



**RESOURCE  
SYNERGY**

## CASE STUDY

### THE PAULSEN CENTER

#### AN AGING BEAUTY

The 258,606 square-foot Paulsen Center is a historic building built in the early 1900s. Although a beautiful part of the city's downtown core, the building suffers from the inefficiencies inherent to the era in which it was constructed. Single paned windows, a poorly insulated envelope, and outdated HVAC systems are some of the primary causes of energy loss. Even with great care and ongoing upgrades by property management and owner-ship, the building still faced the possibility of fines from the Washington State Clean Buildings Act.

#### MAKING A PLAN

Resource Synergy benchmarked energy use and created a pathway to compliance in cost-effective ways. ASHRAE Level I and Level II audits were completed resulting in identification of energy saving opportunities. Those opportunities became the foundation for an Energy Management Plan, also created by Resource Synergy. Energy Management Plans are required for compliance with the Clean Buildings Act, and Resource Synergy is one of the few firms in the State with both an approved template and several active plans in place.

#### IMPROVED OPERATIONS, AVOIDED FINES

To reach compliance, Resource Synergy will support the replacement of the rooftop cooling tower, garage fan control, and building automation projects through both technical advice and project management. Together, these initiatives are expected to allow the building to avoid more than \$250,000 per year in fines.

#### COMPREHENSIVE RESOURCE MANAGEMENT

Resource Synergy has the unique ability to help our clients reduce cost, and improve environmental impact, through both energy and waste reduction. The Paulsen Center is a great example of a property that benefited from both service offerings.



**Resource Synergy is great to work with. It's so nice to work with a common team to pursue waste and energy savings.**

**-LISA DOWERS**