

OBEP Fellowship: Building Case Studies

City of McMinnville Community Center

The Community Center is a municipal building maintained by a small facilities staff. As the oldest building I supported through the process, it presented distinct challenges related to managing energy use in an older municipal facility. I worked closely with staff to clarify what compliance with the Oregon Building Performance Standard (OR BPS) would require moving forward.

Background

- Mixed-use community building offering classes, childcare, recreational programs, and gathering spaces for community
- Tier: 1 (above 35,000 sf)
- Size: 54,592 sf
- Built: 1924
- Compliance Date: June 1, 2030

Building Systems Overview

The building is served by an electric boiler, chiller, cooling tower, and several air handling units (AHUs). An outdated pneumatic control system limits overall operational efficiency and system optimization. Interior lighting is in the process of being upgraded to LED, with improvements occurring incrementally.

Low Cost Energy Efficiency Measures

- Adding time-clock controls to fan and pump motors
- Replacing pumps with premium-efficiency motors



Fellowship Support Highlights

- Guided staff on OR BPS requirements and compliance pathways
- Calculated Energy Use Intensity (EUI) and Energy Use Intensity Target (EUI_t)
- Initiated Energy Management Plan (EMP) and Operations and Maintenance Plan (O&M)
- Site walk through
- Recommended low-cost energy efficiency measures
- Supported data management and benchmarking
- Advised on compliance timelines and strategies

BPS Compliance Pathway

Once we calculated the building's EUI and EUI_t, we found it was performing below its energy target. With a compliance date of June 2030, ongoing benchmarking, efficiency upgrades, and regular performance reviews will be essential to maintain long-term compliance with the Building Performance Standard.

"The City of McMinnville lacks capacity to manage BPS compliance. This fellowship was instrumental in building staff awareness, providing technical assistance, and guiding data management—support the City could not achieve on its own."

— David Renshaw, Public Works Operations Superintendent, City of McMinnville