



LES SCHWAB HEADQUARTERS

PRIDE IN PERFORMANCE

The right tires can make a big difference in the performance of a vehicle. So it makes sense that Les Schwab Tire Centers put a premium on high performance when they began planning their new headquarters in Bend. After all, the company-wide core value at Les Schwab is “Pride in Performance.”

Their 123,000-square-foot office building, completed in November 2008, uses 25 percent less energy than a building of similar type and size built to Oregon code. They’re also generating a portion of the building’s electricity with a robust solar electric system. As a result of energy saved and generated, the company is pocketing an additional \$34,972 in annual energy cost savings. Such stellar performance is the direct result of energy-efficient and renewable technologies, made affordable with Energy Trust of Oregon cash incentives.

The road to high performance

Working with GBD Architects, Les Schwab implemented a wide range of design strategies to meet their energy goals. Tanner Creek Energy, LLC installed a 36-kilowatt grid-tied roof-mounted solar electric system that generates enough electricity to power one-half of one wing of the building. From January 1, 2009, to April 21, 2009, this system produced 12,630 kilowatt hours, or enough electricity to power an average family home for one year.

“ Building for high performance just makes sense. It reduces operating costs, provides a more comfortable work environment for our employees and demonstrates our commitment to being a good neighbor in local communities. Incentives from Energy Trust made the energy-efficient strategies financially viable.

Dick Borgman, chief executive officer
Les Schwab Tire Centers

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PROJECT BENEFITS

- Reduced energy consumption
- Lowered building operating costs
- Conserved water both inside and outside the building
- Created a building that reflects the company’s core value of “Pride in Performance”

ENERGY SAVINGS AND SOLAR GENERATION

- Annual savings of 383,775 kWh of electricity
- Annual savings of 4,933 therms of natural gas
- Estimated solar power generation of 37,890 kWh hours of electricity per year

FINANCIAL ANALYSIS

- \$71,413 incentive from Energy Trust (energy-efficiency upgrades)
- \$43,173 incentive from Energy Trust (solar electric system)
- \$34,972 in annual savings from energy saved and generated



During the winter, a heat recovery system captures waste heat from the computer data center and transfers it to an ice melt system that keeps building entryway sidewalks clear of snow and ice for pedestrians. To reduce energy use during spring and summer months, the building's HVAC system goes into "night flush" mode, using 100 percent outside air to pre-cool the building before employees arrive for work. The company cuts down further on air conditioning with operable windows to let in cool breezes and sunshades to reduce heat gain and glare.

The building lighting control system saves energy by dimming perimeter lighting zones to take advantage of natural light, and 80 percent of all the building's lights are controlled by occupancy sensors. Taken together, these upgrades result in electric savings of 383,775 kWh every year.

To further reduce the building's environmental footprint, the company implemented water efficiency upgrades including 100 percent on-site stormwater containment and treatment, 30 percent more efficient plumbing fixtures and landscaping with indigenous plants that need less water to thrive.

How it penciled out

Cash incentives made the building pencil out for Les Schwab Tire Centers. The company received a combined cash incentive of \$114,586 from Energy Trust and applied for Oregon Department of Energy Business Energy Tax Credits to make the projects more affordable.



INVEST IN ENERGY EFFICIENCY

Learn how Energy Trust can help you earn incentives for high-performance design. Call 1.866.368.7878 or visit www.energytrust.org/business.

PROJECT TEAM

- Les Schwab Tire Centers
- GBD Architects
- Tanner Creek Energy, LLC
- Energy Trust of Oregon

UTILITIES

- Pacific Power
- Cascade Natural Gas