



SUCCESS STORIES

METRO TRANSIT MINNEAPOLIS/ST. PAUL, MN

PROJECT LEAD: ROBERT PEKAREK
FACILITY: METRO TRANSIT OVERHAUL BASE



BOC TRAINING

Eight Metro Transit technicians and two supervisors attended the March 2017 Level 1 BOC Series in the Twin Cities.

“This class was very beneficial in helping with the understanding of how a building works and various components that need to be addressed to obtain a healthy, efficient, and sustainable building,” said Supervisor Robert Pekarek. “The class also talked about the importance of being good stewards of our environment and fiscally responsible in our decisions that would affect our communities, companies, and environment.”

“Amazing class, everyone got a lot of information out of it...It was really, really informative.”

-Robert Pekarek
Metro Transit

Thanks to Xcel Energy, Metro Transit received a \$5,000 tuition reimbursement upon completion of the class.

ABOUT THE PROJECT

In May 2017, Metro Transit enrolled in Xcel Energy’s whole-building audit program, Turn Key Services. The assessment resulted in 18 energy efficiency recommendations. As an added benefit for conducting the audit, Metro Transit received an additional 30% bonus on all of the 18 energy saving ideas they completed.

BOILER & STEAM TRAP IMPROVEMENTS

Building technicians tested, rebuilt, mapped and numbered all steam traps in the facility, drastically reducing the water, fuel and chemicals used in their boilers. Further improvements and servicing of the boiler infrastructure dropped monthly gas bills by 20%, and Metro Transit

BY THE NUMBERS

| | |
|----------------------------------|-----------------------------------|
| Total Rebates: | \$76,047 |
| Cost Savings: | \$42,934/yr |
| Energy Savings: | 27,648 Therms/yr 241.21 MWh/yr |
| Water Savings: | 264,000 gallons/yr |
| Greenhouse Gas Reduction: | 360 tons/yr |

will also save \$1,400 on boiler chemicals each year. **With rebates and reduced operating costs, the steam trap project paid for itself in the first heating season.**

LED LIGHTING UPGRADE

Metro Transit was spending an estimated \$52,100 a year to operate the facility’s old florescent lights, so technicians and electricians replaced 5,100 fluorescent tubes with LEDs and 1,300 ballasts with drivers. With these new LEDs, annual lighting costs fell by 44%, including an 18% drop in the first month’s electric bill.

The total cost of this phase, including materials, in-house labor, and recycling was \$114,458. Metro Transit received a \$65,747 rebate from Xcel Energy, which included a 30% bonus from the Turn Key assessment. That brought the total out-of-pocket cost down to just \$48,711. With annual electric bill savings, **the project will pay for itself in under two years.**

Q&A: ROBERT PEKAREK

SUPERVISOR, FACILITIES MAINTENANCE, METRO TRANSIT

WHAT MOTIVATED YOU TO TAKE BOC AND SEND SO MANY OF YOUR STAFF?

"I've been in this supervisor position for about 3 years now and my predecessor had sent a majority of our staff to BOC previously. With staff turnover we had some people who needed to be trained, including myself, and Xcel contacted us about an upcoming training and tuition reimbursements, so my supervisor said 'let's send whoever needs to be trained still.'"

WAS IT DIFFICULT TO GET UPPER MANAGEMENT ON BOARD WITH THE PROPOSED PROJECTS?

"My direct supervisor was all for it. He took BOC too and understood the need for the upgrades. Upper management needed a little more information with hard numbers on upfront cost and return on investment, but as soon as they saw how quick the payback was, they were on board as well.

This whole project could not have been possible without the hard work and dedication of the building techs and the electricians. The team deserves a lot of credit."

DO YOU HAVE ANY FUTURE PROJECT PLANS?

"These projects were part of a pilot program at this location. The intent was to prove and justify that we can become a more energy efficient, environmentally aware of our actions and fiscally responsible organization.

We actually have one more section of the same building that has some older inefficient lighting still so we're working to get a quote on how much that retrofit will cost so we can complete that last lighting upgrade. We also have another older building that we're looking at doing a total lighting retrofit to."

- Robert Pekarek



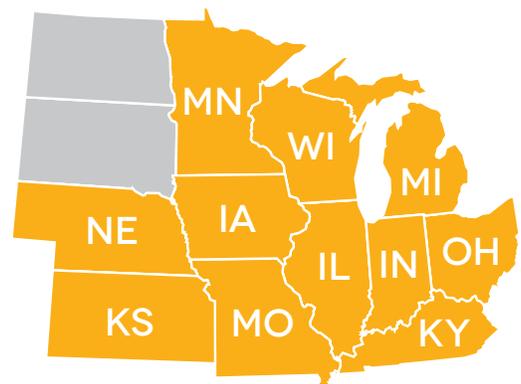
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