

BENCHMARKING:

BANKING ON ENERGY EFFICIENCY

Sustainability has long been a top priority for Verity Credit Union. Over the years, the financial institution has embarked on a number of green initiatives, from offering its members discounted loans for fuel-efficient cars and green homes, to the construction of its headquarters, which received an award for efficient design in 1996.

So when Verity's Facilities Manager Stephen Chandler set out to benchmark the energy performance of the building for the first time in 2008, he fully expected it would rate pretty high. He was surprised to find out that the building performed below average compared to other similar buildings. As it turned out, Verity's energy needs had increased over time, plus the building's heating and cooling system needed fine-tuning. Chandler would not have known the building had room for improvement if not for using the EPA's free benchmarking tool, **ENERGY STAR® Portfolio Manager**.

Armed with this knowledge, Chandler set out to discover how Verity could increase the energy efficiency of the building and improve the energy-use habits of those working inside – while continuing to provide a high level of service to its members. From upgrading lighting and fine-tuning the heating and cooling system, to modernizing the data center, and encouraging employees to power down their computers at the end of the day, in just five years Chandler took the building from an energy score of 48 to a 74 – meaning the building now performs nearly 50 percent better than the average comparable building. He is now working on a plan to take the building to a 75 rating or higher, which would qualify it for **ENERGY STAR** status.

SAVINGS SPOTLIGHT:

Since 2008, Verity Credit Union has reduced its annual energy consumption by 20% — enough energy savings to power nearly 12 Seattle homes annually.

Verity Credit Union Headquarters Stats:

Address	11027 Meridian Ave North, Seattle
Year Built	1996
Size	38,000 sq. ft. (plus 16,000 sq. ft. parking garage)
Type of Use	Retail banking, office space, data center

Verity Credit Union Headquarters
Seattle, WA



“Energy bills only tell you so much. Benchmarking lets you see trends and how your building compares with others. As a facility manager, you should be looking for ways to lower costs, and being energy efficient is a way to do that which benefits your company and its customers.”



STEPHEN CHANDLER
Facilities Manager



Energy savings continued on back ▶

Credit Union Knows What a Good Investment Looks Like

In 2008, Verity's board of directors made a commitment to stop wasting energy and reduce the credit union's carbon footprint. To do that, they needed to know where it "stood" in terms of energy use and waste in order to know where they wanted to go from there. That's where benchmarking came in. With benchmarking, the company is able to track its energy use on an annual basis and find ways to save energy and money.

Average Annual Cost Savings



NOTE: Savings based on estimated yearly energy costs without energy efficiency upgrades less actual energy costs. Does not include capital costs and weather.

Energy-saving upgrades at Verity's headquarters:

- Installed motion sensors in offices and conference rooms that turn lights off in unoccupied rooms.
- Installed high-efficiency lights in garage.
- Rebalanced air conditioning and heating systems.
- Replaced old servers with new high-efficiency models and moved some data center operations onto virtual servers.
- Installed a motion regulator on the soda vending machine so cooling cycles shorten when no one is around.
- Shut down desktop computers at night and over the weekend.

Many of these improvements paid themselves back in two years or less, such as the heating and cooling optimization. Verity also took advantage of utility rebates for several of these upgrades, further reducing the payback period.

Verity's mission to improve its energy performance doesn't stop here. In the future, Chandler hopes to do even more, such as increasing LED lighting and using an outside air economizer for cooling the data center to further bring down energy use and costs, and hopefully earn the building an **ENERGY STAR**.

**GET STARTED
SAVING
TODAY:**

Owners of all commercial and multifamily buildings 20,000 sq. ft. or larger are required to annually benchmark and report energy performance to the City of Seattle.

Get a leg up on the competition and benchmark your building today using the EPA's free benchmarking tool.

For more information on rebates and other financial assistance or energy upgrades to buildings, visit your local utility website:

- Seattle City Light: seattle.gov/light/conserve
- Seattle Steam: seattlesteam.com
- Puget Sound Energy: pse.com/savingsandenergycenter

Visit the City of Seattle website to learn more about the city's benchmarking policy and how to get started: seattle.gov/energybenchmarking

Questions? Email EnergyBenchmarking@seattle.gov or call (206) 727-8484



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