



FLOUR MILL WRAPS UP SAVINGS WITH PIPE INSULATION

INCENTIVES COVER FULL COST OF \$16,000 PROJECT

Grain arrives daily by railcar at Grain Craft's 87,000-square-foot facility, one of the oldest shipping ports at Terminal #4 in North Portland. In operation since 1920, the company mills 720,000 pounds of flour six-and-a-half days a week. In addition to delivering a quality product to commercial bakeries throughout the Pacific Northwest, the company is also working to improve energy efficiency and sustainability in its operations.

Grain Craft is participating in Energy Trust of Oregon's Strategic Energy Management (SEM) offer. During an energy audit, the SEM account manager noticed steam pipes that would benefit from insulation, specifically through the free direct install pipe insulation offer from Energy Trust. Once Grain Craft agreed, the first step was to put plant manager Chris Rodriguez in touch with Boyter Brothers, LLC, an approved pipe insulation trade ally.

Boyter Brothers thoroughly assessed the exposed steam pipes and surrounding areas and presented Rodriguez a proposal for the insulation project. The direct install pipe insulation offer covered all material and labor costs. The project, which took about one-and-a-half weeks, involved insulating 400 lineal feet of pipes leading from the bottom-floor mechanical room up to the eighth-floor milling area.



I appreciated how easy and professional it was. All I had to do was point to the pipes. Boyter Brothers knew what to do and ran with it.

Chris Rodriguez, plant manager,
Grain Craft



PROJECT AT-A-GLANCE

- 87,120 square foot grain mill
- 24-hour operations, 6.5 days a week

Project benefits

- Stabilizes steam heat in pipes
- Reduces energy use
- Improves safety by covering hot surfaces
- Enhances appearance
- Controls noise and vibrations from pipes

Project details

Direct install pipe insulation

Financial analysis

- \$16,200 in project costs
- \$16,200 in incentives from Energy Trust (to trade ally)

Estimated annual savings

- 8,000 therms
- \$6,200 in energy costs



“Our goal was to enclose the exposed heated pipes to keep people safe and create a more professional look,” said Rodriguez. The project is estimated to save more than 8,000 therms a year, and approximately \$7,200 in annual energy costs. Since the upgrade was free for Grain Craft, the company should be able to account for those savings right away. Boyter Brothers received incentives from Energy Trust to cover the full material and installation cost of \$16,210.

As a mechanical insulation and fire stop specialty contractor, Boyter Brothers sees that becoming a trade ally for the direct install pipe insulation was a positive move for their own business too. “Promoting pipe insulation projects on our own wasn’t cost-effective,” said Matt Grider, senior project manager for Boyter Brothers. “But as an Energy Trust trade ally, and a business registered through Oregon’s Certification Office for Business Inclusion and Diversity (COBID) program, we receive referrals to jobs that have been identified as a good match for the service.”

The benefits of pipe insulation projects can add up. “If contractors were to insulate 400 feet of pipe at 100 businesses each year in Oregon, that would make a difference,” said Grider. Without insulation, hot water in the piping system will lose heat in relationship to the cooler air around the pipes. Insulation minimizes the heat loss, which helps prevent energy waste and saves money. Plus, freshly insulated pipes are safer and look better.

“For the customer, the direct install pipe insulation offer is as easy as saying yes,” said Grider. “There’s no cost to them and we do all of the paperwork.” Plus, program incentives are comprehensive so there are no out-of-pocket expenses for trade allies. “We have the flexibility to assess each customer’s piping system and provide a professional installation,” said Grider.



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