

Large Hotel Turns to Schneider Electric for Quick-Turn Project to Meet City's Compliance Mandate

As the nation's largest cities increasingly adopt mandates to increase energy efficiency in commercial buildings, property owners may find themselves stretched thin in complying. Among dozens of other responsibilities, building owners, managers and operators are tasked with not only controlling energy costs, but also identifying ways to reduce energy use over time. This often requires the expertise of a third-party, but finding a reliable partner can make the process of compliance even more unwieldy.



Schneider Electric is uniquely qualified to lead its clients to full compliance with ever-evolving, mandatory commercial building mandates. Even on short notice.

Situation

Property owners at a large west coast hotel found themselves behind schedule in addressing mandatory city requirements related to building energy efficiency. With a footprint of 2 million sq. ft., the upscale hotel required a benchmarking report and an ASHRAE Level II audit to comply with an energy performance ordinance. With the filing deadline only weeks away, Schneider Electric was asked to produce cost-effective results quickly.

Leadership

Job one for Schneider Electric was demonstrating its ability to complete the job by the deadline at a competitive cost. Several teams collaborated to produce a thorough proposal within 24 hours, which was accepted just 48 hours later. Within days, Schneider Electric representatives performed a rigorous 48-hour audit of all energy-consuming systems within the hotel. The audit categorized improvements as no cost, low cost, or at a cost that could be recovered over time, including lighting retrofits, mechanical modifications and improvements to the building envelope. All were outlined in a 77-page report with corresponding metrics: estimated cost to install; total annual savings; payback period; CO₂e reduction; and annual energy savings.

Client data was also added to Schneider Electric's online energy portal, Resource Advisor, to make tracking efficiency projects more efficient.

Results

The report was completed in just three weeks. Schneider Electric identified nearly 17% in improvements in the form of short-, mid- and long-term efficiency projects. The short-term scenario produced a payback period of less than 1 year at only \$430,000 in installation costs while annual savings were projected at \$320,000 with 9.4% energy reduction and 7% CO₂e reduction. The emissions reduction – approximately 1,200 tons – is the equivalent of 218 cars driving 12,000 miles per year.