

# OBEP Fellowship: Building Case Studies

## City of McMinnville Police Station

The police station is a municipal building among several facilities managed by a limited facilities staff. As one of the newer buildings, it provided insight into how more modern facilities manage energy use. I worked with staff to clarify what compliance with the Oregon Building Performance Standard (OR BPS) entails and to support planning efforts to meet its requirements.

### Background

- Police Station
- Tier: 1 (above 35,000 sf)
- Size: 35,400 sf
- Built: 2008
- Compliance Date: June 1, 2030

### Building Systems Overview

The police station is served by several air handling units (AHUs), gas boilers providing hot water heating through a Variable Air Volume (VAV) distribution system, and cooling delivered by Direct Expansion (DX) systems and Computer Room Air Conditioning (CRAC) units for the IT rooms. Interior lighting is gradually being upgraded to LED to improve efficiency and reduce energy use.

### Low Cost Energy Efficiency Measures

- HVAC scheduling improvements
- Controls tuning
- Finish LED retrofit



### Fellowship Support Highlights

- Guided staff on OR BPS requirements and compliance pathways
- Calculated Energy Use Intensity (EUI) and Energy Use Intensity Targets (EUI<sub>t</sub>)
- Site walk through
- Recommended low-cost energy efficiency measures
- Supported data management and benchmarking
- Advised on compliance timelines and strategies

### BPS Compliance Pathway

When we calculated the police station's EUI and EUI<sub>t</sub>, we found the building was 7 points above target. Despite being above target, because we identified this early, the station still has time to implement energy efficiency measures before their OR BPS compliance date and work toward closing the gap. Taking these steps can help reduce energy use, lower costs, and improve overall building performance.