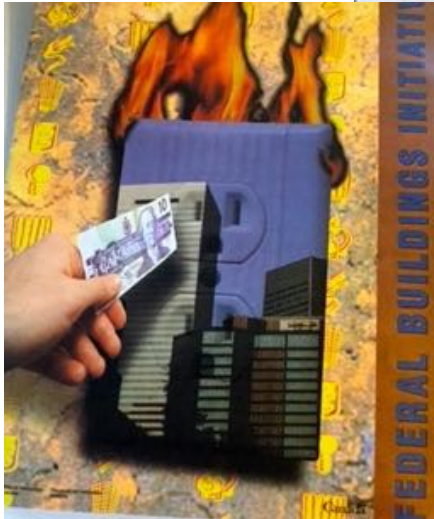


Presentation to the Real Property Institute of Canada

FBI Perspective of a Project Creator

Rick McKenzie
EnviroVest Energy Ventures Inc.

Federal Buildings Initiative



The story behind the FBI?

Key Policy Attributes?

Can it meet the challenges today?



Harry Hays Building

1979

Challenges



- ▶ Multi-tenant
- ▶ Building Issues - tenant comfort, CFCs, rate complexity
- ▶ Building Renewal and an Energy Performance Contract

Harry Hays Building

What Happened?

- ▶ Honeywell and PWGSC Energy Performance Contract (Oct 1997)
- ▶ \$2.71 million invested
- ▶ Annual Savings of \$448,000
- ▶ Cogeneration, Load Management, Lighting, BAS, AHU, Chiller Reductions
- ▶ Training of Operators and Building Managers

Lessons Learned

- ▶ Get early tenant and operation staff buy-in
- ▶ Address ongoing maintenance of savings
- ▶ Clearly define work to be done and understand existing conditions
- ▶ Can't delegate accountability - so owner needs to understand the EPC Concepts
- ▶ Building Renewal and Energy Efficiency can go hand in hand



The Next 20 Years



Guaranteed Savings Financed Strategies

- ▶ Rapidly Changing Technologies
- ▶ Building Condition Deficits
- ▶ New Public Priorities - climate change, budget management, building environments

