WASHINGTON ATHLETIC CLUB

FAST FACT:
21% energy reduction
Project Background:
The Washington Athletic Club, located in downtown Seattle, Washington was built in 1930 and expanded in 1955 and 1969. The 21 story 310,000 square foot building contains 109 hotel guest rooms and 5 floors of fitness amenities, with support areas that operate 24/7.

“The project proposal provided an opportunity we could not pass up. All of the items in the proposal were in our long range plan and we were able to get them done in a shorter time period and with no negative financial impact on the Club. We are very happy with the results we are receiving.”
-Bill Cohen, VP Operations

Innovative Measures:

Energy:
Full building lighting retrofit, adjust The project included replacing and integrating a legacy control system with a new BACnet Building Automation System (BAS), conversion of three-way, constant volume chilled water system to a load-based, variable volume system, replacement of pneumatic actuation with electric, load-based kitchen ventilation controls and BAS programming to optimize energy performance. This helped to achieve to a 21.5% reduction in energy use from the national median.

Financial Benefits:
Annual energy savings are $207,363, or $0.67 per square foot. The energy savings increase the annual asset value of the property by $2,387,552 at a capitalization rate of 8. Actual Project Cost: $1,012,368 Annual Avoided Costs: $191,004 Contracted Incentives: $244,079 Type of Financing: Meter-based with on-bill repayment through Seattle Steam Company. Terms of Contract: Energy Services Agreement (ESA) which incorporates a guaranteed maximum price for the improvements and a seven (7) year energy verification, reporting and savings guarantee.

BUILDING STATISTICS
Owner: Washington Athletic Club
Energy Operator: ESCO
Building Type: Multi-Sport Health Club
Location: 1325 Sixth Avenue
Built/Renovated: 1930 / 2012
Square Feet: 310,000
Number of Floors: 21
Energy Star: 60

ENERGY
EUI: 83.8 KBtu/sf/yr
Baseline EUI: 102.2 KBtu/sf/yr
Reduction: 21.5%
Cost savings from lighting: $191,004 / yr

WATER
Reduction: N/A

TRANSPORT
N/A

Drive-Alone Trips District Average: 35%
Rideshare Trips District Average: 10%
Transit Trips District Average: 43%
Walk/Bike Trips District Average: 12%