

# Federal Energy Capabilities



MCKINSTRY'S  
CYCLE OF SERVICES



## PROGRAM SERVICES

McKinstry is dedicated to excellence in design, construction, and facilities operation. We strive to develop innovative, cost effective facility solutions for you. Below are the services we can deliver under our energy services program:

- Design-Build MEDP contracting
- Energy savings performance contracting
- Smart Building System integration
- Demand response
- Smart metering to Smart Grid solutions
- Advanced metering services
- Renewable energy systems
- Cogeneration/combined heat power
- Creative tax credit and green tags/white tags
- ESCO preventative maintenance
- Retro-commissioning
- Continual measurement and verification (M&V)
- Sustainability/LEED consulting and climate action plans
- Energy performance audits
- Facility services
- Remote operations and energy optimization
- Contracting vehicles
- Mentor-protégé relationships
- Teaming agreements and joint ventures

## APPROACH

- No premium for the energy services delivery
- Open book pricing and guaranteed maximum price (GMAX)
- Single point of accountability
- Quantifiable performance benchmarks
- Vendor neutrality

## INNOVATION

McKinstry excels at optimizing your investment through grants, incentives, and project financing that significantly impacts your bottom line.

Some of McKinstry's innovative tools include:

- Aggressive pursuit of utility incentives and grants
- Evaluation of renewable energy systems
- Knowledge Response Center—our 24x7x365 facility management center
- Utility information management programs, including real-time monitoring, load shedding, and comprehensive trend history and data reports
- Comprehensive infrastructure commissioning and retro-commissioning services
- Performance-based design-build high-performance LEED services for existing buildings and new construction
- Marketing support—public education and media releases that showcase your project

## WE OFFER A FULL SUITE OF SOLUTIONS TO MEET YOUR NEEDS IN ALL FACETS OF KEY EXECUTIVE ORDERS

- Energy Policy Act of 2005—EPACT
- Energy Independence and Security Act of 2007-EISA (Dec. 2007)
- Support Compliance with Sec. 432 of EISA
- Executive Order (E.O.) 13423, Strengthening Federal Environmental, Energy, and Transportation Management (Jan. 2007)
- Executive Order (E.O.) 13514; Federal Leadership in Environmental, Energy, and Economic Performance; (2009)

## DEPARTMENT OF ENERGY

- Master ESPC IDIQ

## GSA SCHEDULE 03 FAC

- Contract GS-21F-0140V

SINS 871-100, 871-202–211 and 299, 003-01 and 97

## The United States Government is the largest consumer of energy in the world and spends over \$8 billion annually.

The Federal Government takes a total cost of ownership approach that enables it to lead the nation in advancing and shaping strategies that optimize energy performance and reduce greenhouse gas emissions in federally owned and operated assets. Throughout our 50-year history, McKinstry has developed and refined our capabilities in design-build, engineering, advanced energy analytics, and associated technologies to optimize federal real estate holdings.

Our teams can help you build plans and develop projects that will enable you to meet and exceed the following executive orders' goals:

**REDUCE** *energy consumption 30% by 2015, over the 2003 baseline.*

Track, report, and perform comprehensive energy and water evaluations on 25% of covered facilities each year to meet the audit requirements.

**PRODUCE** *annual reports to congress on the agency's progress.*

Federal agencies must measure, report, and reduce their greenhouse gas emissions from direct and indirect activities.

**IMPLEMENT** *programs that ensure full operation and maintenance (O&M) plans are in place, periodic commissioning is performed, and energy and water savings are measured and verified (M&V).*

Certify and track compliance with EISA through the Department of Energy web-reporting tool and into ENERGY STAR® Portfolio Manager.

**INSTALL** *advanced meters for electrical service in all federal buildings by 2012.*

Have metering in place for natural gas and steam by 2016.

**DECREASE** *potable water consumption 16% by 2015*

Increase that reduction to 26% by 2020. Reduce industrial and landscaping water consumption 20% by 2020 (2% per year over 2010).

**OBTAIN** *50% of all renewable energy from renewable sources developed after 1999.*

By 2013 (and each year thereafter) 7.5% of all electricity consumed should come from renewable sources.

**REQUIRE** *all federal agencies to measure, report, and reduce their greenhouse gas emissions from direct and indirect activities.*

McKinstry has extensive experience helping federal clients meet the ever-increasing demands of pressing mandates. We understand your requirements and will help you find solutions in reporting, optimizing the performance of your existing systems, and leveraging capital markets through performance contracting.

