



# Bellevue Arts Museum Existing Building Commissioning

## The challenge

When it comes to energy use, museums can be complicated. They require consistent temperatures and humidity, and varied hours of museum galleries, gift shops, offices and auditoriums mean the lights are always on. The Bellevue Arts Museum operations staff recognized these challenges and called in the team at PSE to help sleuth out savings.

## The result

PSE's team knew that just like a car, buildings need occasional tune-ups and encouraged museum staff to start with an Existing Building Commissioning (EBCx) program to find top-to-bottom savings. Not only does the EBCx program pre-screen for the best candidates, it pays up to 75 percent of commissioning provider's fees, regardless of results. If expected energy savings continue a year beyond project completion, PSE pays up to 100 percent of total commissioning costs.

A thorough survey of the building showed that adjusting HVAC system controls would improve temperatures and humidity, that fans could be shut off in unoccupied garages, and many other simple energy-saving fixes.

**Cumulative project savings: \$9,000 per year.**

## Project details

By signing up with PSE energy efficiency programs, Bellevue Arts Museum has more funding left over for local artists and exhibits. So how did they do it? By participating in our EBCx program. Their commissioning partner recommended a series of energy-efficient upgrades that, when complete, would add up to a ton of savings.

The first order of business? Temperature and humidity. The museum's outside vents were only 10 percent open, hinting that past efforts to regulate humidity were addressed by limiting air intake. A quick system controls change restored the vents to full capacity, enabling the museum to take advantage of free cooling during suitable conditions.

Next up? Carbon monoxide sensors were checked after PSE commissioning partners spotted fans running in an unoccupied garage. Investigation confirmed that one of the fan sensors had failed; the museum replaced the sensor and the fans now run only when the garage is occupied.

From HVAC control changes to ventilation adjustments, PSE and commissioning partners found many simple fixes that helped the museum run better and use 15 percent less energy. Today, Bellevue Arts Museum enjoys an extra \$9,000 a year, thanks to the savings on their monthly energy bill. "I wouldn't have explored all of these options without the folks at PSE," says DeGracia. "I'd recommend working with them to find opportunities to improve your bottom line any day."



## Annual savings

The Bellevue Arts Museum is saving energy and money through low-cost/no-cost measures and PSE's EBCx program.

- **15% energy reduction**
- **\$9,000 in energy costs**
- **133,000 kwh saved**
- **Investment payback in 7 months**

## Project partner

Bellevue Arts Museum's commissioning partner was Facility Dynamics Engineering's Darren Goody, whose portfolio included museum work. Individual commissioning partners are a big part of PSE's EBCx program. Pre-approved commissioners are available to PSE customers, and PSE will help match commissioners to your business based on their past experience.

For more info, visit [pse.com/EBCx](https://pse.com/EBCx).

**"As operations manager, I've got a lot on my plate. PSE's partnership helped me focus on energy savings and cut back on our monthly bill."**

— Chris DeGracia, Operations Manager,  
Bellevue Arts Museum