

# EWEB Headquarters - Riverfront Property

500 East 4<sup>th</sup> Avenue, Eugene OR

## HVAC and Building Renovations and Utility Costs

Construction of the EWEB buildings was completed in 1988 and all systems have been impeccably maintained by qualified EWEB Facilities staff and expert contractors ever since. A new roof was installed in 2011 and most of the heating and cooling mechanical equipment is less than 10 years old. All three elevators were completely renovated in 2017. For more detail of the building systems, and foremost maintenance and upgrades see the information below.

### Chronology of significant renovations and upgrades:

2008 – Chiller 1; new 36.5-ton Motivaire chiller, water cooled scroll with heat recovery

2008 – Re-caulking of entire building envelope (Pre-cast Panels, Windows, Doors, etc.)

2008 – Sealant applied to entirety of building exterior (concrete sealant applied to pre-cast concrete panels)

2009 – Generator and Uninterrupted Power Supply (UPS); (1) new Cummins 750 kW generator and (2) new Eaton 275 kVA UPS systems (including new Automatic Transfer Switch (ATS), Power Distribution Units (PDU's), and Static Transfer Switch (STS)

2009 – Full Electrical System Arc Flash Analysis (including Short Circuit/Overcurrent Device Condition Analysis)

2009 – Chiller 2; full rebuild of 280-ton Trane chiller, water cooled centrifugal

2010 – Chiller 3; new 75-ton York chiller, air cooled scroll

2010 – CRAC 3; new 30-ton Liebert Computer Room Air Conditioning (CRAC) unit installed at 4<sup>th</sup> floor Data Center

2010 – Fire Alarm/Monitoring System; upgrade to Siemens Fire Panels at critical facilities located on 4<sup>th</sup> Floor (Clean Agent systems at Telco and UPS rooms)

2011 – Roof; new Firestone Thermoplastic Polyolefin (TPO) roof and metal flashing

2012 – High Efficiency Boilers; (1) new Aerco “Benchmark 2.0” and (1) new Aerco “Benchmark 3.0” (Heating Water System)

2012 – High Efficiency Water Heaters; (2) new A.O. Smith “Cyclone” 100-gallon units (Domestic Water System)

2013 – Air Handling Units; new high efficiency motors and frequency drives at all Air Handling Units (AHUs)

2016 – Main Plant Mechanical System Upgrades; (1) new Marley “SPX” Cooling Tower, multiple pump and VFD upgrades

2017 – Elevators; new cab controls and safeties, new hoistway rails and guides, new power/hydraulic units, and new machine room electric controls

**Additional Building Amenities:**

- Second floor of North Building; infrastructure is in place for a commercial kitchen
- Integrated building access control system
- IDF closets with chilled water server/network cabinets located at first, second, and third floors
- Integrated Building Management System (BMS) for HVAC systems

**Utility Costs**

*\*Based on past three years of EWEB administrative use including 24x7 operations and data center.*

	<b>Electric</b>	<b>Water</b>	<b>Gas</b>
<b>2019</b>	~\$244k	~\$61k	~\$32k
<b>2020</b>	~\$226k	~\$54k	~\$40k
<b>2021</b>	~\$259k	~\$56k	~\$46k