# Experience

*McKinstry leads the industry in Design-Build-Operate-Maintain (DBOM) and Smart Building System Integration*

Our Smart Building Solutions deliver efficient, comfortable, and safe indoor environments while reducing carbon footprints. Our innovative approach engages people, applies processes, and leverages technology to deliver smart buildings that empower facility occupants and create smarter operators. Delivered through our proprietary web-based software platforms EEM Suite™ and InfoCentre™, McKinstry's Smart Building Solutions enable our highly experienced team to monitor your building's performance in real time — 24 hours a day, 365 days a year. When applied to an enterprise portfolio, these solutions provide an effective tool for managing the performance of all your assets.

*McKinstry Energy & Facility Solutions Government Client Sample*

- King County
- City of Seattle, Washington—City Hall
- City of Boulder, Colorado
- City of Eden Prairie, Minnesota
- City of Longmont, Colorado
- City of Grand Prairie, Texas
- City of Spokane, Washington
- Department of Corrections
- General Administration
- Department of Transportation
- Department of Ecology
- Walla Walla County—Court House
- Dept. of Corrections—Pine Lodge Pre-Release Facility
- Pine Lodge Corrections Center for Women
- Lane County Correctional Facility
- General Services Administration Region 8
- General Services Administration Region 10
- Veterans Administration VISN 20



**THOMAS FOLEY COURTHOUSE, WA**

McKinstry's Inland Northwest group partnered with Lydig Construction (Spokane) under a joint venture to successfully secure the Thomas S. Foley U.S. Federal Courthouse project. This project includes the design and construction of renovations and improvements to modernize an existing 300,000+ sq. ft., nine-story federal courthouse/post office into an economically and operationally efficient high-performance green building. McKinstry's role is full design-build mechanical and includes total infrastructure replacement. The project will also include Facility Standards for Public Buildings, with LEED® Silver certification at minimum. The initial estimated cost for the design-build delivery is \$33M, with several million dollars of potential scope adds to be awarded in the future. This building will be fully occupied during the renovation and must meet a mandated minimum energy performance.



**JACKSON FEDERAL BUILDING, WA**

Following a seven-month comprehensive design-build RFQ and RFP competition, HSW Construction and McKinstry were formally awarded the Jackson Federal Building project. This project includes design and construction of renovations and improvements to modernize the mid-1970s era, 37-floor Jackson Federal Building into a highly efficient facility with a target of 30% reduction in energy consumption. The retrofit will include replacement of and upgrades to building systems (electrical, HVAC, windows, and lighting) without disturbing the tenants. The project aims to be certified as LEED EB Gold when finished. Additionally, our design-build delivery must meet a minimum energy performance following a 12-month measurement and verification period.



**THE EDITH GREEN, OR**

This project will retrofit an 18-story federal office building in downtown Portland originally built in 1974. The awarded construction price is \$117M. McKinstry's mechanical construction contract is roughly \$25M. As the lead mechanical-electrical-data-plumbing (MEDP) contractor, McKinstry will identify opportunities to provide full system design and integration of all building systems into a full Smart Building platform. The project will align with the High Efficiency Green Building requirements as mandated by the American Recovery & Reinvestment Act (ARRA). McKinstry's design phase role consists of constructability reviews, value engineering, project schedule, and construction cost development. Our construction role includes the complete change-out of all HVAC, plumbing, and fire protection systems. We will also measure and verify all systems during occupancy to ensure energy saving goals are met. When completed, GSA envisions this building as the national model for full Smart Building system design and integration.



**U.S. COURTHOUSE, MT**

In December of 2009, Mortenson Construction's design/build team of NBBJ, IBE Consulting Engineers (M&E), EC Electric, and McKinstry were awarded design and construction of the new Billings U.S. Courthouse, an ARRA-funded project. McKinstry's role is design assistance and construction of HVAC, plumbing, and fire protection. The GSA and our partner, Mortenson, charged McKinstry with leading the complete system design and integration of all building systems to a full Smart Building platform. The facility will meet federal energy goals and LEED Silver rating requirements. The estimated cost for the design-build delivery and related infrastructure upgrades is \$59M. The mechanical construction budget is \$8.7M.