

YOUR BEST OPTION  
FOR INDEPENDENT  
3RD PARTY TESTING  
AND VERIFICATION

# What's Happening on The Hill?

Eric Prado Photography

[Click here to see NWESI's new Statement of Qualifications!](#)

## As Buildings Age and HVAC Systems are Modified...

...efficiencies quickly deteriorate and systems often operate in off-design conditions. A thorough ventilation survey with facilities mapping is the first step in identifying solutions. **This should be performed regularly, and before major renovations.**

NWESI is working with Oregon Health & "Science University to facilitate regulatory compliance and reduce energy use in the clinical facilities on the hill. During the first phase in late 2016, NWESI performed a complete airflow survey of the OHSU Hospital which included over 1,200 rooms in a 16 story, fully operating hospital. From that survey a list of improvements was identified, in areas such as: (a) ductwork; (b) fire dampers; (c) equipment operation; and (d) room ventilation and pressurization.

The second phase of the project was completed during the first quarter of 2017, where NWESI worked with the OHSU facilities staff and a sheet metal company to implement the highest priority changes. NWESI then rebalanced the systems to ensure rooms were in full regulatory compliance.

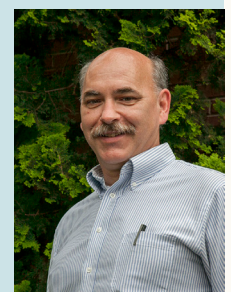
### PROGRAM CHALLENGES

- Very short time frame to complete the initial survey
- Lack of up-to-date mechanical drawings
- Scheduling access without impacting normal hospital operations

OHSU and NWESI have enjoyed a very successful relationship over the years, and we are proud that our Site Sustaining Services and Commissioning Services Divisions support OHSU's recognized leadership in health care services.

For more information, contact Bruce Gilpin  
[bruceg@nvesi.com](mailto:bruceg@nvesi.com)

Bruce Gilpin  
TAB Professional  
Senior Measurement  
and Verification Specialist



# New “Building Tune-Up” Regulations Take Effect in Seattle

Seattle Municipal Code 22.930, adopted in March 2016, requires that non-residential buildings (and spaces) 50,000 square feet and larger, will need to be “tuned up” every 5 years. The deadline for compliance depends on the building size and ownership, and there are some exceptions.

See schedule for privately-owned buildings, in the chart to the right.

Refer to the webpage, Office of Sustainability & Environment, for more information.

<https://www.seattle.gov/environment/buildings-and-energy/seattle-building-tune-ups/about>

Municipal buildings are required to be tuned up one year ahead of the schedule above, as the city considers the average payback of 2-3 years in utility bill savings an investment worth making.

## TUNE-UP SCHEDULE

(Ongoing, every 5 years)

BUILDING SIZE*	DUE DATE
200,000+ sf	Oct 1, 2018
100,000-199,999sf	Oct 1, 2019
70,000-99,999sf	Oct 1, 2020
50,000-69,999sf	Oct 1, 2021

\*Excluding Parking

## So, What’s A Building Tune-Up?



It’s what NWESI has been providing to customers for years: a comprehensive assessment, including targeted data collection, of HVAC, energy usage, and water systems, that lead to operational and maintenance improvements.

On average, these types of tune-ups lead to 10-15% energy savings. **Attention owners of commercial buildings less than 100,000 square feet!!!** The City of Seattle is offering a Building Tune-Up Accelerator Program, with incentives up to \$0.12 per square foot, and technical assistance.

**The application due date is Dec. 1, 2017!**

NWESI is participating in this program, and can help you navigate this process. Email [johnh@nvesi.com](mailto:johnh@nvesi.com) for details.

John Herboth, PE  
Commissioning Authority







Jewel Bergeron  
*Business Development Manager*

## Come Support Your Local Industry Chapters and See What is Happening In Our Region!

**18**  
Aug

### **BESThq**

Besthq's Got Talent!  
Beaverton, OR, 5:00-8:00 PM

**23**  
Aug

### **Construction Management Association of America (CMAA)**

Portland Timbers vs Colorado Rapids: Networking Event  
Portland, OR, 7:30 PM

**24**  
Aug

### **National Association of Women in Construction (NAWIC)**

Street of Dreams Joint Event with PWB  
Portland, OR, 5:30-8:00 PM

**22**  
Sept

### **Oregon State Board of Examiners for Engineering and Land Surveying (OSBEELS)**

2017 OSBEELS Energy & Sustainability Symposium: Powering Change  
Salem, OR, 8:00 AM-4:30 PM

**29**  
Sept

### **Association of Professional Energy Managers (APEM)**

Fall Forum  
Portland, OR, 8:00 AM-2:00 PM

**17-20**  
Oct

### **American Society of Healthcare Engineering (ASHE)**

2017 Region 10: Striving for Excellence, Together!  
Spokane, WA

**6**  
Nov

### **Washington's Energy Future**

Conference: The Business of Clean Energy & Efficiency  
Tacoma, WA, 7:30 AM-6:00 PM

**9**  
Nov

### **Idaho Public Purchasing Association (IPPA)**

Annual Reverse Vendor Trade Show (RVTS)  
Boise, ID, 10:30 AM-3:00 PM

For more information on the events, contact Jewel Bergeron, [jewelb@nvesi.com](mailto:jewelb@nvesi.com).

Thomas Previs, PE  
President



# T O M ' S T R I V I A

**Congratulations to Diane Durnan of JD Fulwiler & Co. for winning the \$25 Amazon gift card from the Q2 Trivia contest!**

**(The fake law was about potatoes and warts)**

**This quarter's trivia question is healthcare related. . .**

*Modern hospitals require complex ventilation systems that are highly integrated with facilities management systems. But that wasn't always the case, as healthcare pioneers often were ridiculed for even suggesting sickness could be spread via invisible "germs". Which healthcare pioneer was forced to leave his position for insisting doctors wash their hands like the midwives did in the paupers' section of the hospital (where he noticed far fewer women died of "childbed fever")?*



If you think you know the answer, email [tomp@nvesi.com](mailto:tomp@nvesi.com) by August 25, 2017. Correct answers will be entered into a drawing for a \$25 gift card.

**Want more information?**

**Please contact us at 503-639-7525 or visit us at [nvesi.com](http://nvesi.com).**

NorthWest Engineering Service, Inc. | 7000 SW Redwood Lane, Tigard, OR 97224