



federal energy capabilities

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)

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

As an owner for the life of an asset, the Federal Government takes a total cost of ownership approach that enables it to lead the industry in advancing and shaping strategies for reducing energy and greenhouse gas emissions in the commercial real estate market. Throughout our 50-year history, McKinstry has developed and refined our capabilities in design-build, engineering, advanced energy analytics, and associated technologies to design, build, operate, maintain, and optimize federal real estate holdings.

Our teams can help you build long-term plans that will enable you to meet and exceed the following program 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 O&M plans are in place, periodic commissioning, and M&V energy and water savings.*

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

INSTALL *advanced meters for electrical service for 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%/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 comes from renewable sources.

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

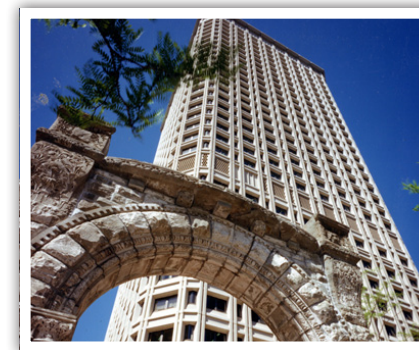
McKinstry has extensive experience helping federal clients meet the ever increasing demands of pressing mandates. We understand your requirements and will help you find solutions that drive accountability and transparencies in reporting, optimize the performance of your existing systems, and leverage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

experience



THOMAS FOLEY COURTHOUSE, WA

McKinstry INW partnered with Lydig Construction (Spokane) under a joint venture to successfully secure the Thomas S. Foley US Federal Courthouse modernization 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 early April. 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 modernization project. This project includes the design and construction of renovations and improvements to modernize the mid-1970s era, 37-floor Jackson Federal Building into an economically and operationally efficient high-performance green building with a target of decreasing energy consumption by more than 30 percent. The modernization project will include replacement and upgrades to building systems (electrical, HVAC, windows, and lighting) all 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, so we will also be introducing GSA to our KRC offerings to ensure this objective is met.



THE EDITH GREEN, OR

This project is the modernization of an 18-story federal building in Portland, originally built in 1974. Tenants will relocate and the building will be unoccupied during construction. The awarded construction price is \$117M. McKinstry's mechanical construction contract is roughly \$25M. As the lead MEDP, McKinstry has been charged with identifying 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 ARRA. McKinstry's design phase role consists of constructability reviews, value engineering, project schedule, and construction cost development. Our construction phase role includes involvement in the complete change-out of all HVAC, plumbing, and fire protection systems. We will also be involved with the measurement and verification of 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 last year, Mortenson's design/build team of NBBJ, IBE Consulting Engineers (M&E), EC Electric, and McKinstry was 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, have charged McKinstry with leading the complete system design and integration of all building systems to integrate 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.

McKinstry leads the industry in 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 process 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 of individuals to monitor your building's performance in real-time, twenty four 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.

Clients

- King County
- City of Seattle—City Hall
- Department of Corrections
- General Administration
- Department of Transportation
- Dept. of Corrections—Pine Lodge Pre-Release Facility
- Department of Ecology
- Walla Walla County—Court House
- Pine Lodge Corrections Center for Women
- Lane County Correctional Facility
- General Services Administration Region 10

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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 Contractor
- Energy Performance Contracting
- Smart Building System Integrator
- 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 M&V
- Sustainability/LEED Consulting & Climate Action Plans
- Energy Performance Audits
- Facility Services
- Remote Operations & Energy Optimization
- Contracting Vehicles
- Department of Energy (DOE), Master IDIQ, Energy Savings
- Performance Contract
- GSA Schedule -03 FAC, Facilities Maintenance and Management, Contract No. GS21F0140V
- GSA Region 10, Blanket Purchase Agreement, Resource Energy Management
- Mentor-Protégé Relationships
- Teaming Agreements and Joint-Ventures

APPROACH

- No Premium for the Energy Services Delivery
- Open Book Pricing & 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.

Our innovations include:

- Aggressive pursuit of utility incentives and grants
- Evaluation of sustainable energy systems
- Knowledge Response Center—our 24x7x365 fully-staffed facility management center
- Utility Information Management programs, including real-time monitoring, load shedding, and comprehensive trend history and data report
- 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