintaining comfort and increasing productivity for unique occupants. The maximum Return on Investments (ROI), life cycle costing and total project costs were included in the calculations. Some of the major recommendations, included:

- Retro Commissioning
- Lighting Upgrades
- HVAC Control Upgrades
- Plumbing Fixture Upgrades
- Variable Frequency Drives
- Chiller Upgrades

All of this work was completed with no disruption to active courses and activities with varying occupancy throughout the day. As a result, SEA was able to recognize more than \$350k in annual savings through energy reduction installations.

SEA helped The Plaza recognize more than \$350k in annual savings through recommended energy reduction installations.



Cost Savings Annually from energy reduction



Square Feet of Commissioned Space

